

# LYDNEY TOWN COUNCIL

PLANNING AND HIGHWAY COMMITTEE MEETING – 2012/07/09 – 10

MINUTES OF THE PLANNING AND HIGHWAY COMMITTEE MEETING held in the Council Chamber, Claremont House, Lydney on Monday 9 July 2012 at 6.00 pm.

**PRESENT:** Cllrs W Osborne (Chairman), B Berryman, D Cooksley, D Edwards, C Harris, V Hobman

Mrs J Smailes – Chief Executive Officer (CEO)

Miss C Wheeler – Executive Officer (EO)

Cllr C Matthews

Two members 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 no apologies for absence were received.

2. **DECLARATIONS OF INTEREST**

Cllr Osborne – Planning application P0859/12/FUL – Mr R Morgan, Little Allaston Farm, Lydney

3. **MINUTES OF PREVIOUS MEETING**

The minutes of the Planning Committee meeting held on 11 June 2012 were confirmed and signed as a true record. **Proposed by Cllr Harris, seconded by Cllr Hobman.**

4. **OPEN FORUM**

Cllr Osborne advised that he was striving to obtain an explanation from the District Council as to why it had been recorded that planning application P0368/12/LD2 had been refused, when the Chairman of the District Council's Development Control Committee had informed him that the application had not been refused, but rather the applicant had been advised to submit a formal planning application.

Cllr Berryman informed Members that Dean Forest Railway had expressed a desire to purchase an area of land close to the Fire Station in order that Network Rail's redundant signal box could be sited.

5. **PLANNING APPLICATIONS**

P0717/12/FUL – Mr M Parkes, 2 River View, Lydney

Erection of two agricultural buildings

**No objection subject to neighbour notification**

P0809/12/FUL – Mr S Cullinane, Springfield, Bath Place, Lydney

Erection of a detached dwelling house

**No objection subject to neighbour notification and highways consent**

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P0817/12/ADV – Tesco Stores Limited, High Street, Lydney  
Advertisement Consent to display car park signage (including gantry, poster, tablet and no entry signs) to replace some existing signage

**Council wish to re-iterate their previous objections to a similar proposal which are:**

*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 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.*

P0819/12/FUL – Tesco Stores Limited, High Street, Lydney  
Installation of a hello feature fence 2.1m high, and replacement/upgrade of trolley bays.  
Minor Material amendment to P0515/12/FUL (reduction in length of the hello feature fence and repositioning)

**Council wish to re-iterate their previous objections to the proposal which are:**

*Our Council strongly objects 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.*

P0762/12/FUL – Two Rivers Housing, Land at, Pylers Way, Lydney  
Erection of 9 dwellings with associated access, parking and landscaping. Demolition of 2 existing dwellings and garage site

**Councillors wish to object to the application as they believe that the proposal will result in the overdevelopment of the site, thereby leading to further traffic problems/congestion on Tutnalls Street and subject to Highways consent.**

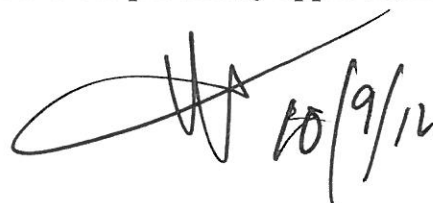
P0740/12/FUL – Mr J Harrison, 10 Grove Road, Lydney  
Erection of a first floor extension to create additional bedrooms

**No objection**

P0924/12/FUL – Forest Fitness Ltd, 1 & 2 Whitecross Business Park, Church Road, Lydney

Variation of condition (04) on planning permission P0160/12/FUL to allow gym to open between 07.00 and 21.00 hours Monday – Friday (inclusive).

**Objection. Council feel that the applicant was aware of the restriction on operating hours when they were originally granted consent and the previously approved hours of operation should be enforced.**



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P0799/12/FUL – Mr N Miller, 15 Kimberley Drive, Lydney  
Erection of a single storey rear extension  
**No objection subject to neighbour notification**

P0859/12/FUL – Mr R Morgan, Little Allaston Farm, Driffield Road, Lydney  
Erection of a lean-to agricultural storage building  
**No objection**

P0528/12/FUL – Land at end of Windsor Drive, Lydney  
REVISED PLANS – Gate to provide field access. (Retrospective)  
**Objection. Council feel that the applicant should be made to remove the entrance/gateway which has been created to allow for agricultural entry as it is felt that the approach/width of road is deemed to be unsuitable (width restriction). Furthermore, the applicant should be made to reinstate the hedge as per the original, and reinstate the contour of the land which has been adversely affected by the creation of said gateway (removal of hardcore).**

**Council feel that this is agricultural land which should not be used for planning development.**

## TO NOTE PLANNING DECISIONS RECEIVED FROM FODDC

P0571/12/FUL – Barnoak, Driffield Road, Lydney  
**Full permission** – Alterations and extensions to dwelling. (Revised Scheme).

P0568/12/LD2 – Tegfan, Highfield Lane, Lydney  
**Full permission** – Application under Section 192 to determine whether planning permission is required for the erection of a garden room.

P0592/12/FUL – Tesco Store, High Street, Lydney  
**Granted Permission** – Alterations and installation of new standard parking bays. Introduction of a one way system to the north of the car park.

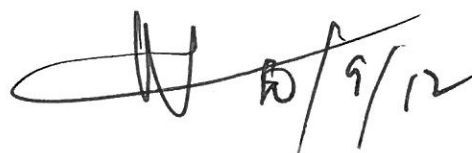
P0387/12/DEM – Lydney Level Crossing Keepers Box, Station Road, Lydney  
**Approved** – Demolition of Lydney Level Crossing Keepers Box

P0921/12/EIA – Land at Cambourne Place & Federal Mogul, Lydney  
**EIA Required** - EIA Screening option

P0040/12/DISCON – Land between Lydney Bypass and Highfield Road, Highfield Road, Lydney  
**Granted Permission** – 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

P0672/12/LD2 – 16 Oak Meadow, Lydney  
**Granted Permission** – Certificate of lawful development (Section 192) for creation of a vehicular access, lowering the kerb and laying of a driveway

P0299/12/FUL – Whitecross School, Church Road, Lydney  
**Granted Permission** – Erection of a lean-to extension to school buildings to provide a covered area



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P0664/12/FUL – The Old Dairy, 31 Allaston Road, Lydney

**Granted Permission** – Alterations and extensions to existing dwelling

P0086/11/DISCON – Land South of Lakeside Avenue, Lydney

**Granted Permission** – Discharge of Condition (12) of planning permission P0886/10/APP (details of the timing of provision and management and maintenance of the play areas and open spaces)

P0084/11/DISCON – Land South of Lakeside Avenue, Lydney

**Granted Permission** – Discharge of Condition (04) of planning permission P0321/11/APP (details of the provision and management and maintenance of the play areas and open spaces)

P0085/11/DISCON – Land South of Lakeside Avenue, Lydney

**Granted Permission** – Discharge of Condition (08) of planning permission P0661/11/APP (details of timing of provision and management and maintenance of the play areas and open space)

Notification that the Public Footpath Diversion Order 2012 in respect of FLY208 Highfield Road, Lydney has been confirmed. A copy of the order is available upon request.

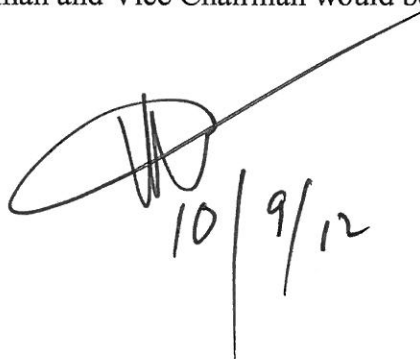
### 6. PLANNING CORRESPONDENCE

- Notification received on 18 June re. presentation at FODDC on 4 July at 6pm on **proposed supermarket development on land adjacent to Federal Mogul** – all Councillors forwarded copy of e-mail. *Members were informed that the CEO had arranged for both Sainsburys and Asda to present their proposals to the Town Council on Wednesday 18 July 2012 at 7.00 pm and 8.00 pm respectively.*
- Notification from The Planning Inspectorate that the Public Footpath Stopping Up Order 2011 relating the FLY28 has been confirmed. *Noted.*
- Letter from Mr Mervyn Dobson, Pegasus Planning Group regarding the submission of a renewal application for the development of the land to the east of Lydney (residential development of up to 320 dwellings, a neighbourhood centre, employment land and school site, including infrastructure ancillary facilities, open space and landscaping). *Noted.*
- Gambling Act 2005 – to note FODDCs reviewed Statement and draft Statement of Principles. *Noted.*

### 7. TO APPROVE DELEGATED POWERS TO CEO AND TWO COUNCILLORS IN ORDER THAT COMMENTS MAY BE SUBMITTED ON PLANNING APPLICATIONS DURING THE AUGUST RECESS

**Proposed by Cllr Cooksley, seconded by Cllr Harris.**

It was **proposed by Cllr Edwards** that the Chairman and Vice Chairman would be consulted on said applications. Unanimous.



Handwritten signature and date: 10/9/12

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8. **FODDC PARKING ORDER**

Prior to the meeting Councillors were provided with a copy of the response which had been submitted on behalf of the Neighbourhood Development Plan Steering Group. Discussion then took place on the reputed amount of income (which differed greatly) generated in the first week of the charge's introduction. Cllr Osborne reported that the introduction of car parking charges had drastically affected a large retailer in the town. Cllr Matthews informed Members that parking tickets had been issued to six elderly members of the public who had parked in a chargeable parking space whilst displaying their Blue Parking Badge, without paying the appropriate charge.

Discussion then took place on the ownership of the land on which the Newerne Street Car park had been created. Cllr Harris informed Members that she had established that The Annexe Inn did not own any land at the rear of their establishment and it was felt that previously the District Council would have registered any unclaimed land. However, it was suggested that the Neighbourhood Development Steering Group may consider if it wished to challenge the District Council's assertion that they owned the area of land from The Annexe Inn to the River Lyd and that the National Planning Policy Framework clearly defined that appropriate car parking charges should be set that allow for the town to remain sustainable and if this was not the case, the Neighbourhood Development Plan Steering Group could highlight this within the Neighbourhood Development Plan and during public consultation. Further discussion took place on this matter as part of the July Full Council meeting.

9. **STEEL AVENUE PLANS**

Prior to the meeting Councillors were provided with a copy of the e-mail which had been received from Mr Brian Watkins, Local Highways Manager (West), Gloucestershire Highways. Members noted that Mr Watkins had been approached by a resident who had expressed concern over the speed of vehicles/safety concerns relating to Steel Avenue. Mr Watkins suggested that a possible solution would be to make Steel Avenue one way uphill and he invited the Council to comment on the suggestion.

Cllr Edwards felt that if a one way system were to be introduced, it would be more logical for it to go downhill and it was unanimously agreed that Mr Watkins would be informed accordingly.

**Action by – the CEO**

10. **TEMPORARY FOOTPATH (Oakdale Development)**

Councillors noted that this matter would be deferred to the July Full Council meeting. The CEO reported that the Mr Maunder, Gloucestershire County Council's Public Rights of Way Officer had provided a response to the concerns which had been previously raised by Cllrs Bonser and James and that Members would be asked if they now wish to hold a site meeting with Mr Maunder, and officers from both the District Council and County Council's Planning Departments.

Cllr Harris highlighted that the streetlight by the rear entrance to Federal Mogul was not working and it was felt to be the responsibility of Federal Mogul.



Handwritten signatures and the date 10/9.

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### 11. CORRESPONDENCE

- Letter received from Network Rail/FODDC regarding the spotlight/klaxton. *Noted.*
- E-mail – Mr Peter Adams, Dean Forest Railway – referencing the Council’s desire for the safeguarding of the Lydney Keepers Crossing Box, Mr Adams questioned if the Council would be willing to provide a financial contribution towards same. *Mr Adams to be provided with a copy of the Council’s Grant Application Form.*
- E-mail from District Councillor J Bevan regarding overhanging trees and vegetation on roads. *Noted.*
- E-mail from FODDC advising that District Councillor Clive Elsmore has been appointed as the transport champion for the District.
- E-mail advising from FODDC advising that a 5 Day Notice had been issued for 52 Kimberley Drive in respect of a dead Oak tree.

### 12. COUNCILLORS REPORTS

None.

### 13. MEETING DATES

It was noted that the next meeting of the Planning & Highways Committee would take place on Monday 10 September 2012 at 6.00 pm.

The meeting closed at 6.56 pm.

Chairman .....  


Date 10-9-12 .....