

LYDNEY TOWN COUNCIL

PLANNING AND HIGHWAY COMMITTEE MEETING – 2014/01/13 - 29

MINUTES OF THE PLANNING AND HIGHWAY COMMITTEE MEETING held in the Council Chamber, Claremont House, Lydney on Monday 13 January 2014 at 6.00 pm.

PRESENT: Cllrs C Harris (Chairman), B Berryman, J Bevan (late arrival), V Hobman, A Preest and B Thomas
Mr D Street – Member of the public co-opted onto the Committee

One member of the public
Mrs J Smailes – Chief Executive Officer (CEO)
Miss C Wheeler – Executive Officer (EO)

Due to the absence of Cllr Osborne, **Cllr Berryman proposed** Cllr Harris be appointed to the role of Chairman for the duration of the meeting. **Seconded by Cllr Preest.** Unanimous.

Cllr Harris 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.

It was noted that it had not been possible for a Planning Officer from Forest of Dean District Council to attend the meeting; Cllr Preest was therefore asked to present the petition from residents of Oakdale regarding the lack of suitable footpaths/the failure of the developer to commence work to provide same within the agreed timescale to a District Councillor, (Cllr V Hobman), in order that the petition could be submitted to the relevant Officer. Cllr Hobman duly accepted said petition and confirmed that she would forward the petition to Forest of Dean District Council the following day.

1. **APOLOGIES**

Apologies for absence were received and noted from Cllr Osborne.

2. **DECLARATIONS OF INTEREST**

None.

Cllr Bevan arrived at this point.

3. **MINUTES OF PREVIOUS MEETING**

Approval of the minutes of the Planning and Highways Committee meeting held on 2 December 2013 was then **proposed by Cllr Hobman, seconded by Cllr Berryman.** Unanimous.

The Material Considerations returned since the last meeting (due to the Christmas break), were noted these being:

P1442/13/FUL – Mrs B Thomas, 33 High Street, Lydney
Demolition of 33 and 33A High Street, Lydney and redevelopment by a mixed use scheme comprising one retail unit and construction of 11 dwellings with associated highway works and landscaping.

Objection. Council remain concerned over the proposed access/visual splay onto High Street as the application seeks to create an access/exit onto the High Street at its

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narrowest point.

- i) Council requests that Gloucestershire County Council Highways Department be approached for their opinion.
- ii) Council expresses concern over overdevelopment of the footprint of the site.
- iii) Council wishes to highlight the development lies within Lydney Conservation Area for which the site inspection identified the necessity to demolish a cottage for which we raise an objection.

P1809/13/PLANOB – Pioneer Property Services Ltd, Land between Lydney Bypass and Highfield Road, Highfield Road, Lydney

Development viability report submitted under the Growth and Infrastructure Act 2013 to establish whether the affordable housing contributions secured for housing sites A & B Land East of Lydney can be removed. (P1097/08/OUT & P0412/13/OUT)

No objection. Council would however, like to express its views/concerns as follows:

- i) **The reduction of affordable housing, Council believe, is in line with the National Planning Policy Framework Paragraph 49 “Housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant polices for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites”.**
- ii) **Lydney Town Council would like it noted that the economic viability/sustainability of this site was brought to FODDCs Officers/Members attention previously by Robert Hitchins Limited/Sainsburys when, at its November Planning meeting, it sought to overturn its previous decision thereby moving refusal of P1796/12/FUL. This has had an adverse and detrimental effect and we believe is contrary to the Core Strategy; we are led to believe an appeal is pending. The National Planning Policy Framework Paragraph 205 states “Where obligations being sought or revised, local planning authorities should take account of changes in market conditions over time and, wherever appropriate, be sufficiently flexible to prevent planned development being stalled”.**

P0102/13/DISCON – Persimmon Homes (East Wales), Land at, Highfield Road, Lydney Discharge of conditions 07 (temporary car parking), 11 (equipped_ landscaped children’s play area), 12 (public open space) and 16 (management of play area_ open space) on planning permission P1089/11/FUL for the erection of 47 dwellings

Council objects to the application on the following grounds:

- i) **Lack of inclusive play equipment.**
- ii) **Location of trees. Further consideration needs to be given towards the height, spread and suitability of trees/shrubs proposed for the development, as well as the proximity to any water courses in order that they are not affected by tree roots. The planting of trees/shrubs should not be detrimental to either the new properties or neighbouring properties.**



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- iii) **The Construction and Method Statement supplied do not relate to either the Local Planning Authority, nor the road on which the development is to be sited off (i.e. it refers to Cardiff Council and College Way/Dyfryn Road).**
- iv) **We would question who will actually maintain the landscape and play area as no account is made for this in the documentation provided. Lydney Town Council has resolved to consider each application to maintain a play area on its own merit.**

4. OPEN FORUM

No requests to speak were received from members of the public.

HIGHWAY, FOOTPATH AND TRANSPORT ISSUES

5. TEMPORARY ROAD/FOOTPATH CLOSURES

- B4234 at Cannop - Temporary road closure for two weeks from the date of the meeting to conduct repairs on the carriageway due to land slippage.
- Naas Lane, Naas Level Crossing – Temporary road closure from 00.30 HRS on 30 March 2014 to 08.30 HRS on 30 March 2014.

6. CCTV

Members were provided with an overview of the operation of the system and noted that the CCTV mast was currently located on Lydney Town Hall. However, Members were informed that no data had been recorded from Friday 10 January 2014 to Monday 13 January 2014 due to a power failure at Lydney Town Hall. Members were reminded that Lydney Town Hall Trust Management Committee had previously declined the Council's request for a key to access the Town Hall during such emergency situations, instead preferring to nominate an emergency contact. Members were therefore asked if they wished to consider relocation the CCTV mast from Lydney Town Hall (anticipated cost being £3,000) and if they wished for the Council's CCTV system provider to provide a firm quotation for the work. Cllr Harris and Hobman felt that the Council should be in full control of its CCTV system.

During discussion **Cllr Berryman proposed** that Mr M Green, Claremont House, High Street, be approached to ascertain if he would be willing for the CCTV mast to be relocated to the roof of his building and quotation to be obtained. **Seconded by Cllr Hobman.** Unanimous.

Action by – the Secretary

7. HIGHWAY CORRESPONDENCE

New Footbridge and Crossing at The Forge

Prior to the meeting Members were provided with a copy of a letter which had been received from Mr P Maunder, Public Rights of Way Officer, Gloucestershire County Council, concerning the work by the Forest of Dean Ramblers Group who had worked tirelessly to create a pedestrian footbridge and access route leading to it from the B4234 at Upper Forge. Members noted that the route was now being offered as a future Public Right of Way, complimenting others within the Parish.



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8. **TRANSPORT ISSUES**

Bream Road Car Park

CEO advised that she was in receipt of an e-mail from Mr C Johns, Forest of Dean District Council, advising that three responses had been received from District Councillors requesting that the exit onto Hill Street be re-opened and its use monitored for six months. Whilst he did not object to the re-opening of the exit, Cllr Preest felt that this should only be undertaken once parking restrictions (i.e. double yellow lines) had been implemented. Mr Street advocated the implementation of restrictions which would require vehicles to zig-zag through the car park, rather than the current parking systems which allowed vehicles to cut through to the exit.

After a short discussion it was **proposed by Cllr Harris** that the Council would support the re-opening of the exit provided that parking restrictions and enforcement were in place prior and that Forest of Dean District Council implement a chicane to reduce driver speed in the car park. Unanimous.

Action by – the Secretary

9. **GRIT BINS/GRIT SUPPLY**

Grit supply

County Cllr Preest advised that the provision of grit supply to the Council was on-going and he voiced his intention, with Council's permission, to send a strong letter to County Cllr Vernon Smith regarding the County Council's delay in providing a supply of grit and the implementation of Vehicle Activated Signage in the town. No objection was raised regarding County Cllr Preest's mooted course of action.

Action by – County Cllr Preest

Members were also reminded of the Winter Maintenance Agreement which existed between the two Authorities and it was questioned how the Town Council could be expected to fulfil its responsibilities under the Agreement if it was not provided with the necessary supplies.

Cllr Bevan commended the Council on its pro-active stance regarding provision of grit bins, however, he urged members of the public and Councillors to remain vigilant regarding theft of grit from grit bins during periods of adverse weather.

10. **LITTER – Lydney Bus Station**

County Cllr Preest advised that he and Cllr Pearman had attended a meeting with County Cllr Mark Hawthorne, Leader, Gloucestershire County Council who had agreed to examine the lease for the facility. County Cllr Preest also advised that he had met with representatives of Lydney Dial-a-Ride who had advised that they would shortly meet with representatives of Biffa. The outcome of both investigations to be relayed to the Council.

11. **PUBLIC TRANSPORT**

Cllr Bevan requested that Members consider the possible relocation of the bus stop outside Althorpe House, High Street as he believed it to be rarely used and its position confusing to motorists.



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During discussion it was suggested that the bus stop could be relocated to outside of Ferrino and Partners, High Street. It was **proposed by Cllr Preest, seconded by Cllr Hobman**, that Cllr Preest would raise the possible relocation of the bus stop during the meeting between himself, Cllrs Pearman and Bevan and Mr Richard Walters, Gloucestershire County Council. Unanimous.

Action by – Cllrs Preest, Pearman and Bevan

PLANNING ISSUES

12. OAKDALE DEVELOPMENT

Mr Street and Cllr Bevan gave an overview of the action which had been taken during the Christmas period regarding overblown Heras fencing on the development. Furthermore, Mr Street spoke on the insecure fencing which remained on site; highlighted safety concerns regarding the condition of pavements; that Forest of Dean District Council had stated that they would serve an Enforcement Notice regarding the Developer's failure to implement a bus route to the development; that issues on the development should be reported to the Environmental Health Department at Forest of Dean District Council. However, Mr Street advised that he still awaited contact from Forest of Dean District Council's Environmental Health Department.

It was unanimously agreed that the Council would grant Delegated Powers to the CEO in order to progress the matter once again with the Health and Safety Executive, advising Forest of Dean District Council accordingly.

Action by – the CEO

13. PLANNING APPLICATIONS

P1489/13/APP – Land South of Lakeside Avenue, Lydney

Approval of Reserved Matters to substitute house types and apartment blocks (Plots 1-6, 74-79 and 92-105 reference P0886/10/APP of outline permission P1009/09/OUT)

ADDITIONAL INFORMATION

No objection

P1874/13/FUL – Mr C Loader, 11 Templeway West, Lydney

Erection of a single storey side and rear extension incorporating new roof over existing garage and front entrance porch

No objection subject to neighbour notification

P1852/13/FUL – Mr R Davies, 39 Kimberley Drive, Lydney

Erection of a single storey rear extension. Removal of existing conservatory.

No objection subject to neighbour notification

P1864/13/FUL – Robert Hitchins Ltd, Land off Lydney Bypass, Lydney

Variation of Condition (25) – (Programme of Archaeological Works) of planning permission P0412/13/OUT to allow for phasing of programme of archaeological works

No objection

P1842/13/FUL – Mr & Mrs D Skidmore, 22A Bracken Close, Lydney

Erection of single storey side and rear extensions.

No objection subject to neighbour notification

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P1830/13/FUL – Mrs G Sparkes, Model Village, Old Park, Lydney Park Estate, Lydney
Change of use of model village to 15 hole mini golf course. Construction of new building with link for indoor picnic area and erection of eco house building for storage of golf equipment

No objection

P0002/14/DISCON – Mr J Cunningham, 67 Queen Street, Lydney
Discharge of conditions (05) – Foul & Surface Water Drainage and (07) – Existing and Proposed Levels of planning permission reference P0979/11/FUL

Noted, however, Council wish to receive confirmation from Severn Trent that sufficient capacity exists at their pumping station to cope with the foul water from the development. Furthermore, that the pumping station is also able to cope with any drainage water that is not able to be retained on site, which may then enter the drainage system.

14. TO NOTE PLANNING DECISIONS RECEIVED FROM FODDC

P1651/13/NONMAT – 36 Greenways, Lydney

Granted Permission - Non material amendment to planning permission reference DF137/2/R to alter the approved bay window.

P1617/13/FUL – 57 Harrison Way, Lydney

Granted Permission – Erection of a two storey side extension.

P1487/13/TPO – 32 Bracken Close, Lydney

Granted Permission – Fell x 1 Oak tree covered by T5 of TPO 8 at 32 Bracken Close

P1653/13/FUL – The Byre, Court Road, Lydney

Granted Permission – Erection of a single storey extension to form shower room and kitchen area. (Revised Scheme).

P1611/13/FUL – Former Lydney Sand & Gravel Site, Church Road, Lydney

Granted Permission – Change of use of existing warehouse (B8) to builder's merchants (sui generis) and construction of a new building for storage of building materials.

P0077/12/DISCON – Land Off Highfield Road (Lydney), Lydney

Granted Permission – Discharge of condition 06 (urban design and landscape framework) (phasing plan areas infrastructure stage 1 and stage 2), condition 16 (surface water drainage and foul drainage strategy), condition 17 (comprehensive surface water and foul drainage scheme) (phasing plan areas infrastructure stage 1 and stage 2), condition 18 (no new buildings, structures or raised ground levels) (phasing plan areas infrastructure stage 1 and stage 2), condition 19 (enhancements to/works to watercourses) (phasing plan areas infrastructure stage 1 and stage 2), condition 21 (noise mitigation from A48) and condition 22 (Waste Minimisation Strategy) (phasing plan areas infrastructure stage 1 and stage 2) (as set out in the terms of P1097/08/OUT allowed on appeal) of planning permission P0136/11/FUL.

P1626/13/FUL – Dean Forest Railway, Forest Road, Lydney

Granted permission – Erection of a low head hydropower installation and associated works.

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P0023/12/DISCON – Kings Court, Hill Street, Lydney

Application refused – Application to seek confirmation of compliance with conditions (02) car parking provision, (04) landscaping, (06) boundary treatments, (07) surface finishes, (10) site investigation, (12) road layout, (13) access road layout, (14) turning, (15) pedestrian route on Planning Permission DF4140/U and conditions (01) materials, (02) landscaping and management, (04) reptile survey on Planning Permission DF4140/U/AP1

P1683/13/FUL – High Barn, 53 Highfield Road, Lydney

Granted permission – Extension to existing verandah to create conservatory. Erection of a detached timber garage.

P1268/13/FUL – 5 River View, Lydney

Granted permission – Variation of condition (05) – (Accordance with Plans) of planning permission P1606/05/FUL to enable a change of internal layout providing additional windows and provision of external parking for two vehicles.

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P1705/13/FUL – 37 Beauchamp Meadow, Lydney

Granted permission – Conversion of garage to living accommodation. (Retrospective).

15. PENDING PLANNING APPLICATIONS

Members were informed that planning application *P1284/13/OUT - Land Off Driffield Road, Allaston Road And, Court Road, Lydney, Gloucestershire - Erection of 200 dwellings including 20 serviced self-build plots and up to 37 retirement apartments, affordable housing, community building (up to 186 square metres) comprising flexible A1/D2 ancillary space, new public open space and new access roads* would be considered by Forest of Dean District Council's Planning Committee at its meeting on 21 January 2014 and were reminded that Cllr Thomas had been appointed as the Council's representative to speak on the application in favour of refusal.

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16. **PLANNING CORRESPONDENCE**

- Copy of appeal decision by The Planning Inspectorate regarding appeal reference APP/P1615/C/13/2198167 – Land at Severnwy Farm, Smallbrook, Spout Hill, Alvington, Lydney.

17. **TO CONSIDER THE FOLLOWING TPOs/TREE MAINTENANCE ORDERS**

None.

18. **ECO/BIO-DIVERSITY POLICY**

Mr Street reported that work was on-going relating to the production of such a policy.

19. **COUNCILLORS REPORTS**

Cllr Thomas advised that the Local Transport Board were operating another funding round for transport schemes and that he would attend the next meeting. It was noted that the scheme submitted for Lydney remained in ninth position.

Cllr Preest requested an agenda item for the next Amenities Committee meeting relating to the provision of bus shelters in Bream Road.

Cllr Hobman expressed thanks to all those who were involved over the Christmas flooding incidents.

Cllr Harris encouraged her fellow Councillors to read an article which appeared in the Daily Telegraph relating to the coalition's approach to local planning.

Cllr Harris also advised that, as a member of the electorate, she had submitted a complaint to Forest of Dean District Council regarding the maladministration of the Sainsburys/Robert Hitchins Limited Planning Application. Cllr Harris also felt it vital that the Town's NPD progressed and advised dependent upon response she would also further her complaint by lodging a copy with the Local Government Ombudsman.

20. **MEETING DATES**

It was noted that the next meeting of the Planning & Highways Committee would take place on Monday 10 February 2014 at 6.00 pm.

The meeting closed at 6.58 pm.

Chairman 

Date 10/2/2014