

LYDNEY TOWN COUNCIL

PLANNING AND HIGHWAY COMMITTEE MEETING – 2012/09/10– 16

MINUTES OF THE PLANNING AND HIGHWAY COMMITTEE MEETING held in the Council Chamber, Claremont House, Lydney on Monday 10 September 2012 at 6.04 pm.

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

Mrs J Smailes – Chief Executive Officer (CEO)

Miss C Wheeler – Executive Officer (EO)

Cllr C Matthews

Cllr B Thomas

Cllr A Preest

Three members of the public

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.

Cllr Osborne reminded Members that Full Council had previously resolved to co-opt members of the public onto its Committees (where permissible). Cllr Osborne advised that to date one member of the public had voiced an interest in being co-opted on to the Planning and Highways Committee, Mr Dave Street. Accordingly, it was **proposed by Cllr Harris, seconded by Cllr Edwards**, that Mr Street be co-opted to the Committee, with no voting rights. Unanimous. Mr Street was then invited to take his seat at the table.

Cllr Osborne then proposed that the Committee would seek endorsement from Full Council that Cllrs Preest and Thomas should be appointed to the Committee. **Seconded by Cllr Hobman**. The motion was put to a vote which was carried.

1. **APOLOGIES**

Apologies no apologies for absence were received from Cllr Berryman and duly accepted.

2. **DECLARATIONS OF INTEREST**

Cllr Osborne – PP1180/12/FUL – Wessex Reserve Forces and Cadets Association (non pecuniary interest)

Cllr V Hobman – P1180/12/FUL – Wessex Reserve Forces and Cadets Association

3. **MINUTES OF PREVIOUS MEETING**

The minutes of the Planning Committee meeting held on 9 July 2012 were confirmed and signed as a true record. **Proposed by Cllr Edwards, seconded by Cllr Harris**.

4. **OPEN FORUM**

No questions were raised.

5. **PLANNING APPLICATIONS**

P0961/12/FUL – Mr M Lewis, Whitecross School, Church Road, Lydney

Erection of two shade canopies and associated works

No objection



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P1180/12/FUL – Wessex Reserve Forces and Cadets Association, Severnbanks County Primary School, Naas Lane, Lydney

Erection of a modular building for use as a cadet hut.

Whilst Council does not object to the application, it would request that additional screening be added to the site to provide greater privacy to local residents to help reduce volume of associated noise.

P1132/12/FUL – Mr N Williams, 58 Allaston Road, Lydney

Erection of a detached car port with room above

Objection:

- 1) **Whilst Council appreciates there have been changes to planning legislation Council are concerned about the necessity for another car port as this is extending the property footprint – overdevelopment of the site.**
- 2) **The Town Council have received three letters from residents who are concerned that the proposed plans are not in keeping with the local area. These concerns Council uphold.**

P1276/12/FUL – Mr M Parkes, 2 River View, Lydney

Erection of two agricultural holdings (Re-submission)

No objection, provided that the holdings are solely used for agricultural purposes.

Any change to proposed use requires a resubmission of the application

P1013/12/FUL – Zenith Childcare Services Ltd, Units 4 & 5, Marina Business Park, Harbour Road, Lydney

Erection of a 1.8m high security fence and gates

No objection, provided the proposals do not cause any visual obstruction to Harbour Road

Comments submitted to FODDC during August Recess

P0947/12/DEM – Mr D Martyn, Crump Farm, Naas Lane, Lydney

Prior approval for Method of Demolition

Objection. Council object and wish the following material considerations to be addressed prior to approval being considered:

- **Council wish to receive details of the site restoration which the Applicant intends to incorporate in further reserved matters applications relating to outline planning permissions P0724/04/OUT and P0337/09/FUL in order to ensure that it is compliant as currently this Council does not believe it has been provided with enough information to make an informed decision.**

P1050/12/FUL – Mr A Lewis, 5 Bracken Close, Lydney

Conversion of garage and alteration of roof to form a bedroom for a disabled person

No objection

P1050/12/FUL – 5 Bracken Close, Lydney

REVISED PLANS – Conversion of a garage and alteration of roof to form a bedroom for a disabled person

No objection



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P1056/12/FUL – Mr J Meek, 55 Kimberley Drive, Lydney
Alterations and extensions to dwelling to provide new kitchen. (Demolition of existing timber utility room)

Whilst Council do not object to the proposed extension to the rear of the dwelling, we wish the following material considerations to be addressed:

- **The application description is not consistent with the plans submitted, as it does not expressly state that the applicant wishes to convert the existing garage into a study. Council wish to object to the proposed loss of the garage.**
- **Council notes that the plans submitted include alteration to the frontage of the dwelling, however, this is not mentioned in the application itself.**

P0994/12/FUL – Mr & Mrs M Thompson, 4 The Hawthorns, Lydney
Proposed ground floor alterations and extension to provide bedroom and bathroom facilities for a disabled person. (Minor material amendment to planning permission P2440/11/FUL)

No objection, subject to neighbour notification and the retention of Condition 3 of planning permission P2440/11/FUL which stipulates that the extension permitted shall be used solely for purposes ancillary to the occupation and enjoyment of the existing property as a dwelling and shall not be occupied as an independent planning unit of residential accommodation.

Furthermore, Council note that the application includes the provision of a kitchenette, despite this being omitted from the application description.

P1115/12/FUL – Mr R Zerniak, 19 Almond Walk, Lydney
Erection of two storey rear extension incorporating kitchen and utility room on ground floor and additional bedroom and en-suite on first floor

Objection on the grounds of overdevelopment of the site. Council feel that the proposed extension is not in keeping with the footprint of the existing building as it is almost the same size. Furthermore, the proposed plans are incorrect as they currently reflect 2 x bedroom 1.

P1067/12/FUL – Mr E Townley, Purlieu Cottage, The Purlieu, Lydney
Erection of a replacement dwelling and private car garage. (Minor material amendment to previously approved P2138/09/FUL)

Due to the site history, Council do not feel that they have been provided with sufficient information at this stage to enable them to make an informed decision.

Council wish to be provided with a map which outlines the proposals in greater detail. Furthermore, Council wish to be provided with a copy of the plan for which approval was previously granted for the replacement dwelling, as this is not available on the District Council's website.



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P1067/12/FUL – Mr E Townley, Purlieu Cottage, The Purlieu, Lydney
Erection of a replacement dwelling and private car garage. (Minor material amendment to previously approved P2138/09/FUL)

Thank you for providing details of the plans which had been previously approved under the 2005 application (DF12974/B). Whilst Council does not object to the proposed reorientation of the dwelling, Council wish to object to the retention of the previously approved tarmac parking bays. Council note that the applicant proposes to provide parking bays closer to the proposed dwelling (and amend the direction of the gravel path accordingly). Accordingly, the previously approved parking bays do not offer any benefit to the proposed dwelling and Council feel that the field entrance should be returned to its original state (i.e. no tarmac entrance/reinstatement of original entrance).

Furthermore, Council notes that previously approved drawing number 25-1677 A/1 records the location of “patio slabs flagstone grey”, however, no such area is recorded on the plan supplied by the applicant. Accordingly, it accepts that a patio area will not be provided.

TO NOTE PLANNING DECISIONS RECEIVED FROM FODDC

P1050/12/FUL – 5 Bracken Close, Lydney
Granted permission – Conversion of garage to form a bedroom for a disabled person.

P0994/12/FUL – 4 The Hawthorns, Lydney
Granted permission – Proposed ground floor alterations and extensions to provide bedroom and bathroom facilities for a disabled person. (Minor material amendment to planning permission P2440/11/FUL).

P0733/12/APP – Land on the North and East Sides of Naas Lane, Lydney
Granted permission – 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).

P0740/12/FUL – 10 Grove Road, Lydney
Granted Permission – Erection of a first floor side extension to create additional bedrooms.

P0528/12/FUL – Land at End of Windsor Drive, Lydney
Application Refused – Gate to provide field access. (Retrospective)

P0718/12/LD2 – Mr & Mrs Hutchins, 11 Greenways, Lydney
Granted Permission – Application under Section 192 to determine whether planning permission is required for the erection of a canopy at the rear of the property.

P0042/12/DISCON – Land on the North and East sides of Naas Lane, Lydney
Granted Permission – 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



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P0717/12/FUL – 2 River View, Lydney

Granted Permission – Erection of two agricultural buildings

P0440/12/FUL – 1 Templeway West, Lydney

Granted Permission – Conversion of garage to family room and erection of a detached garage

12/0019/STMAJW – Magnox Ltd, Berkeley Decommissioning Site, Hamfield Lane, Berkeley, Glos

Granted Permission – Variation of Conditions 4, 7 & 19 of planning permission S.07/0927/CM dated 15/08/2007 for the Intermediate Level Waste Storage Building to amend the design of the Storage Building, Operating Hours and Landscape Bund.

P0947/12/DEM – Crump Farm, Naas Lane, Lydney

Not required – Demolition of modern 4 bay open fronted agricultural barn.

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

Granted permission - 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)

P0817/12/ADV – Tesco Stores Limited, High Street, Lydney

Granted permission – Advertisement Consent to display car park signage (including gantry, poster, tablet and no entry signs) to replace some existing signage

P0819/12/FUL – Tesco Stores Limited, High Street, Lydney

Granted permission – 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)

P1327/04/OUT – Land at Hurst Farm, Lydney

Granted permission – Outline application for the erection of a business park, including associated infrastructure, landscaping and ancillary facilities

P0859/12/FUL – Little Allaston Farm, Driffield Road, Lydney

Granted Permission - Erection of a lean-to agricultural storage building

P0809/12/FUL – Springfield, Bath Place, Lydney

Application Refused - Erection of a detached dwelling house

P0799/12/FUL – 15 Kimberley Drive, Lydney

Granted Permission – Erection of a single storey rear extension

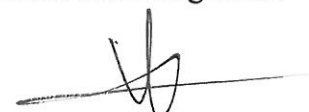
6. PLANNING CORRESPONDENCE

FODDC Parking Order

During discussion Members agreed to monitor the situation.

Road Closures

Members noted that permission had been sought to close the road on the following dates:-



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- 8 September 2012 - Layby adjacent to The Old Vicarage, Church Road from 8.00 am to 5.30 pm
- 11 November 2012 – Avenue Andre Clement – from 12 noon to 9.00 pm

Temporary Footpath – Oakdale Development
No further information received.

Gloucestershire County Council – Draft Highways Development Management Standing Advice

Prior to the meeting Councillors were provided with a copy of the above document which had been received from Gloucestershire County Council. During the meeting Councillors were also provided with copies of the information detailing the uplift in S106 Agreements and the S106 Monitoring Sheets in respect of the development by Robert Hitchins Limited.

Cllr Cooksley felt that the Council should take on board the content of the document. Cllr Edwards informed Members that he had questioned Gloucestershire County Council regarding to establish who had taken the decision to remove the Swan Road link from the Local Transport Plan; Cllr Hobman believed that the decision had been taken by Gloucestershire Highways.

7. **CORRESPONDENCE**

- E-mail from District Councillor James Bevan – providing a copy of his e-mail to Gloucestershire Highways detailing numerous matters (sink hole at Highfield Road bus stop, overgrowing hedgerows, defective surfacing over Dean Forest Railway tracks). **Noted.**
- E-mail from Mr Clive Reynolds, Development Manager, Forest of Dean District Council, regarding changes to planning legislation in light of recent Government announcements (e.g. building of two flats above Class A1 and Class A2 properties without the need to apply for planning permission). Mr Reynolds also gave a commitment to continue to update the Council on how any further changes in legislation may affect the development management process. **Noted.**

8. **COUNCILLOR REPORTS**

Cllr Edwards reported that he had attended the public meeting hosted by ASDA at Lydney Town Hall. Cllr Edwards had raised the problems experienced with the temporary footpath at the rear of Federal Mogul/Oakdale Development with representatives from both organisations and he stated that Federal Mogul felt that it may be possible for the organisation to take steps to address some of the issues.

After declaring an interest in the matter, Cllr Cooksley questioned if it would be possible for the Council to arrange for the vegetation on Swan Road to be cut back. Whilst it was agreed that the Council would need to ascertain who was responsible for the area in question, Cllr Osborne called for the matter to be an agenda item for the next meeting.

Action by – the CEO

Cllr Harris reported that problems had been experienced with brambles/ivy encroaching onto the pavement from The Greyhound Inn. Furthermore, Cllr Harris expressed concern over overgrown vegetation from an area of land believed to be in the ownership of Johnson



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Brothers. After a short discussion it was agreed that the Council would send both organisations “hedge letters”.

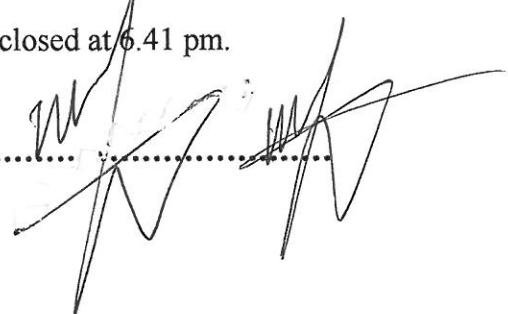
Action by - CEO

13. **MEETING DATES**

It was noted that the next meeting of the Planning & Highways Committee would take place on Monday 8 October 2012 at 6.00 pm.

The meeting closed at 6.41 pm.

Chairman



Date

8/10/12