

LYDNEY TOWN COUNCIL

PLANNING AND HIGHWAY COMMITTEE MEETING – 2013/06/10 – 01

MINUTES OF THE PLANNING AND HIGHWAY COMMITTEE MEETING held in the Council Chamber, Claremont House, Lydney on Monday 10 June 2013 at 5.58 pm.

PRESENT: Cllrs W Osborne (Chairman), D Cooksley, C Harris, V Hobman, A Preest and B Thomas
Mr D Street – Member of the public co-opted onto the Committee

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

1. **ELECTION OF CHAIRMAN**
Cllr Hobman proposed Cllr W Osborne for the position. **Seconded by Cllr Preest.** There being no other nominations the proposal was put to a vote. **Unanimous.**

Cllr W Osborne was duly elected as Chairman.

2. **CO-OPTION**
It was **proposed by Cllr W Osborne, seconded by Cllr Hobman** that Mr D Street would be re co-opted on to the Committee. **Unanimous.**

3. **APOLOGIES**
Apologies for absence were received and noted from Cllrs Berryman and Edwards.

4. **DECLARATIONS OF INTEREST**
Cllr B Thomas – Planning application P0753/13/LBC – Soilwell Barn, Allaston Road, Lydney

5. **MINUTES OF PREVIOUS MEETING**
The minutes of the Planning Committee 8 April 2013 were confirmed and signed as a true record. **Proposed by Cllr Harris, seconded by Cllr Hobman.** Vote carried with two abstentions.

It was **proposed by Cllr Hobman, seconded by Cllr Harris,** that Committee would note the following comments returned to Forest of Dean District Council under Delegated Powers following the Annual Council Meeting:-

P0385/13/ADV – Forest of Dean District Council, Various sites in Lydney
Proposed display of twelve banner type advertisements around Lydney
No objection subject to a time limit being imposed and monitored re the erection/dismantling of the banners

P0228/13/FUL – Mr R Zernaik, 19 Almond Walk, Lydney
Erection of a two storey rear extension approved under reference P1115/12/FUL – Minor Material Amendment to make alterations to windows
No objection



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P0430/13/FUL – Mr S Nicholas, 5 Station Road, Lydney

First floor extension to create third bedroom

No objection to the use of timber features, however, given the age of the property we feel that the use of white UPVC cladding to be unsuitable; cladding would not be in keeping with the surroundings/age of property.

P0452/13/FUL – Mr & Mrs G Davies, Torvain, Driffield Road, Lydney

Minor material amendment to planning approval P1748/12/FUL to change the external render, the window materials and the position of a door and window on the rear and side of the garage

No objection

P0412/13/OUT – Robert Hitchens Limited, Land off the Lydney Bypass and Highfield Road, Highfield Road, Lydney

Outline application for residential development, neighbourhood centre, employment land including infrastructure, ancillary facilities, open space and landscaping. (Renewal of planning permission P0724/04/OUT) and additional information received on 14 May 2013
Council resolved to stand on their original objection that the development should not take place until there is suitable infrastructure in place to support the proposed development and believe that the provision of a neighbourhood centre will have a detrimental affect on the Town.

We would request that Forest of Dean District Council pay particular attention to Communities Sustainability Act 2007 and recent legislation outlined in 2011 Localism Act (namely Planning Reform 2012).

P0018/13/DISCON – Two Rivers Housing, Land at Pylers Way, Lydney

Discharge of Conditions 4, 5, 7 and 8 of planning permission P0762/12/FUL

Council requests that a covenant be placed on the planning consent stipulating the retention of soft landscaping. Regarding SUDs, Council call for suitable drainage to be included in the plan to ensure that all surface water is dealt with on site and not allowed to run off the development. Council do not wish to comment further on energy efficiency of the houses, instead believing that they must be built within the designated environmental guidelines. However, the Council has concerns regarding the relocation of wildlife (slow worms) and where they are to be relocated to? Accordingly, Council would wish to see consultation with Natural England and would request sight of such report prior to providing comment.

P0508/13/FUL – Mr J Sibthorp, 6 Templeway, Lydney

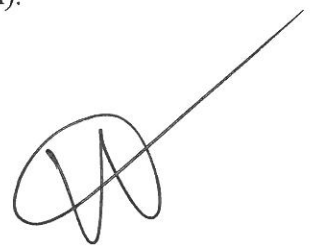
Erection of a single storey side extension

No objection

P0507/13/FUL – Mr G Meek, 9 Tiberius Avenue, Lydney

Erection of a front porch. (Demolition of existing canopy porch).

No objection



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P0322/13/OUT – Watts of Lydney Group Ltd, Former Lydney Car Centre, Newerne Street, Lydney

Outline application for erection of a new retail unit (Class A1) with ancillary warehouse space and associated development. Demolition of existing buildings.

The Council supports the use of a brownfield site, however, do not wish to make further comment on said proposals at this stage. However, Council would welcome further discussion with the applicant/developer on their proposed plans for the site located within the centre of Town.

P0548/13/FUL – Mrs A Thewlis, 3 Grove Road, Lydney

Erection of new detached dwelling on land adjoining No. 3, Grove Road

No objection

P0517/13/FUL – Mr M D Penning, 1 Allaston Road, Lydney

Alterations and erection of a single storey rear extension, including removal of external chimney stack.

No objection

P0558/13/FUL – Mr J Bevan, Dean Hollow Cottage, Highfield Lane, Lydney

Demotion of existing kitchen and utility room and construction of a single storey replacement over a larger area.

No objection

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.

6. **OPEN FORUM**

No requests to speak were received.

7. **MEETING COMMENCEMENT TIME**

Cllr W Osborne requested that Council consider altering the meeting commencement time to that of daytime rather than evening meetings. Cllr W Osborne highlighted that the Committee was facing increased pressure to ensure that its meetings concluded at a specific time and he did not believe that the practice provided Members with sufficient opportunity to consider agenda items. As an alternative, Cllr W Osborne suggested that the Committee could request that Full Council amend its meeting start time to that of 8.00 pm or it could defer matters to Full Council for consideration. However, Cllr W Osborne expressed concern that Full Council may not allocate sufficient time to consider any deferred matters.

During discussion Members were reminded that the Committee may run the risk of its meetings not being quorate during the day. Cllr Preest suggested that the Committee could hold daytime meetings for a six month trial period, and he highlighted that the Council would be facing a number of issues in the forthcoming months for which Members needed to be provided with ample time to consider.

After a short further discussion it was **proposed by Cllr Harris** that Planning and Highway Committee meetings would take place at 3.00 pm on the Wednesday prior to Full Council meetings. Cllr Harris was requested by the CEO to amend the start time of the meeting to

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2.30 pm. Accordingly, Cllr Harris agreed to amend her proposal in order that the meeting will commence at 2.30 pm. **Seconded by Cllr Hobman.** Unanimous.

8. PLANNING APPLICATIONS

P0634/13/FUL – MMC Land & Regeneration, Land South of Lakeside Avenue, Lydney
Variation of condition (21) on planning permission P1009/09/OUT to extend the timescale for implementation of the bus link

Objection. Council insist that the developer observe the agreed timescale for the implementation of the bus link in order to integrate the development with the local facilities and provide affordable transport links for residents currently residing on the development under the provisions of the 2007 Sustainable Communities Act

P0636/13/FUL – Mr B Wyatt, 33 Greenways, Lydney

Alterations and conversion of an existing attached garage to additional living accommodation. Erection of pitched roof over garage and utility room.

No objection subject to neighbour notification

P0624/13/FUL – Mr E Townley, Purlieu Cottage, The Purlieu, Lydney

Variation of condition (02) of planning permission P1067/12/FUL to permit minor material changes to the design to include a basement garage.

Objection. Council do not consider the provision of a basement garage to be a minor material change; this should have been included on the original planning application as will be subject to the usual Building Regulations etc

P0669/13/FUL – Mr & Mrs Stephens, 42 Templeway, Lydney

Erection of a single storey extension. Alterations to vehicular access. Creation of a parking space.

No objection subject to neighbour notification

P0682/13/FUL – Mr R Screen, Bushland, Highfield Lane, Lydney

Alterations and extension to dwelling

No objection subject to neighbour notification

P0753/13/LBC – Mr B Thomas, Soilwell Barn, Allaston Road, Lydney

Installation of four small conservation style windows into the attic rooms at the rear of the property

No objection

P0627/13/FUL – Windmill Ltd, Asda Stores Ltd and Federal Mogul Camshaft, Federal Mogul Camshaft & Casings Ltd, Land South of Cambourne Place, Lydney

Demolition of existing finishing shop and erection of new finishing shop, offices, with car parking and associated works. Erection of retail store of 3827 sq.m. gross internal floor area (Class A1), petrol filling station, car parking, service areas and associated development. Erection of 4 No. B1 units and 4 No. B1/B8 Units

No objection. Council strongly support the application due to the reuse of a Brownfield site and the existing employment opportunities it will secure, together with the new employment opportunities it will also create for the Town thereby adding to its economic and social viability which should be encouraged under Localism Act 2011



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13/0039/STMAJW – Magnox Ltd, Berkeley Power Station, Hamfield Lane, Berkeley, Glos
Variation of Condition 7 of planning permission S.07/0927/CM dated 15/08/2007 for the
Intermediate Level Waste (ILW) storage building, as amended by 12/0019/STMAJW dated
12/07/2012, to amend the hours of operation.

**No objection subject to consideration by Gloucestershire Highways re. increased
traffic flow**

P0782/13/COU – Mr J Angove, Units 3 & 4 & Former Forest Glass Premises, Whitecross
Business Park, Church Road, Lydney

Change of use of existing commercial building to provide for the renovation of existing
vehicles and a vehicle showroom with ancillary works. Unit 3 _ 4 and the former Forest
Glass premises.

No objection

P0708/13/FUL – Mr M Thompson, 4 The Hawthorns, Lydney
Erection of a rear single storey garage extension.

No objection subject to neighbour notification

TO NOTE PLANNING DECISIONS RECEIVED FROM FODDC

P0345/13/FUL – 26A Bracken Close, Lydney

Granted Permission – Erection of a first floor front extension.

P0385/13/ADV – Various sites in Lydney, Lydney

Granted Permission – Proposed display of eleven banner type advertisements around
Lydney (Revised Description).

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Lydney. (Revised Description).

P0452/13/FUL – Torvain, Driffield Road, Lydney

Granted Permission - Minor material amendment to planning approval P1748/12/FUL to
change the external render, the window materials and the position of a door and window on
the rear and side of the garage.

9. **PLANNING CORRESPONDENCE**

- P0412/13/OUT – Land off Lydney Bypass and Highfield Road, Highfield Road,
Lydney – To consider the appointment of a representative to speak on behalf of the
Town Council at the Forest of Dean District Council Development Control meeting
on 11 June 2013. **Noted. Matter deferred to Full Council.**
- P1796/12/FUL – Land East of Lydney. **Noted that the application may be
considered at either the July or August Forest of Dean District Council
Development Control meeting. Cllr W Osborne re-appointed as the
representative to speak on behalf of the Council at the meeting.**
- Ltr from Mr P Williams, Group Manager Planning and Housing, Forest of Dean
District Council advocating the formation of a Residents Society for the Oakdale
development. **Noted. Letter recorded as an item of correspondence for Full
Council.**



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- E-mail from resident of Windsor Drive re lack of enforcement re P0528/12/FUL – Land at End of Windsor Drive, Lydney. **The CEO advised that District Cllr Glastonbury, Forest of Dean District Council Planning Committee Chairman, had advised that enforcement action was pending and he anticipated it now being enforced. Concern expressed that at the recent public presentation by Hunter Page it had been believed that the gateway would be utilised as access/egress to the proposed development. Concern has already been raised by several residents regarding the proposal to build houses outside the settlement boundary. Concern raised over the alleged removal of a historic hedge on the site.**
- Closure of Bream Road Car Park exit on to Hill Street – Councillors advised that three e-mails had been received regarding the aforementioned closure; that each sender had been advised of the Council's reasons behind the closure and also the submission of the Lydney Highways Strategy to the Gloucestershire Local Transport Body.
- E-mail from Mr C Reynolds, Forest of Dean District Council advising of changes announced by the Government to the requirement for Design and Access Statements; the requirement to review Validation Lists every 2 years from 31 January 2013; the removal of the requirement for the Local Planning Authority to include a reason for approval on the Decision Notice as Government feel that the reason for approval is already contained within the delegated or Committee report. **Request to be submitted to Forest of Dean District Council that it notifies Statutory Consults of the reason for approval for applications within the Parish. Proposed by Cllr Harris, seconded by Cllr Preest. Unanimous.**
- Update by Asda and Federal Mogul regarding their planning application. Noted.

10. ECO/BIO-DIVERSITY STUDIES

Mr Street spoke on the positive benefits that could be gained through the provision of a Eco/bio-diversity Policy and he stressed that whilst developers may include eco/bio-diversity statements, it was the duty of Local Authorities to ensure compliance.

It was **proposed by Cllr W Osborne**, that Mr Street and the CEO would be asked to draft an appropriate Policy in order that it may be considered/adopted at a future meeting and could also form part of the Neighbourhood Development Plan. Unanimous.

Action by – the CEO

HIGHWAY/TRANSPORT ISSUES

11. TEMPORARY ROAD/FOOTPATH CLOSURES

Members noted that Forest of Dean District Council had granted a road closure in respect of the Remembrance Parade on Sunday 10 November 2013.

Members were also informed that a request for a road closure had been submitted in respect of Lydney Hospital Fete on 20 July 2013 from 12 noon to 4.00 pm. **Noted.**

Cllr W Osborne then spoke on the letter which had been received from the Council's Grass Cutting Contractor and Members were advised by the CEO that the matter would be considered by the Amenities Committee at their next meeting.

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12. **DIVERTED PROW**

Mr Street utilised FLY86 to demonstrate how Public Rights of Way were being absorbed into roads on the new estates (Oakdale in respect of FLY86). Mr Street advised that initially FLY86 had been subject to a temporary diversion whilst work was carried out at Oakdale, however, he had since discovered that the District Council had applied for a permanent diversion of the route which took the route straight into the estate, rather than following the original route which was now a grassed open area. Mr Street felt the diversion contravened the Guidance issued by DEFRA on Public Rights of Way which called for preference to be given for paths to be routed over unmade up land and he suggested that the Committee may wish to request that Forest of Dean District Council amend the Diversion Order.

It was **proposed by Cllr WOsborne** that the Committee would request that Forest of Dean District Council amend the Diversion Order and that the Committee be informed on whose authority the Diversion Order/route had been agreed. Vote carried.

Action by – the CEO

13. **LTB**
Cycle/Pedestrian Routes

Prior to the meeting Members were provided with a copy of a report from Mr Street, which had been prepared following a recent S106 meeting for the Neighbourhood Development Plan (NDP).

Mr Street spoke on the need to provide separate cycle and pedestrian routes, as he felt that proposals to utilise shared routes in some sections to be foolhardy. Attention was drawn to the plan which had been tabled at a recent NDP meeting which demonstrated that Gloucestershire County Council/Forest of Dean District Council proposed to utilise a section of the public footpath alongside The Cut and across the top of Lydney Lake as a shared cycle/pedestrian route. The CEO advised of the problems re. growth of vegetation in the aforementioned area, which may result in pedestrians/cyclists not being able to view each other resulting in collisions.

During discussion Mr Street suggested that it may be preferable to utilise the wooded section between The Cut and Lydney Lake as a cycle route and felt that the aforementioned route could be included in the submission documents to the Gloucestershire Local Transport Body (LTB). However, Cllr Thomas advised that the “bid” documentation had already been submitted to LTB and that work would commence on the successful projects in 2018.

Traffic Improvements

Prior to the meeting Members were provided with a copy of the plan which had been submitted as part of the “bid” to LTB. It was noted that that Gloucestershire County Council proposed to utilise a series of traffic lights, rather than roundabouts, to improve traffic flow in the Town. Cllr Thomas advised that the scheme for Lydney amounted to £5.27m and that a total of fourteen potential schemes for Gloucestershire had been submitted to LTB for consideration, with a list of the preferred schemes published in July.

14. **WINTER MAINTENANCE AND ADVERSE WEATHER**

Prior to the meeting Members were provided with a copy of the response which had been returned to Gloucestershire Highways regarding the Council’s Adverse Weather Wardens



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and rock salt order. **Noted.**

15. **HIGHWAY CORRESPONDENCE**

None.

16. **COUNCILLORS REPORTS**

Cllr Harris highlighted that a hedge from The Greyhound Inn was obstructing the pavement. CEO to instruct Ground staff to address.

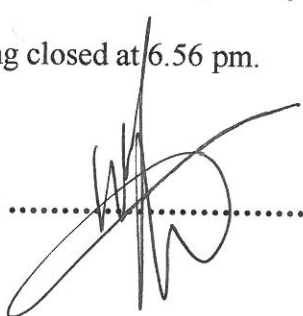
Action by – the CEO

17. **MEETING DATES**

It was noted that the next meeting of the Planning & Highways Committee would take place on Wednesday 3 July 2013 at 2.30 pm.

The meeting closed at 6.56 pm.

Chairman



Date

14/10/13