

LYDNEY TOWN COUNCIL

PLANNING AND HIGHWAY COMMITTEE MEETING – 2012/06/11 – 01

MINUTES OF THE ANNUAL PLANNING AND HIGHWAY COMMITTEE MEETING
held in the Council Chamber, Claremont House, Lydney on Monday 11 June 2012 at 5.45 pm.

PRESENT: Cllrs D Cooksley, D Edwards, C Harris, V Hobman and W Osborne

Ms A James – Two Rivers Housing (presentation only)
Ms T Howard – Two Rivers Housing (presentation only)
Mrs J Smailes – Chief Executive Officer (CEO)
Miss C Wheeler – Executive Officer (EO)
Cllr C Matthews
One member of the Public

Due to the absence of the current Chairman, it was unanimously agreed that Cllr Osborne would assume the position of Chairman until the first item of business had been considered.

Committee members then received a presentation from Ms Angharad James and Ms Tara Howard, Two Rivers Housing regarding the organisations plans to replace the Cornish houses and parking forecourt in Pylers Way. It was noted that the development would also incorporate an element of the rear gardens of numbers 42, 44, 46 & 48 Rodley Road and numbers 88 & 90 Klondyke Avenue. Prior to the meeting Councillors had been provided with a briefing note outlining the scheme and during the meeting Ms James provided Councillors with a copies of an artist's impression and draft layout for the site. Ms James explained that the Cornish houses were no longer fit for purpose and that Two Rivers Housing planned to replace them with dwellings that would be built to code level 3. During her presentation Ms James informed Members that an ecology survey had been undertaken on the site which had confirmed the presence of slow worms; an assurance was given that steps would be taken to minimise the disturbance to the slow worms, which would be allowed to return to the area upon completion of the development.

It was noted that Two Rivers Housing were undertaking a consultation exercise with residents and that some of the residents whose gardens were affected welcomed the scheme, as they felt their gardens to be too long. Furthermore, Ms James informed Members that Two Rivers Housing would hold regular drop in sessions and produce newsletters. Responding to a question which had been raised by Cllr Edwards, Ms James advised that whilst photovoltaic panels would not be installed on the development other energy efficiency measures would be utilised. Cllr Harris received an assurance that the footpath on the site would remain. Cllr Osborne expressed concern over the access to the development from Tutnalls Street due to residents parking however, Members were informed that Two Rivers Housing had undertaken a full traffic survey and had consulted with Gloucestershire Highways. Members also noted that any sheds provided would be installed in the rear gardens.

Ms James and Ms Howard then excused themselves from the meeting.

1. **ELECTION OF CHAIRMAN**

Cllr Harris proposed Cllr Osborne for the position of Chairman. **Seconded by Cllr Edwards.** **Cllr Cooksley proposed** Cllr Edwards for the position of Chairman, however, Cllr Edwards declined the nomination.

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As there were no other nominations the matter was put to a vote and Cllr Osborne was duly elected to the position of Chairman.

2. **ELECTION OF VICE CHAIRMAN**

Cllr Cooksley proposed Cllr Edwards for the position of Vice Chairman, **seconded by Cllr Harris**. As there were no other nominations the matter was put to a vote and Cllr Edwards was duly elected to the position of Vice Chairman.

3. **APOLOGIES**

Apologies for absence were received from Cllr Bartle and duly accepted. Councillors noted that Cllr Berryman had advised that he would be late to the meeting, but hoped to still attend.

4. **DECLARATIONS OF INTEREST**

None.

5. **MINUTES OF PREVIOUS MEETING**

The minutes of the Planning Committee meeting held on 2 April 2012 were confirmed and signed as a true record. **Proposed by Cllr Hobman, seconded by Cllr Harris**.

6. **OPEN FORUM**

Mr Owen, 3 Augustus Way, Lydney – highlighted that a number of other towns/cities which have taken advantage of the Government funding find that the funding has been locked in and he questioned if this was a consideration made at Lydney Town Council. Cllr Cooksley stated that the Town's Neighbourhood Development Plan would need to relate to the District Council's Core Strategy document.

7. **PLANNING APPLICATIONS**

P0023/12/DISCON – Finacraft Ltd, Kings Court, Hill Street, Lydney
Application to seek confirmation of compliance with conditions (02) drainage, (03) 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
Noted.

P0040/12/DISCON – Robert Hitchins Ltd, Land between Lydney Bypass and Highfield Road, Highfield Road, Lydney
Discharge of condition 5 (phasing of development) (as set out in the terms of P1097/08/OUT, allowed on appeal) of planning permission P0136/11/FUL.
Noted.

P0689/12/FUL – Mr N & R Johnson, Land at Horizon, Stanford Road, Lydney
Erection of 2 dwellings
Need to insert comment



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P0733/12/APP – Robert Hitchins Ltd, Land Between Lydney Bypass and Highfield Road, Highfield Road, Lydney

Approval of Reserved Matters for Framework Plan Area S4 (as set out in the terms of condition 3 of P0724/04/OUT) of planning permission P0337/09/FUL (access).

Noted

P0042/12/DISCON – Robert Hitchins Ltd, Land between Lydney Bypass and Highfield Road, Highfield Road, Lydney

Discharge of conditions (21) foul and surface water drainage details and (23) details of enhancement works to watercourses, for Framework Plan Area S4 (as set out in the terms of condition 3 of P0724/04/OUT) of planning permission P0337/09/FUL

Lydney Town Council feels that due to the surrounding area being classed as a flood risk all appropriate action should be taken to minimise the surface water (i.e. planting of foliage, etc).

ALLOCATIONS DEVELOPMENT PLAN DOCUMENT

Prior to the meeting Members were provided with a copy of the above plan and it was **proposed by Cllr Edwards** that the Committee may wish to defer consideration of the document to Full Council or the Neighbourhood Development Plan Steering Group.
Unanimous.

ROAD CLOSURES/TREE PRESERVATION ORDERS

5 June 2012 - Temple Way, Lydney – closed from 3.00 pm to 9.00 pm. **Noted.**

Cllr Osborne reported that a member of the public had complained that the Town Council's directional sign was being obscured by an overhanging tree originating from Old Furnace Close.

Action by – the CEO

TO NOTE PLANNING COMMENTS SUBMITTED TO FODDC UNDER DELEGATED POWERS SINCE THE LAST MEETING

P0454/12/FUL – Mr R Zerniak, 19 Almond Walk, Lydney
Erection of a two storey rear extension

No objection subject to neighbour notification

P0511/12/FUL – Mr D Rowles, 2 Severn Road, Lydney

Proposed extensions and alterations to include two storey front extension, single storey front extension and two storey rear extension

No objection subject to neighbour notification

P0447/12/FUL – Mr & Mrs J Clarke, Land on the North West Side of 11, Springfield Road, Lydney

Erection of a detached dwelling with garage and ancillary works. (Renewal of consent of P0179/09/FUL)

Our Council has obtained and reviewed application P0179/09/FUL and the associated Decision Notice. Having reviewed said documents our Council disputes the Agent's opinion that no landscape impact assessment would be required, and would refer the Principle Authority to Condition 3 of the Decision Notice relating to P0179/09/FUL. Furthermore, our Council disputes the Agent's statement that surface water will be to soakaways and would again refer you to Condition 4 of the Decision Notice relating



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to P0179/09/FUL which safeguards the pollution of adjoining land.

Council would request a site inspection be conducted (Lydney Town Council representative to attend FODDC site meeting).

P0515/12/FUL – Tesco Stores Limited, High Street, Lydney
Installation of a “Hello” feature fence 2.1 metres high and replacement/upgrade of 8 no. trolley bays

Our Council strongly object to the application on the grounds that is not in keeping with the adjacent conservation areas which lie to the North and East of the store. Council also objects to the removal of any of the existing shrubs/trees on site as it wishes to preserve the existing landscape.

Council also wish to bring to the Local Authorities attention that the applicant has already commenced work on a number of works covered under separate applications which it finds unacceptable. Furthermore, it believes that the location plan provided by the applicant is out of date as a compound has been created on the overflow car park which has resulted in a loss of parking space - this is not reflected in the plan.

P0518/12/ADV – Tesco Stores Limited, High Street, Lydney
Advertisement Consent to display fascia signage and 36 ancillary directional and welcome signs, (including freestanding finger, flag and tablet signs and window vinyls) to replace some existing signage

Council strongly object to the application which it feels is not in keeping with the adjacent conservation areas located to the north and east of the site. Council also ask that the application be referred to Highways as Members believe that the proposals would cause a visual distraction to drivers and request that no signage is displayed to highway. Council also object to any loss of vegetation/soft landscaping areas on site, as such facilities assist with alleviating drainage/flooding issues.

Council also wish to bring to the Local Authorities attention that the applicant has already commenced work on a number of works covered under separate applications which it finds unacceptable and we request that the Enforcement Officer addresses this issue. Furthermore, it believes that the location plan provided by the applicant is out of date as a compound has been created on the overflow car park which has resulted in a loss of parking space - this is not reflected in the plan (and one would question whether this requires a temporary planning notice).

P0517/12/FUL – Tesco Stores Limited, High Street, Lydney
Installation of timber cladding behind the hello signage to the front elevation of the building

Council strongly object to the application which it feels is not in keeping with the adjacent conservation areas located to the north and east of the site. Timber cladding is not used on any of the other developments in the town and therefore cannot be said to be in keeping with surrounding area.

Council also wish to bring to the Local Authorities attention that the applicant has already commenced work on a number of works covered under separate applications which it finds unacceptable and we request that the Enforcement Officer addresses this issue. Furthermore, it believes that the location plan provided by the applicant is



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out of date as a compound has been created on the overflow car park which has resulted in a loss of parking space - this is not reflected in the plan (and one would question whether this requires a temporary planning notice).

P0578/12/DEM – Network Rail, Lydney Relay Room, Operation Railway Land, Station Road, Lydney

Demolition of existing relay room located on railway land

No objection

P0531/12/FUL – Mr John Angove, 37 Augustus Way, Lydney

Conversion of a double garage to single garage and play room

No objection

P0571/12/FUL – Mrs Wellby, Barnoak, Driffield Road, Lydney

Alterations and extensions to dwelling. (Revised Scheme)

No objection

P0528/12/FUL – BMJ International, Land at End of Windsor Drive, Lydney

Gate to provide field access. (Retrospective)

Prior to Council returning its comment, we would like to know if the access has been created for agricultural or business purposes. (If the access has been created for business purposes the Council feels that any future use of the site should form part of the Town Council's Neighbourhood Development Plan).

Further comment returned on 24 May 2012

Regarding the above application, whilst our Council initially submitted a response on 10 May 2012 it has yet to be shown on the District Council's website. Can you please advise why this is the case?

As we have yet to receive a reply to our questions we would like to reiterate that the Council wish to know if the applicant has plans for the future development of the land. Council would also like to know if the land has been allocated in the allocation development plan document and if the applicant would be granted change of use in the future, as the Council feel that the land should be retained for agricultural purposes.

P0592/12/FUL – Tesco Store, High Street, Lydney

Alterations and installation of new standard parking bays. Introduction of a one way system to the north of the car park.

Council strongly object to the application which it feels is not in keeping with the adjacent conservation areas located to the north and east of the site. Council also object to any loss of vegetation/soft landscaping areas on site, as such facilities assist with alleviating drainage/flooding issues.

Council also wish to bring to the Local Authorities attention that the applicant has already commenced work on a number of works covered under separate applications which it finds unacceptable and we request that the Enforcement Officer addresses this issue. Furthermore, it believes that the location plan provided by the applicant is



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out of date as a compound has been created on the overflow car park which has resulted in a loss of parking space - this is not reflected in the plan (and one would question whether this requires a temporary planning notice).

P0440/12/FUL – Mr R Lewis, 1 Templeway West, Lydney
Conversion of a garage to family room and erection of a detached garage.
No objection subject to neighbour notification

P0299/12/FUL – Whitecross School, Church Road, Lydney
Erection of a lean-to extension to school buildings to provide a covered area.
No objection

P0064/12/FUL – The Old Dairy, 31 Allaston Road, Lydney
Alterations and extensions to existing dwelling.
No objection

12/0019/STMAJW – Berkeley Decommissioning Site, Hamfield Lane, Berkeley
Variation of Conditions 4, 7 & 19 of planning permission S.07/0927/CM dated 05/04/2007 for the Intermediate Level Waste Storage Building to amend the design of the Storage Building, Operating Hours and Landscaping Bund
The Council holds concerns over the security of the storage facility; its ability to ensure that no radioactivity is released into the environment and would also question if the building materials used are effective in safeguarding against such an incident. Furthermore, Council's material consideration in respect of the planning application, as submitted, would be to stipulate that soft landscaping/screening needs to be included on the River Severn side of the site in order to lessen the visual impact of the facility on its surroundings.

TO NOTE PLANNING DECISIONS RECEIVED FROM FODDC

P0160/12/FUL – Forest Glass Ltd, 5 Whitecross Business Park, Church Road, Lydney
Full permission – Change of Use of B1 unit to a fitness suite. Creation of an internal second floor and internal partition.

P0249/12/FUL – 23 Grove Road, Lydney
Full permission – Single Storey rear extension, including veranda

P0026/12/DISCON – Land between Lydney Bypass and Highfield Road, Highfield Road, Lydney
Full permission – Discharge of condition of planning permission P1097/08/OUT, allowed at appeal, (05) – phasing of development

P0368/12/LD2 – Little Copse, Highfield Lane, Lydney
Refused – Certificate of Lawfulness for the erection of a domestic polytunnel.

P0274/12/TCA – 11 Raglan Gardens, Lydney
Full permission – Pollard Eucalyptus, reduce branches of Willow and Acer fence line at 11 Raglan Gardens, Lydney.

P0370/12/FUL – 53 Naas Lane, Lydney
Full permission – Erection of a rear extension



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P0301/12/FUL – 66 Kimberley Drive, Lydney

Full permission – Alterations and erection of a single storey extension. Alterations to existing vehicular access.

P0407/12/FUL – 47 Highfield Road, Lydney

Full permission – Erection of a two storey and a single storey extension (Part Retrospective).

P0578/12/DEM – Lydney Relay Room, Operation Railway Land, Station Road, Lydney

Satisfied – Demolition of existing relay room located on railway land.

P0454/12/FUL – 19 Almond Walk, Lydney

Application withdrawn – Erection of a two storey rear extension.

P0447/12/FUL – Land on the North West Side of 11 Springfield Road, Lydney

Full permission – Erection of a detached dwelling with garage and ancillary works. (Renewal of consent of P0179/09/FUL).

P0136/12/FUL – 9 Primrose Hill, Lydney

Full permission – Creation of hard standing for off road parking and associated engineering works (retrospective).

P0515/12/FUL – Tesco Stores Limited, High Street, Lydney

Full permission – Installation of a “Hello” feature fence 2.1 metres high and replacement/upgrade of 8 no. trolley bays

P0518/12/ADV – Tesco Stores Limited, High Street, Lydney

Full permission – Advertisement content to display fascia signage and 36 ancillary directional and welcome signs, (including free standing finger, flag and tablet signs and window vinyls) to replace some existing signage.

P0517/12/FUL – Tesco Stores Limited, High Street, Lydney

Full permission – Installation of timber cladding behind the hello signage to the front elevation of the building.

P1089/11/FUL – Land at Highfield Road, Lydney

Full permission – Application to extend the time limit of planning permission DF13018 for the erection of 47 dwellings with associated garaging. Provision of public open space and play area. Construction of new vehicular access and estate road (Revised Scheme). Alternative access proposals (Revised Scheme without traffic lights).

P0511/12/FUL – 2 Severn Road, Lydney

Refused – Proposed extensions and alterations to include two storey front extension, single storey front extension and two storey rear extension

8. HIGHWAY/TRANSPORT ISSUES

Network Rail

Cllr Edwards provided Members with a brief update following his and Cllr Bartle’s site meeting with Network Rail representatives. Cllr Edwards expressed a belief that the junction would ultimately be controlled by CCTV, no matter what. It was noted that



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during the site meeting Cllrs Edwards and Bartle had expressed concern over a lack of provision for pedestrians to access the railway station and also the erection of a floodlight and klaxon to warn of oncoming trains, as it was felt that this would cause a disturbance to local residents. Network Rail informed Cllr Edwards that the klaxon would be operated at reduced capacity during the evenings and that the floodlight would not be too bright.

Cllr Edwards felt that Network Rail had shown little regard for members of the public who needed to reach the station when the road barriers were across. Cllr Osborne called for a letter to be written to Network Rail recording the Committee's objections but was informed that this had already been addressed by the CEO.

Footpath leading from Oakdale Development

This matter was deferred to Full Council for consideration.

Salt Bins

Members were asked to consider appointing a Councillor to be responsible for identifying additional locations for salt bins. Cllr Harris offered to once again undertake the role and was accordingly provided with a list of locations where residents had already requested bins to be located.

It was noted that the Council currently possessed £330.00 in its budget and it was agreed that Cllr Harris would inspect the suggested areas, with the matter being an agenda item for the next meeting. Members acknowledged that last year the Council was charged £96.37 per bin plus VAT and it was suggested that approaches could be made to local businesses/members of the public to enquire if they would be willing to sponsor the purchase of a salt bin.

Action by – Cllr Harris

9. **CORRESPONDENCE**

Prior to the meeting Members were provided with a copy of an e-mail which had been received from District Councillor Terry Glastonbury regarding FODDC Housing Nominations 2011-12 and also a copy of a letter which had been received from Mrs J E Waldegrave relating to an anticipated planning application for a Wind Turbine at Nursehill Farm.

Both items of correspondence were duly noted.

10. **COUNCILLORS REPORTS**

Cllr Cooksley reported that Gloucestershire Highways would be undertaking a programme of pothole repairs in the Town on Wednesday, with focus placed on specific areas.

Cllr Edwards reported that he had attended a site meeting regarding a Stopping Up Order for a section of FLY28. Whilst a local resident had initially expressed concern regarding the width of the area to be closed, a recommendation was made to move the fence closer to the residential curtilage by 1' in order that emergency access could still be provided via the footpath.



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Cllr Harris expressed concern over the appearance of amenity sections located next to the retail units in Hams Road, which she believed were in the ownership of Messrs Johnson. Cllr Harris also highlighted that the hedge from The Greyhound Inn was encroaching onto the pavement.

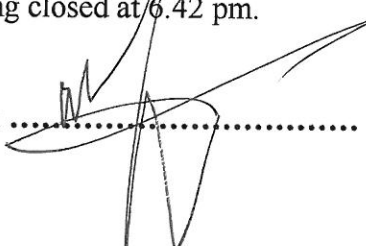
Action by – the CEO

11. MEETING DATES

It was noted that the next meeting of the Planning & Highways Committee would take place on Monday 9 July 2012

The meeting closed at 6.42 pm.

Chairman



Date 9th July 2012

