

# LYDNEY TOWN COUNCIL

## PLANNING AND HIGHWAY COMMITTEE MEETING – 2013/02/11 – 44

MINUTES OF THE PLANNING AND HIGHWAY COMMITTEE MEETING held in the Council Chamber, Claremont House, Lydney on Monday 11 February 2013 at 6.00 pm.

**PRESENT:** Cllrs W Osborne (Chairman), D Cooksley, C Harris, V Hobman, A Preest, B Thomas

Mr D Street – Member of the public co-opted onto the Committee

Cllr S Osborne

Cllr B Pearman

Mrs J Smailes – Chief Executive Officer (CEO)

Miss C Wheeler – Executive Officer (EO)

One member of the public

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Cllr Osborne informed all present that no practice fire evacuation had been scheduled for the duration of the meeting. All attendees were then informed of the locations of the nearest fire exits.

1. **APOLOGIES**

Apologies for absence were received from Cllrs Berryman and Edwards and duly accepted.

2. **DECLARATIONS OF INTEREST**

None

3. **MINUTES OF PREVIOUS MEETING**

The minutes of the Planning Committee 14 January 2013 were confirmed and signed as a true record. **Proposed by Cllr Harris, seconded by Cllr Thomas.** Unanimous.

It was noted that a number of items would also be discussed as part of the following Town Council meeting, namely Lydney Bus Station and the Lollipop Lady.

4. **OPEN FORUM**

Mr W Owen, 3 Augustus Way, Lydney – questioned if planning application P1798/12/APP – MMC Developments Ltd, Land South of, Lakeside Avenue, Lydney related to the next phase of the development for the site. It was the opinion of Cllr Osborne that the application did relate to the next phase, as the present development ended at plot 148.

Cllr Cooksley arrived at this point.

5. **PLANNING APPLICATIONS**

P0019/13/TCA – Mrs A Price, 19 Church Road, Lydney

Felling of one Willow

**No objection**

P0001/13/FUL – Mr & Mrs M J Blamire, 6 Ash Close, Lydney

Creation of a front and rear extension to the property

**No objection, but consideration should be given to natural light for neighbours**

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P0042/13/HED – Morgan Sindall PLC, Land at, Naas Lane, Lydney  
Removal of 89m of Hedgerow in four locations on land West to the A48 in Lydney  
**Objection on the removal of natural habitat, unless the Hedgerow is reinstated following the conclusion of the work**

P0055/13/FUL – Mr J Teague, 9 Primrose Hill, Lydney  
Erection of a single storey side extension  
**No objection subject to neighbour notification**

P1680/12/FUL – Mr T Allen, The Bungalow, Queen Street, Lydney  
Demolition of two existing bungalows. Erection of a two storey dwelling and detached garage. New access from Queen Street and provision of parking and turning spaces for 63 Queen Street  
**No objection provided that the original footprint of Bungalow 1 is not used in the future for a habitable dwelling**

P0004/13/DISCON – Mr P Hayes, Lakeside House, Cambourne Place, Lydney  
Discharge of Condition (10) – Flood Management Plan – Planning Permission  
P2001/10/FUL  
**No objection**

P0053/12/FUL – N & R Johnson, Land at Stanford Road, Lydney  
Minor material amendment to approval P0689/12/FUL – All external walls to be face with Ivanhoe Mellow Red Brick, driveways to be surfaced with tarmac and stone chippings, solar panels removed from dwellings, repositioning internally of stairs and removal of ground floor window to south west elevation of proposed dwellings.  
**No objection**

P1796/12/FUL – Robert Hitchins & Sainsburys Supermarkets Ltd  
Land East of Lydney, Glos  
Erection of a retail store of 4969 sq. m. gross internal floor area (including ancillary uses) (Use Class A1, recycling centre, on-line delivery, service area, associated development and car parking. Petrol filling station with kiosk, car wash and associated development. Provision of a new village green, retention of Crump Farm as a dwelling (Use Class C3), demolition of three agricultural buildings at Crump Farm. Associated access from A48, highway works and landscaping.  
**Objection. Council feel that the creation of an out of town supermarket is in contravention of the sustainability of the Town Centre. The proposal will further add to the traffic and pollution problems which are already experienced in the Town as the store will attract members of the public from surrounding areas who have no option but to travel to the store via Bream Road/Forest Road. The Local Planning Authority is aware that both the aforementioned roads have been included in the Air Quality Management Scheme which is managed by the Local Authority. The proposal therefore will increase the level of pollution in the area covered by the Scheme. Furthermore, the existing transport infrastructure in the Town will not be able to cope with the increase in traffic unless significant contributions are obtained to facilitate achievable improvements to a number of highway junctions.**

**Council objects to the proposed creation of a village green as it feels that this will detract from the Town Centre and will also contravene the Town's efforts to produce**

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a Neighbourhood Development Plan, which includes the redevelopment and creation of a focal centre for the Town.

Council also note that the proposed development would be on that of a Greenfield site and would strongly suggest that the Local Planning Authority consider the possible re-development potential within the Town on that of existing Brownfield sites in order to promote and secure local (Town Centre) sustainability.

P1798/12/APP – MMC Developments Ltd, Land South of, Lakeside Avenue, Lydney  
Approval of Reserved Matters for amendments to Plots 149 – 200

**No objection**

P0098/13/ADV – Lloyds Banking Group, 55 Newerne Street, Lydney  
Erection of eleven illuminated and non-illuminated replacement signs

**No objection**

P1736/12/FUL – Purton Manor Farms, Hill Farm, Lensbrook, Lydney  
Installation of anaerobic processing biomass plant and digestate lagoon

**No objection**

## **TO NOTE PLANNING DECISIONS RECEIVED FROM FODDC**

P1784/12/FUL – 5 Claudius Way, Lydney

**Granted permission** – Conversion of existing internal garage into study. Construction of additional parking space.

P1748/12/FUL – Torvain, Driffield Road, Lydney

**Granted permission** – Alterations and extensions to dwelling.

P0022/12/FUL – 3 Claudius Way, Lydney

**Granted permission** – Erection of a single storey rear extension. Demolition of existing conservatory.

P1800/12/TPO – 7 Bledisloe Way, Lydney

**Granted permission** – Works to pine tree covered by TPO 172. 2m reduction in height and 10% reduction of crown and reshaping.

P0081/12/DISCON – Land at Allaston Road, Lydney

**Granted permission** – Discharge of condition (09) (surface water) of planning permission P2203/09/FUL. (Amended details).

## 6. **TEMPORARY ROAD/FOOTPATH CLOSURES**

Footpath FLY 27 from its junction with the A48 Lydney By-pass at Ordnance Survey Grid Reference (OSGR) SO 6369/0231 running in a generally north easterly direction for approximately 111 metres to its junction with public footpath FLY 84 (OSGR SO 6375/0240).

Footpath FLY 39 from its junction with Lakeside Avenue (OSGR SO 6425/0266) running in a generally north easterly direction for 445 metres to its junction with Naas Lane (OSGR SO 6461/0281).



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Footpath FLY 42 from its junction with Naas Lane – (OSGR SO 6462/0282), running in an easterly direction for 204 metres towards the A48 Lydney By-pass to OSGR SO 6482/02866 and then running in a generally northerly direction for approximately 16 metres to OSGR SO 6482/0288, then turning in a generally north westerly direction for 271 metres to rejoin Naas Lane (OSGR 6461/0303).

Footpath FLY 81 from its junction with Allaston Road (OSGR SO 6374/0478) running in a generally north westerly direction for 155 metres to its junction with public footpath FLY 13 (OSGR 6363/0489).

Bridleway FLY 90 from its junction with the A48 Lydney By-pass (OSGR SO 6480/0264) running in a generally north westerly direction along Naas Lane for approximately 80 metres (OSGR SO 6475/0270)

The above closures will commence on 21 January 2013 and will permit the paths to remain closed until the work is complete up to a maximum period of six months. As it is anticipated that the paths will need to remain closed until at least 19 August 2013, Gloucestershire County Council will need to apply to the Secretary of State for an extension.

CEO to ascertain why it is necessary to close FLY 81 and relay information to Mr Street.

**Action by - CEO**

### 7. PLANNING CORRESPONDENCE

Prior to the meeting Councillors were provided with a copy of the Planning Officer's report relating to P1558/12/FUL – Land at 1 Cross Hands, Lydney, requested by Cllr Harris. **Noted.**

Attention was drawn to the fact that the Council had also received a Briefing Note from Gloucestershire Association of Parish and Town Councils regarding a consultation on streamlining the planning process and also a boundary review, which would appear as items at the following Town Council meeting.

### HIGHWAY/TRANSPORT ISSUES

Councillors were provided with a copy of the questions and answers from the Gloucestershire Local Transport Body's Major Transport Schemes Consultation Event, which had been attended by Cllr Thomas.

Cllr Thomas advised that the organisation was in the process of setting up a £15.5m budget between 2015-2019 for throughout Gloucestershire. It was noted that organisations would need to submit their bids (including case studies) for improving transport by 1 March 2013. During discussion concern was expressed over the impending deadline and it was noted that representatives from a number of organisations had attended the meeting, including Officers from Forest of Dean District Council. Cllr Preest advocated approaching Gloucestershire Local Transport Body to establish if it would be possible to receive an extension of time, however, Cllr Thomas advised that the date for the consultation had already been moved from January 2013, which had necessitated the movement of the deadline. Cllr Thomas called for his fellow Members to study the information and then attend the NDP Steering Group meeting scheduled for 13 January 2013.



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### 9. CCTV

Members were informed that Lydney Town Hall Trust Management Committee (LTHMC) did not wish to contribute towards the cost of the CCTV camera which currently covered the car park area. Accordingly, it would cost £408 inc. VAT to relocate the aforementioned camera to Hams Road and it was noted that funding existed in the Committee's budget to cover the cost of the relocation, if Members wished to vire funds.

Cllr Cooksley advised that LTHMC were currently researching CCTV systems for use at the facility. It was **proposed by Cllr Harris** that the CCTV camera at the Town Hall would be relocated to Hams Road. Responding to a question which had been raised by Cllr Osborne, the CEO advised that she was still in discussion with Forest of Dean District Council over the possible funding for a CCTV camera in Newerne Street Car Park, with the Town Council then covering the monitoring/maintenance costs if it were to be approved by Forest of Dean District Council Strategic Director. Councillors were reminded that both the Police and Councillors had requested that a camera be installed in Hams Road. **Cllr Hobman agreed to second** the motion at this point.

Responding to a question which had been raised by Cllr Cooksley, the CEO advised that LTHMC were responsible for monitoring the CCTV system at the Town Hall. Members also noted that the Council still awaited receipt of a key for the Town Hall in order to access the CCTV mast located on the top part of the building. Cllr Harris was requested to progress the matter.

**Action by – Cllr Harris**

The CEO advised that LTHMC had also requested that the Council provide details of the wattage for the aerial; that they had been informed that the aerial consumed 8 watts of electricity and worked continually. It was noted that the Council would cover the cost of electricity consumed by the unit, and awaited a further approach by LTHMC/invoice.

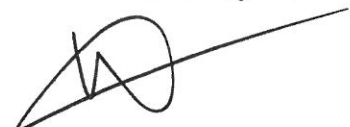
### 10. HIGHWAY CORRESPONDENCE

- E-mail received from District Cllr Glastonbury re footpath from Lakeside to the Oakdale Estate via Federal Mogul and response given which shows the matter as being that of an enforcement issue to be dealt with by Forest of Dean District Council. **Noted. Cllr Prest reported that the CEO had established that Enforcement Officer was in discussion with the developer. However, he felt that the Council should strongly highlight the poor attention which had been paid to the residents' health and safety and encourage a formal Notice to be served.**

County Cllr Cooksley advised that he had investigated the issue of the Lollipop lady for the Hill Street crossing point and believed that an appointment was imminent. During discussion County Cllr Cooksley reported that the Lollypop Lady would be employed by Lydney C of E School, who were also responsible for making the appointment.

Cllr Osborne called for a strong letter to be written to Gloucestershire Highways voicing disappointment that the signage for the Town's 20 mph zone did not extend to cover Lydney C of E School, which he felt to be a major safety issue. Cllr Harris also felt the signage on Highfield Hill had been erected in the wrong place.

**Action by – the CEO**



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County Cllr Cooksley advised that he had written to Lydney C of E School and Gloucestershire Highways and felt that measures could be taken to address the traffic problem. County Cllr Cooksley felt that parking restrictions needed to be implemented on both sides of the road and he felt that parents of children were loath to park in the Bream Road Car Park. Discussion then took place on the likelihood of Forest of Dean District Council meeting with School representatives in order to consider the possibility of introducing a period of grace to allow parents to drop off/collect children from school in a safe environment. Cllr Preest reminded Members of the questions which he had raised at the December meeting of the Forest of Dean District Council. Cllr Preest expressed grave concerns over health and safety and requested County Cllr Cooksley review the minutes of the meeting. Speaking in his capacity of both County and Town Cllr, **Cllr Cooksley proposed** that the Council sanction him to take the matter forward to bring the matter to a conclusion. **Seconded by Cllr Harris.** Unanimous.

**Action by – Cllr Cooksley**

### 11. COUNCILLORS REPORTS

Cllr Harris reported an incident had occurred on the weekend which had resulted in a large stone being thrown through the window of the bike and the tattoo shop in Hams Road.

Cllr Preest expressed concern over the chaotic parking due to the refurbishment of the Bus Station. Cllr Osborne felt that if in the future the station was to be let to another organisation, consideration needed to be given towards providing a turning space at the junction for the buses.

County Cllr Cooksley advised that Gloucestershire Highways had identified that it was necessary to conduct improvements to the footpaths in Andre Avenue Clement, Church Road and Cambourne Place. County Cllr Cooksley advised he had previously called on his fellow Councillors to identify other areas which required attention and reported that it cost £420 per day to fund a “gang” to work on the highway. Whilst he agreed that each County Cllr had been allocated £10k to spend on highway works in their elected area, County Cllr Cooksley advised that the majority of the funding for Lydney had been used to fund the footpath works in Church Road. Under questioning, County Cllr Cooksley agreed to obtain a breakdown showing the cost of the work undertaken and he stated that he had called on his fellow Councillors (Planning and Full Council) a number of months ago to identify areas where improvements to the highway were necessary. As no information had been forthcoming from Members, County Cllr Cooksley intimated that Gloucestershire Highways had utilised part of the funding on other projects. Responding to a question which had been raised by the CEO, County Cllr Cooksley stated that the funding had not been used to improve the footpath between Oakdale and Cambourne Place as it had not been identified to him, this was refuted given that a petition had been presented at the Planning and Highway Committee meeting to which County Cllr Cooksley was in attendance at that time.

**Action by – County Cllr Cooksley**



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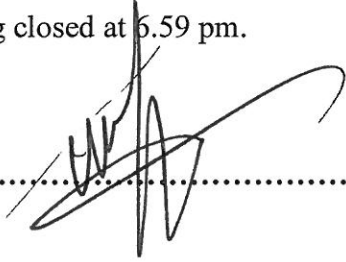
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12. **MEETING DATES**

It was noted that the next meeting of the Planning & Highways Committee would take place on Monday 11 March 2013 at 6.00 pm.

The meeting closed at 6.59 pm.

Chairman .....



Date ...11<sup>th</sup> March 2013.....