

LYDNEY TOWN COUNCIL

PLANNING AND HIGHWAY COMMITTEE MEETING – 2014/02/10 - 37

MINUTES OF THE PLANNING AND HIGHWAY COMMITTEE MEETING held in the Council Chamber, Claremont House, Lydney on Monday 10 February 2014 at 6.00 pm.

PRESENT: Cllrs J Bevan (Chairman), C Harris, 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 Harris proposed** Cllr Bevan be appointed to the role of Chairman for the duration of the meeting. **Seconded by Cllr Hobman.** Unanimous.

Cllr Bevan 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 and noted from Cllrs Osborne and Berryman.

2. **DECLARATIONS OF INTEREST**

None.

Cllr Preest informed Members of an urgent item of business relating to the Forest of Dean District Council's decision to grant planning consent for P1284/13/OUT – Land off Driffield Road and voiced his intention to speak on the matter when the Committee considered the decision.

3. **MINUTES OF PREVIOUS MEETING**

Members' attention was drawn to the duplication of a number of planning decisions which had been recorded in the minutes. Approval of the minutes of the Planning and Highways Committee meeting held on 13 January 2014 was **proposed by Cllr Harris, seconded by Cllr Hobman.** Unanimous.

Responding to a question which had been raised by Cllr Preest, the CEO advised that no response had been received from Forest of Dean District Council regarding the installation of a chicane in the Bream Road Car Park.

4. **OPEN FORUM**

Mr W Owen, 3 Augustus Way, Lydney – in light of comments made by Mr Eric Pickles, MP, Secretary of State for Communities and Local Government, regarding the Environment Agency (EA), Mr Owen questioned if the Council would adopt a cautious attitude towards advice provided by the EA, particularly historical advice. Cllr Preest felt that the Council should seek advice/interpretation from Gloucestershire County Council.



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HIGHWAY, FOOTPATH AND TRANSPORT ISSUES

5. TEMPORARY ROAD/FOOTPATH CLOSURES

Cllr Thomas noted that a number of footpaths had been closed around The Speech House. Mr Street confirmed that the closures had been due to the Wydean Rally which was scheduled for the forthcoming weekend.

6. CCTV

Members were provided with a copy of the quotation which had been received and were advised that a meeting had taken place with the CCTV contractor in order to establish the options which were available to the Council, these being:

- i) Relocation of the existing mast at Lydney Town Hall to lamppost outside Tesco; relocation of wireless unit from roof of Council office and relocate to roof of Claremont House at a cost of £1,000 plus VAT
- ii) Relocation of the existing mast at Lydney Town Hall to lamppost outside Tesco; installation of 12' mast outside Council office at a cost of £1,925 plus VAT.

During discussion it was noted that the second option would afford the Council full control and access to the system. Accordingly, it was proposed by **Cllr Harris, seconded by Cllr Hobman**, that the Council would accept the quotation for option 2, subject to advice from Forest of Dean District Council regarding the requirement for formal planning consent.

Action by – the Secretary

Mobile CCTV Bid

Prior to the meeting Members were provided with notes outlining a meeting at Forest of Dean District Council (FODDC) to ascertain interest in pursuing funding to obtain four mobile CCTV units for the Forest. It was noted that whilst each of the four Forest Towns would be asked to “fund” a contribution, the cameras would not be limited exclusively for the use of the Towns as they may be deployed into surrounding parishes. It was noted that no monetary sum was being requested as FODDC felt that each of the Town Council’s involved in purchasing their own systems met criteria.

During discussion Cllr Preest apprised his fellow Members of a discussion between himself and a Senior Streetwarden at FODDC who had advised that they did not possess the necessary funding to relocate the existing mobile cameras. Furthermore, Cllr Preest was not in support of Town Council’s being asked to fund in any form such equipment if they would also be used in parishes. Accordingly, Cllr Preest felt that investigations should take place into the possibility of bringing the existing equipment back into commission and requested that the Senior Streetwarden be invited to attend the March meeting in order to provide clarification. Cllr Preest also requested that District Cllr Winship be approached as she may be able to provide clarification as to what had happened to the redundant cameras.

Action by – the CEO

Cllr Thomas spoke in support of obtaining a mobile camera which was specific to Lydney, as he felt it could be used to monitor the level crossing at the main railway station when the barriers were in the “down” position.



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7. HIGHWAY CORRESPONDENCE

Prior to the meeting Members were provided with details of name suggested by the developer of Land at Highfield Road, Lydney (P1089/11/FUL). It was proposed by Cllr Harris, seconded by Cllr Hobman, that the Council held no objection to the proposed name of Meadow Rise. Unanimous.

Action by – the CEO

Members were also advised that the Council had been invited to send representatives to attend a meeting at Gloucestershire County Council, Shire Hall, on Tuesday 25 February 2014 at 2.00 pm to discuss the County Council's decision for Amey to take over Public Rights of Way and other roles. It was agreed that Cllr Preest and Mr Street would attend the meeting, as would the CEO/EO if work permitted.

8. TRANSPORT ISSUES

Bream Road Car Park

Members' noted that a response had yet to be received from Forest of Dean District Council regarding the Committee's resolution at the last meeting. The CEO advised that she had also been contacted by a resident of Goode Court who had expressed concern over the volume of traffic in Bream Road; resident had been referred to the appropriate Officer at Forest of Dean District Council.

9. GRIT BINS/GRIT SUPPLY

County Cllr Preest extended thanks to the CEO for her vigilance in pursuing both matters and was pleased to advise that a delivery of grit was imminent. Regarding the provision of Vehicle Activated Signs (VAS) for the Town, the CEO advised that in order to secure said items (and not to lose the funding which had been secured under the 50/50 scheme) it had been necessary to agree that the VAS for High Street would be sited on lamppost column 75, as it was the only feasible location, which would require the Council to relocate the Christmas feature normally erected on this column. Members noted that it would be possible to relocate the Christmas feature onto a column located outside Tesco. Noted.

10. LITTER – Lydney Bus Station

County Cllr Preest advised that he awaited a response from County Cllr Hawthorne, Leader, Gloucestershire County Council on the matter and committed to keep the CEO informed.

PLANNING ISSUES

11. OAKDALE DEVELOPMENT

Prior to the meeting Members had been provided with copies of the letter which had been sent to the Group Manager – Planning and Housing, Forest of Dean District Council (and a copy of the Authority's subsequent reply) and also the e-mail which had been sent to the Health and Safety Executive highlighting both Breach of Enforcement Notice and health & safety issues at the development.

It was noted that a response was awaited from the Health and Safety Executive. Cllr Preest advised that he had established a means of communication with a representative who was overseeing the creation/installation of the bus lane and kerbing for the development and encouraged fellow Councillors to report issues to him.

Action by – all Councillors



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12. **FALLERS FIELD – LOCAL AREA OF PLAY**

Prior to the meeting Members were provided with a copy of the letter which had been received from Mr Shamlou, on behalf of the residents of Fallers Field, in which he provided an overview of the lack of progress regarding the formation of a residents working party to facilitate the removal of the play area and also an update on the number of incidents which he attributed to the play area. Members were also provided with a copy of the advice which had been obtained from the Council's legal representative.

After taking an opportunity to review the correspondence from both parties, it was **proposed by Cllr Harris, seconded by Cllr Hobman** that the matter would be deferred to the Amenities Committee to ascertain if they were in agreement that the applicants should be advised to take forward the application to remove the play area in their own names. Unanimous.

Action by – the CEO

13. **PLANNING APPLICATIONS**

P0001/14/DISCON – Mr C Langstone, Land to the rear of, 68 Church Road, Lydney
Discharge of conditions (04) boundary treatments, (05) surface finishes, (08) drainage and (11) temporary parking attached to planning permission P1136/13/FUL
No objection

P0029/14/FUL – Persimmon Homes (East Wales), Land at, Highfield Road, Lydney
Minor material amendment to permission P1089/11/FUL (erection of 47 dwellings) to vary the finished floor levels on certain dwellings and garages to improve drainage and move plot 47 by 200mm to the south west.

Council wish the Local Planning Authority to facilitate “joined up thinking” regarding developments (both potential and those already granted consent) relating to Sustainable Urban Drainage. Council stipulate that due to flooding problems already experienced in our Town all “grey water” must be re-used on site and request the inclusion of a Planning Condition to this effect. Council also seek an assurance from the Local Planning Authority that water from such developments will not be permitted to run off site or enter existing water courses thereby exacerbating the flood risk.

P0050/14/FUL – Mr B Lister, 7 Tiberius Avenue, Lydney
Conversion of attached garage to provide bedroom and shower for disabled use.
No objection subject to neighbour notification

P0025/14/LBC – Mr A Midgley, Highbury House, Bream Road, Lydney
Retention of replacement windows, and glazed units and main bay supporting columns
Noted

P1829/13/OUT – Mrs E Kemsley, Land at, Highfield Road, Lydney
Outline application for the erection of up to 110 residential units with associated infrastructure works.

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14/0001/STMAJW – Magnox Limited, Berkeley Nuclear Power Station, Hamfield Lane, Berkeley

Variation of condition 3 of planning permission 13/0039/STMAJW, dated 8 August 2013 (for variation of condition 7 of planning permission S.07/0927/CM dated 15/08/2007 for Intermediate Level Waste (ILW) Storage building as amended by 12/0019/STMAJW dated 12/07/2012 to amend hours of operation) to vary the approved landscaping scheme associated with the ILW Storage Building.

Noted

P0100/14/FUL – Mr C Gough, 21 Church Road, Lydney

Erection of a first floor rear extension to create bedroom

No objection

14. TO NOTE PLANNING DECISIONS RECEIVED FROM FODDC

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

Granted Permission – 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).

P1284/13/OUT – Land off Driffield Road, Allaston Road and Court Road, Lydney

Application refused – 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.

Highlighting that the Town's Neighbourhood Development Plan had yet to be ratified, **Cllr Preest proposed** for the Council to write to Mr Eric Pickles MP, Secretary of State for Communities and Local Government, to ensure that a referendum was conducted on the issue. No objection was raised and it was agreed that the matter would be raised under the Planning Committee report at Full Council, during which Cllr Bevan would defer to Cllr Preest.

Action by – Cllrs Bevan and Preest

P1852/13/FUL – 39 Kimberley Drive, Lydney

Granted Permission – Erection of a single storey rear extension. Removal of existing conservatory.

P1864/13/FUL – Land off Lydney Bypass, Lydney

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

P1842/13/FUL – 22A Bracken Close, Lydney

Granted Permission – Erection of single storey side and rear extensions.

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15. **PLANNING CORRESPONDENCE**

Members noted that the Council had been informed that the planning appeal by Robert Hitchins Ltd and Sainsburys Supermarkets Ltd for the site at Land East of Lydney had been withdrawn by the applicants, who were currently considering their options.

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

None.

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

Mr Street hoped to be in a position to table a draft version of the Policy for consideration at the March meeting.

18. **COUNCILLORS REPORTS**

Cllr Preest advised that signage at Transporterland, Church Road, was causing problems for local residents, as it was currently illuminated 24 hours a day. Prior to a formal approach being made to Forest of Dean District Council, Cllr Harris suggested that the Council may was to approach the owner to establish if they would be willing to limit the hours of illumination from 8.00 am to 8.00 pm.

Action by – the CEO

Mr Street noted that a number of signs had been sprayed on to the pavement concerning dog fouling. It was noted that the signs had been sprayed by Forest of Dean District Council's Streetwardens to highlight the issue of dog fouling.

Cllr Harris reported a large pot hole at the bottom of Klondyke and gave a commitment to report the problem online to Gloucestershire County Council.

Cllr Bevan provided an update regarding the planning application relating to MMC/J D Norman/Asda.

19. **MEETING DATES**

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

The meeting closed at 6.57 pm.

Chairman 

Date 10/3/2014