

LYDNEY TOWN COUNCIL

PLANNING AND HIGHWAY COMMITTEE MEETING – 2013/11/11 –17

MINUTES OF THE PLANNING AND HIGHWAY COMMITTEE MEETING held in the Council Chamber, Claremont House, Lydney on Monday 11 November 2013 at 5.55 pm.

PRESENT: Cllrs W Osborne (Chairman), J Bevan, 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)

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 for absence were received and noted from Cllrs Berryman and Edwards.

2. **DECLARATIONS OF INTEREST**

Cllr A Preest – Planning Application P1611/13/FUL – Travis Perkins (Properties) Limited

3. **MINUTES OF PREVIOUS MEETING**

It was noted that Oakdale flooding concerns did not appear as an agenda item for the November meeting, despite Cllr Osborne's request at the October meeting. CEO to ensure that the matter appears as an agenda item for December meeting.

Action by – the CEO

Approval of the minutes of the Planning and Highways Committee meeting held on 14 October 2013 was **proposed by Cllr Harris, seconded by Cllr Preest.** Unanimous.

Members were advised that only members of the public who had been personally affected by an issue could refer the matter to the Local Government Ombudsman, and only then after they had exhausted the Local Authorities Complaints/Appeals procedure.

4. **OPEN FORUM**

Mr W Owen, 3 Augustus Way, Lydney – noting that an application in respect of the Former Registrar's Office, Swan Road, had appeared as an agenda item, Mr Owen questioned the name of the applicant or if the building would be sublet. It was believed that the application had been submitted by Forest of Dean District Council as it was their intention to use the building for the storage of machinery. Cllr Osborne advised that he had attended a site visit concerning the application and advised that the issue of access to the site would be considered when the application was considered by the Planning Committee of Forest of Dean District Council.

Cllr Osborne advised that earlier in the day a letter had been received from Mrs R Richardson concerning the temporary barrier which had been erected in the Bream Road Car Park. Councillors unanimously agreed that the letter would be considered at the next meeting as the issue of the Bream Road Car Park would appear as an agenda item.



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HIGHWAY, FOOTPATH AND TRANSPORT ISSUES

5. TEMPORARY ROAD/FOOTPATH CLOSURES

- Temporary closure of FLY/25A/1 – Avenue Andre Clement on 5 November 2013 from 2.00 pm to 8.30 pm. Noted.

6. HIGHWAY CORRESPONDENCE

- Proposed waiting restrictions, various roads, Forest of Dean (previously issued to Councillors) – Cllr Preest advised that he had discussed the proposed restrictions with representatives of Lydney C of E School who were 90% satisfied with the restrictions, furthermore, that he would advocate a zero tolerance stance. No further comment was made.
- Bream Road Car Park – Councillors noted that Gloucestershire County Council Highways Department would provide a report on the Bream Road Pilot Scheme at the December meeting.

7. TRANSPORT ISSUES

Members were advised that an e-mail had been received from Forest of Dean District Council inviting them to comment on the two names which had been submitted by the developer in respect of the development of 47 homes off Highfield Road.

During discussion it was **proposed by Cllr Harris** that the Council would decline the invitation to take part in the naming of the development at this stage as it required site of the planning application. However, it reserved the right to comment at a later date. **Seconded by Cllr Hobman.**

PLANNING ISSUES

8. PLANNING APPLICATIONS

P1617/13/FUL – Mr C Morgan, 57 Harrison Way, Lydney
Erection of a two storey side extension

Objection. Council believes that the proposal constitutes overdevelopment of the footprint. Furthermore, Council believes that the proposed extension overshadows Purton Place.

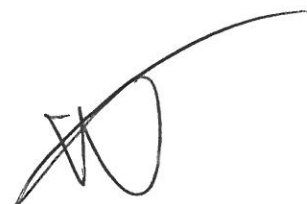
P1489/13/APP – Kier Partnership Homes, Land South of, Lakeside Avenue, Lydney
Approval of Reserved Matters to substitute house types and apartment blocks (Plots 1-6, 74-79 and 92-105 reference P0886/10/APP of outline permission P1009/09/OUT)

No objection

P1611/13/FUL – Travis Perkins (Properties) Limited, Former Lydney Sand & Gravel Site, Church Road, Lydney

Change of use of existing warehouse (B8) to builder's merchants (sui generis) and construction of a new building for storage of building materials

No objection



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P1268/13/FUL – Mr M Hoare, 5 River View, Lydney
Variation of Condition (05) – (Accordance with plans) of planning permission
P1606/05/FUL to enable a change of internal layout providing additional windows and
provisions of external parking for two vehicles

No objection

P1626/13/FUL – Dean Forest Railway Limited, Forest Road, Lydney
Erection of a low head hydropower installation and associated works

No objection

Planning Decisions received from Forest of Dean District Council

P1136/13/FUL – 68 Church Road, Lydney

Granted Permission – Erection of a detached dwelling and detached garage. Use of land as additional residential curtilage. Construction of new vehicular access and closure of existing access (revised scheme). (Renewal of planning permission P2071/09/FUL).

P0069/13/DISCON – 1 Cross Hands, Lydney

Granted Permission – Compliance with Conditions 04, 08 and 09 attached to Planning Permission P1558/12/FUL

9. PENDING PLANNING APPLICATIONS

Members were asked to ratify the appointment of the following representatives to speak on the Council's behalf when the following applications were considered by Forest of Dean District Council's (FODDC) Planning Committee:-

- P1796/12/FUL - Sainsbury's Application – Cllr Harris (November meeting)
- P0627/13/FUL - Windmill/JD Norman/Asda – Cllr Osborne (plus Cllr Preest speaking in his capacity of County Councillor) (November meeting)
- P1284/13/OUT – Allaston Developments Ltd – Cllr Thomas

CEO to attend as considered appropriate to advise Members.

During discussion it was noted that Cllr Preest had been prevented from speaking as currently FODDC did not provide for a County Cllr to speak on applications. Cllr Preest advised that District Cllrs Bevan and Glastonbury were seeking to amend the FODDCs Constitution to enable a County Cllr to speak on planning applications.

Members were reminded that prior to the meeting all Councillors had been provided with a copy of a crib sheet detailing the Council's response to the aforementioned applications. Councillors were advised that the sheet outlined the Council's stance regarding each application. It was agreed that representatives would adhere to the text which had been provided.

Regarding the application by Sainsburys, Cllr Hobman advised that as last time she moved the refusal of the application at FODDC Planning Committee meeting, she would abstain from voting on the application at the November FODDC Planning Committee meeting. It was also noted that the minutes of FODDCs October Planning Committee meeting reflected that planning approval had been granted for the application. The minutes did not state that



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conditions were to be attached to the consent. It was **proposed by Cllr Preest, seconded by Cllr Harris** that the Council felt FODDCs Planning Committee had taken a lawful decision regarding the Sainsburys application at its October meeting. Members were therefore unsure of the necessity to take back such a decision to FODDC Planning Committee meeting in November and felt the decision taken should instead be advanced in line with the strong resolution taken by FODDC Members. It was agreed that the CEO would seek to further the Council's stance in order to attain the required sum (£106) for which the Town Council were to be a signatory. The motion was put to a vote which was carried.

S106/CIL Contributions - Windmill/JD Norman/Asda

Prior to the meeting Members were provided with a copy of the revised Heads of Terms which had been negotiated following discussions. The contents of the document was noted by Councillors.

Authority to sign future S106/CIL Obligations

It was **proposed by Cllr Preest, seconded by Cllr Harris**, that the CEO would act as a witness to that of any two Members who will be required to sign future S106/CIL obligations on behalf of the Town Council for all future planning applications. Unanimous.

P1358/13/FUL – Hurst Farm, Cross Hands, Lydney

Members noted that the application would be considered by FODDCs Planning Committee at their November meeting.

P1221/13/FUL – Former Registrar Building, Swan Road, Lydney

Members noted that the application would be considered by FODDCs Planning Committee at their November meeting.

10. PLANNING CORRESPONDENCE

Forest of Dean District Council

Prior to the meeting Members had been provided with a copy of the e-mail which had been received from Mrs Claire Hughes on behalf of FODDC. Members were asked to consider if they wished to offer a formal apology to FODDC Officers concerning the challenge made re. Windsor Drive/Allaston Development and the lack of enforcement action taken. It was **proposed by Cllr Harris, seconded by Cllr Preest** that the Council would not offer an apology for supporting its electorate and that the CEO had acted on behalf of the Council in the matter and that a letter should be sent to FODDC reminding Officers that Town Council would continue to represent its electorate as it considered appropriate.

Allaston Development

Prior to the meeting Members had been provided with a copy of the e-mail which had been received, together with a copy of the response which had been tendered. It was noted that legal advice had been sought prior to issuing the Council's response. Furthermore, Councillors were advised that Gloucestershire Constabulary had been called to the site on Friday prior Members were provided with an update on the situation. It was noted that the issue would now need to be addressed by residents as a civil matter.

11. ECO/BIO-DIVERSITY POLICY

Mr Street advised that the Forestry Commission had yet to offer their assistance with the production of such a Policy. Accordingly, Mr Street voiced his intention to collaborate

Amendment to Minutes voted by Cllr Harris as voted carried.

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with colleagues regarding the production of a Policy which would be tabled at a future meeting for consideration.

12. COUNCILLORS REPORTS

Mr Street highlighted that potholes had already become evident on local roads.

Cllr Osborne requested that Mr Street pay notice to the Oakdale development.

Action by – Mr Street

Cllr Harris reported that vegetation was overgrowing the footpath by Albany Engineering.

Action by – the CEO

Cllr Harris also questioned what action could be taken regarding the exterior colour of a property in Albert Street. It was felt that no action could be taken as the property was outside of the Conservation Area. Cllr Harris also highlighted the amount of litter which was accumulating at Lydney Bus Station. It was agreed that the CEO would contact Lydney Dial-a-Ride as to whether the organisation was responsible for litter collection at the facility; the problem would be reported to Gloucestershire County Council if Lydney Dial-a-Ride was not responsible for litter collection. Matter to be an agenda item for the next meeting in order that Members may be updated.

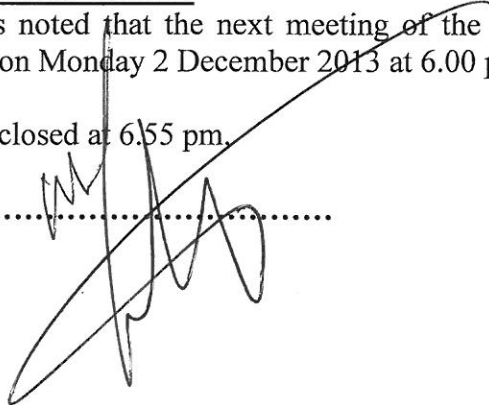
Action by – the CEO

13. MEETING DATES

It was noted that the next meeting of the Planning & Highways Committee would take place on Monday 2 December 2013 at 6.00 pm.

The meeting closed at 6.55 pm.

Chairman



Date ... 2 Dec 2013