

LYDNEY TOWN COUNCIL

PLANNING AND HIGHWAY COMMITTEE MEETING – 2013/12/02 - 22

MINUTES OF THE PLANNING AND HIGHWAY COMMITTEE MEETING held in the Council Chamber, Claremont House, Lydney on Monday 2 December 2013 at 6.00 pm.

PRESENT: Cllrs W Osborne (Chairman), B Berryman, J Bevan (late arrival), C Harris, V Hobman, A Prest and B Thomas
Mr D Street – Member of the public co-opted onto the Committee

Mr B Watkins – Local Highways Manager (West), Gloucestershire County Council (GCC)

One member of the public

Cllr C Matthews

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.

Due to GCC Highways operational needs, Mr Watkins was a late arrival to the meeting and his presentation was actually conducted after the approval of the minutes of the last meeting. However, the minutes reflect the order as shown on the agenda.

Cllr Osborne welcomed Mr Watkins to the meeting. Mr Watkins opened discussion by advising that the Bream Road Car Park exit closure was being managed by Forest of Dean District Council and had been due to complaints received regarding speed of cars traveling throughout the car park. Councillors noted that GCC had not objected to the trial closure provided that the resultant traffic was monitored. It was anticipated that an Officer from Forest of Dean District Council would review the trial period in the New Year and that an Officer would attend a future meeting.

Mr Watkins then welcomed questions on other highway issues, with the following being raised:

Parking restrictions – Bream Road

One objection had been received in respect of the proposed introduction as the person concerned felt that double yellow lines, not limited waiting, should be introduced outside Goode Court. GCC were in discussions with the objector. It was felt that parents from Lydney C of E School were still not taking advantage of the parking amnesty for them in Bream Road Car Park and Cllr Prest voiced his intention to visit the school again to see if a reminder could be issued to parents.

Cllr Bevan arrived at this point.

Grit

It was noted that GCC intended to provide the Council with a second grit delivery at some point.

Vehicle Activated Sign (VAS)

Mr Watkins apologised for the delay and advised that he had progressed the matter with GCC's Scheme Delivery Team. It was noted that installation of a VAS had been planned close to the



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Golden Phoenix, High Street (funded by the Town Council), with a further VAS at the junction of Newerne Street and Highfield Road once the development at Highfield had been commenced which would result in the relocation of the existing VAS on Highfield Road elsewhere in the town.

Action – Mr B Watkins re VAS installation

Signage

Mr Watkins apologised that he had yet to arrange for the installation of a “No Access to J D Norman (previously Federal Mogul)” sign to be placed at the entrance to Hams Road. Mr Watkins also agreed to write to Royal Mail to persuade them to issue a new postcode to J D Norman similar to the postcode issued to the Oakdale Estate.

Action – Mr B Watkins re signage

Mr Watkins then excused himself from the meeting.

1. APOLOGIES

Apologies for absence were received and noted from Cllr Edwards.

2. DECLARATIONS OF INTEREST

Cllr B Berryman – Planning Application P1370/13/FUL – D & J Properties Ltd, Allaston Grove Site, Allaston Road, Lydney

3. MINUTES OF PREVIOUS MEETING

Responding to a question which had been raised by Cllr Harris, it was noted that no vote had been recorded in the handwritten notes of the meeting relating to the letter sent to Forest of Dean District Council. It was agreed that the minutes would be amended to reflect the vote was carried.

Approval of the minutes of the Planning and Highways Committee meeting held on 14 October 2013 was then **proposed by Cllr Harris, seconded by Cllr Thomas**. Vote carried.

4. OPEN FORUM

Mr W Owen, 3 Augustus Way, Lydney – questioned if the Council had any jurisdiction over events which took place on private land. Mr Owen was advised that depending on the event, the Town Council may be a Statutory Consultee; an Events Notice may be required; that Forest of Dean District Council may impose conditions.

HIGHWAY, FOOTPATH AND TRANSPORT ISSUES

5. TEMPORARY ROAD/FOOTPATH CLOSURES

None.

6. HIGHWAY CORRESPONDENCE

Members were provided with a copy of the e-mail which had been received from Mrs T Griffiths, Forest of Dean District Council, regarding two names which had been suggested by the developer for the residential development on Highfield Road which would provide 47 dwellings. Members were also provided with a copy of the planning approval which had been granted for the site.



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After a short discussion it was agreed that Councillors would submit their suggestions for naming the development directly to Mrs Griffiths, Councillors having already been provided with Mrs Griffiths's e-mail address.

Action by – all Councillors

Cllr Preest also suggested an agenda item for the next meeting to allow Members to submit the suggested names for future developments.

Action by – the CEO

7. TRANSPORT ISSUES Arriva/Network Rail

Cllr Thomas provided Members with a copy of the Draft concept proposals in respect of the Lydney Station Masterplan and provided an overview of the discussions at the last meeting. Members noted that the opening of the underpass depended on the risk assessment/rating given by Arriva/Network Rail.

A Boards

Prior to the meeting Councillors were provided with a copy of an e-mail which had been received from Mrs M Walker in which she questioned what action would be taken regarding A Boards in the Town.

Cllr Preest advised that he had previously contacted Mr B Watkins, Local Highways Manager (West) regarding A Boards in the Town and he gave a commitment to speak to Mrs Walker on the matter to ascertain the location of areas which were causing her particular concern.

Action by – Cllr Preest

Bream Road Pilot Scheme

Prior to the meeting Councillors were provided with a copy of a letter which had been received from Mrs R Richardson and Mr A Graham in which concern was expressed over the Bream Road Pilot Scheme. Noted.

8. GRIT BINS/GRIT SUPPLY Grit supply

Members noted that earlier in the meeting Mr B Watkins, Local Area Manager (West) had advised that the Council would be provided with a further supply of grit in due course. Cllr Preest also expressed thanks to Council staff for arranging for a temporary grit bin in Almond Walk/Woodland Rise.

Additional Grit Bins

Prior to the meeting Councillors were provided with a list of locations where temporary grit bins had been sited. Noted.

9. LITTER – Lydney Bus Station

Prior to the meeting Councillors were provided with a copy of an e-mail which had been received from Mrs L Currie, Manager, Lydney Dial-a-Ride, in which she explained that Dial-a-Ride were not responsible for the Public Liability nor cleanliness of the area at the front of the building where members of the public wait for buses.



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County Cllr Preest advised that he would contact Mr J Roberts, Gloucestershire County Council, to establish the position and would provide Council with an update in due course.

Action by – County Cllr Preest

PLANNING ISSUES

10. OAKDALE DEVELOPMENT

Cllr Osborne advised that he had received complaints from members of the public regarding flooding in Oakdale. Mr Street expressed strong safety concerns over the lack of footpath illumination in Cambourne Place; the condition of the pavements in Cambourne Place and Federal Mogul; the restriction in road width which resulted in only the pavement being accessible; the diversion of a Public Right of Way onto footpaths around the estate. Mr Street also questioned the availability of S106 funding to conduct improvements.

Cllr Bevan advised that all funding was subject to a Court Order at present and then spoke on the planning obligations which had placed on the development, together with the funding which would be provided to facilitate a bus link to the development. County Cllr Preest hoped to be in a position to clarify outstanding S106 funding following his meeting with the Leader of Gloucestershire County Council.

Attention was then refocused on the flooding which had been reported at the development. Cllr Matthews believed that internal flooding had been experienced in houses on the corner of the development and that occupiers had been advised by the Housing Association to obtain sufficient insurance. Problems with drug activity had also been reported on the development and after a short discussion it was **proposed by Cllr Osborne** that prior to the next meeting Cllr Matthews and Mr Street attend a meeting with the relevant Officer responsible for housing at Forest of Dean District Council to discuss the problems reported at the site. The proposal was put to a vote which was not carried.

Cllr Preest suggested that an approach be made to Forest of Dean District Council Building Regulations to ascertain if the properties comply with building regulations, with the Officer responsible for housing at Forest of Dean District Council being asked to attend the next meeting. It was then **proposed by Cllr Osborne** that an approach be made to Forest of Dean District Council Building Regulations to ascertain if the properties comply with building regulations and that a meeting would be arranged between Cllr Matthews, Mr Street and the Officer responsible for housing at Forest of Dean District Council to discuss the problems reported at Oakdale. Vote carried.

Action by – the CEO

11. PLANNING APPLICATIONS

P1653/13/FUL – Footsteps Medical Care Ltd, The Byre, Court Road, Lydney
Erection of a single storey extension to form shower room and kitchen area. (Revised Scheme).

No objection

Cllr Berryman excused himself from the chamber at this point and did not return to the meeting.



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P1370/13/FUL – D & J Properties Ltd, Allaston Grove Site, Allaston Road, Lydney
Erection of a new industrial building (B1 Use). (Part Retrospective)

Objection. Council feel that an insufficient number of local residents have been notified/consulted on the plans and therefore require Forest of Dean District Council to publicise a list of those contacted. Council also have concerns over the increase in traffic which will arise through the use of the new building. Council request that a site inspection be conducted and the opinion of Gloucestershire County Council Highway Department be obtained on the application to establish if a highway impact assessment is required.

P1683/13/FUL – Mr & Mrs J & H Pugh, High Barn, 53 Highfield Road, Lydney
Extension to existing verandah to create conservatory. Erection of a detached timber garage.

No objection

P1723/13/FUL – Persimmon Homes (East Wales), Housing Development, Highfield Road, Lydney

Variation of conditions 02 (in accordance with plans) and 07 (external materials) on planning permission P1089/11/FUL for the erection of 47 dwellings. The application seeks to alter the external finishing materials.

No objection

P1705/13/FUL – Mr J King, 37 Beauchamp Meadow, Lydney
Conversion of garage to living accommodation. (Retrospective)

No objection

Planning Decisions received from Forest of Dean District Council

P1369/13/FUL – 40 Summerleaze, Lydney

Granted Permission – Erection of a two storey side extension with rooms in the loft and two storey front extension. Erection of a single storey front porch. Demolition of existing outbuildings.

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

Granted Permission - Proposed solar park of up to 23,520 ground mounted photovoltaic panels and associated inverter housings, substation, access tracks, security fencing, cameras and wild flower meadows.

P1232/13/FUL – Land adjoining 48 Queen Street, Lydney

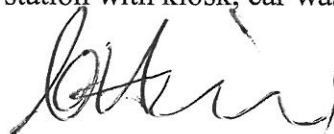
Granted Permission – Erection of a 4 bedroom dwelling with car parking and associated works.

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

Granted Permission – Change of Use of former office and registrar building to store and workshop with outside storage yard and ancillary works to external appearance.

P1796/12/FUL – Land East of Lydney

Application Refused – Erection of a retail store of 4969 sq. m. gross internal floor area (including ancillary uses) (Use Class A1), recycling centre, on-line delivery, service area, associated development and car parking. Petrol filling station with kiosk, car wash and



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associated development. Provision of a new village green, retention of Crump Farm as a dwelling (Use Class C3), demolition of three agricultural buildings at Crump Farm. Associated access from A48, highway works and landscaping.

P1651/13/NONMAT – 36 Greenways, Lydney

Granted Permission - Non material amendment to planning permission reference DF137/2/R to alter the approved bay window.

P1617/13/FUL – 57 Harrison Way, Lydney

Granted Permission – Erection of a two storey side extension.

P1487/13/TPO – 32 Bracken Close, Lydney

Granted Permission – Fell x 1 Oak tree covered by T5 of TPO 8 at 32 Bracken Close

13. PENDING PLANNING APPLICATIONS

None.

14. PLANNING CORRESPONDENCE

- Mr B Holmes, JDNL/Windmill Lydney - e-mail received/response tendered noted.
- Letter to Forest of Dean District Council re. Members' tendering an apology (letter duly signed by the Mayor – Lydney Town Council). Noted.
- P1796/12/FUL – Land East of Lydney (**Sainsburys/Hitchins**) – Due to the impending closure of the meeting, it was suggested by Cllr Harris that the matter be placed in suspension, in order that the matter may be discussed after the conclusion of the following Town Council meeting or as part of Full Council Planning agenda item. Whilst Cllr Osborne stated that he would not be prepared to remain after the conclusion of the Town Council meeting, Cllrs Preest, Thomas, Bevan, Hobman and Harris voiced their willingness to remain.

15. TO CONSIDER THE FOLLOWING TPOs/TREE MAINTENANCE ORDERS

None.

16. ECO/BIO-DIVERSITY POLICY

None.

17. COUNCILLORS REPORTS

Cllr Bevan requested an agenda item for the next meeting order that the Committee consider the relocation of the bus stop in Bream Road, close to Althorpe House.

Action by – the CEO

Delegated Powers

It was **proposed by Cllr Harris, seconded by Cllr Preest**, that Delegated Powers would be granted to an Officer and Two Councillors to submit comments on applications received during the Christmas period. Unanimous.



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18. **MEETING DATES**

It was noted that the next meeting of the Planning & Highways Committee would take place on Monday 13 January 2014 at 6.00 pm.

The meeting was suspended at 7.00 pm.

Chairman 

Date 13.1.14