

LYDNEY TOWN COUNCIL

PLANNING AND HIGHWAY COMMITTEE MEETING – 2012/11/12– 27

MINUTES OF THE PLANNING AND HIGHWAY COMMITTEE MEETING held in the Council Chamber, Claremont House, Lydney on Monday 12 November 2012 at 6.00 pm.

PRESENT: Cllrs W Osborne (Chairman), B Berryman, D Cooksley, C Harris, V Hobman and A Preest

Mr D Street – Member of the public co-opted onto the Committee

Mr D Porter – member of the public presenting petition to Gloucestershire County Council representative

Mr B Watkins – Local Highways Manager (West), Highways and Customer Services, Gloucestershire County Council

Cllr S Osborne

Mrs J Smailes – Chief Executive Officer (CEO)

Miss C Wheeler – Executive Officer (EO)

One member 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.

1. **APOLOGIES**

Apologies for absence were received from Cllrs Edwards and Thomas and duly accepted.

2. **DECLARATIONS OF INTEREST**

None.

3. **MINUTES OF PREVIOUS MEETING**

The minutes of the Planning Committee meeting held on 8 October 2012 were confirmed and signed as a true record. **Proposed by Cllr Hobman, seconded by Cllr Harris.** Unanimous.

4. **PRESENTATION OF PETITION TO GCC HIGHWAYS DEPT**

Cllr Osborne welcomed Mr Brian Watkins, Gloucestershire County Council (GCC) to the meeting.

During discussion Cllr Osborne informed Mr Watkins of the problems which had been experienced relating to the location of a crossing point very close to the Newerne Street/Forest Road/Hill Street junction and advised that the Committee had previously felt that the crossing point should be relocated further along Newerne Street. Cllr Osborne then invited Mr Porter to present his petition for a crossing point in Hill Street to Mr Watkins.

Mr Porter gave a brief overview of the problems encountered by members of the public when seeking to cross Hill Street by the Old Police Station. It was noted that difficulty in crossing the road was experienced by a wide age range and Mr Porter stressed that whilst in the process of collecting signatures for his petition he had witnessed vehicles almost strike the Lollipop Lady on three occasions. Mr Porter emphasised the need for the public



LYDNEY TOWN COUNCIL

PLANNING AND HIGHWAY COMMITTEE MEETING – 2012/11/12– 28

to cross Hill Street to gain access to the Library, Bathurst Park, retail premises, residential properties, etc. Members also noted that Mr Porter had received requests for crossing points in Bream Road (close to the Primary School) and by the Co-operative Store in Newerne Street. Mr Porter also stressed that whilst bus stops had been created on Highfield Hill, members of the public had not been afforded with a safe method of crossing the road to reach the bus stops.

Cllr Cooksley arrived at this point.

Mr Porter then presented his petition to Mr Watkins and advised that he had also received a letter of support from Mr Mark Harper, MP, and confirmed that he would provide a copy of said letter to the CEO for perusal by Members.

A brief discussion took place on the problems which had been personally experienced by Councillors regarding the location of the crossing point close to the Newerne Street/Forest Road/Hill Street junction. Mr Watkins advised that he had witnessed the traffic problems which occurred in Hill Street around school closing times and appreciated the problems encountered by members of the public and the Lollipop Lady. Furthermore, Mr Watkins agreed to consider the possible relocation of the existing crossing point close to Newerne Street/Forest Road/Hill Street junction to a point closer to the Co-operative Store.

Mr Watkins then informed all present that the petition would be handed to GCCs Democratic Services and that the Council would receive an acknowledgement letter in due course. An initial assessment would then be undertaken and provided that this was successfully passed, a priority assessment would then be undertaken to gauge an idea of the cost and the availability of funding. Mr Watkins also advised that a consultation period would also be undertaken.

Consideration was then turned towards the District Council's car park at the rear of the Library and it was stressed that this was used as a short cut by drivers at peak times. Suggestions were made to prevent drivers from exiting onto Hill Street, with the possible introduction of a barrier favoured. Mr Watkins agreed to raise the matter with the Forest of Dean District Council as owners of the land.

A brief discussion then took place regarding the introduction of a 20 mph speed limit for the town. Prior to the meeting Members had been provided with a copy of Mr Watkins's e-mail advising of one objection to the scheme. Mr Watkins stated that despite the best efforts of GCC to alleviate the objector's concerns, however they had declined to withdraw their objection. Accordingly, a report would now be submitted by the Highways Department to GCCs Cabinet seeking to overrule the objection. It was noted that minuted Council support for the scheme existed and it was agreed that copies of said minutes would be forwarded to Mr Watkins.

Action by – the CEO

5. OPEN FORUM

No requests to speak were made.



LYDNEY TOWN COUNCIL

PLANNING AND HIGHWAY COMMITTEE MEETING – 2012/11/12– 29

6. **PLANNING APPLICATIONS**

P1026/12/LD1 – Mr R Powell, 45 Lakeside Avenue, Lydney

Certificate of Lawfulness for the retention of the existing hard surfacing and creation of an access

No objection

P1427/12/ADV – National Westminster Bank Plc, 51 Newerne Street, Lydney

Illuminated surround to ATM machine

No objection

P1452/12/PLANOB – Keir Partnership Homes, Land South of, Lakeside Avenue, Lydney
Modification to Section 106 agreement attached to planning permission P1009/09/OUT to add a clause to permit the letting of the affordable housing at affordable rents.

Council wish the determination of the application be deferred to the District Council's Development Control Committee as Council believe that the applicant is seeking to vary their S106 obligation and as such should be a Committee lead decision

P0293/12/FUL – Mr J Mills, Land on South Side of, Naas Lane, Lydney

Variation of conditions 16 and 17 of planning permission P8406/03/FUL (DF.12351), to relocate barrier and use Naas Lane access

No objection subject to Gloucestershire Highways being consulted on the grounds of highway safety

P0650/12/FUL – Forest of Dean District Council, Public Convenience, Bream Road, Lydney

Demolition of existing toilet block to be replaced with five public car parking spaces

Objection. Council believe that there is no necessity to demolish the existing toilet facility as the introduction of car parking charges has resulted in a large number of vacant spaces. Council wish to emphasise that there are no operational public toilet facilities at the top of the town. Furthermore, the Neighbourhood Development Plan Steering Group are of the opinion that the toilet facility should be retained and re-opened, in order to support the economic viability of the town. An e-mail requesting the option to purchase the toilet block has already been forwarded to Mr D Broom, Finance Department, Forest of Dean District Council.

P1132/12/FUL – 58 Allaston Road, Lydney

REVISED PLANS – Erection of a detached car port with room above

Objection. Council reiterates its previous view that:

- 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 continue to uphold.**



LYDNEY TOWN COUNCIL

PLANNING AND HIGHWAY COMMITTEE MEETING – 2012/11/12– 30

P1578/12/TCA – Bathurst Park and Recreation Trust, Bathurst Park, Bathurst Park Road, Lydney

Fell 1 lime tree at Bathurst Park

No objection as the tree is to be felled on health and safety grounds

P1566/12/FUL – Wessex Reserve Forces and Cadets, Severnbanks County Primary School, Naas Lane, Lydney

Application under Section 73 seeking removal of condition (04) of P1180/12/FUL (temporary permission) for a modular building for use as a cadet hut

No objection

TO NOTE THE FOLLOWING RESPONSES WHICH HAVE BEEN SUBMITTED TO FODDC UNDER DELEGATED POWERS

P1391/12/FUL – Lakeside House, Cambourne Place, Lydney

Installation of additional privacy screening to existing roof terrace and the use of the existing flat roofed access area as amenity space.

No objection to the erection of a 5-6ft screen (must be privacy).

Councillors believe that the addition of privacy screening would be beneficial to neighbouring properties

TO CONSIDER THE FOLLOWING TPOs/TREE MAINTENANCE ORDERS

None.

TO NOTE THE FOLLOWING ROAD CLOSURE ORDERS

FLY/25/A/1, Lydney – closed on 5 November 2012 from 2.00 pm to 8.30 pm to facilitate the holding of the Bathurst Park and Recreation Trust Fireworks Display. **Noted.**

A48 Lydney Bypass South, Lydney – closed from 7 to 19 January 2013 (Full temporary closure 24 hours) – closure for level crossing repairs. Alternative Route 3/379 Highfield Hill/Newerne St/Hill St, B4231 High St, 3/381 to Aylburton roundabout. **Noted.**

B4231 Harbour Road, Lydney – closed from 1900 HRS on 12 January 2013 to 0700 HRS on 14 January 2013 and from 1900 HRS on 19 January 2013 until 0700 HRS on 21 January 2013 – closure for level crossing repairs. No alternative route proposed (dead end lane). **Council do not object to this closure provided that the Naas Lane barrier is open for the duration of the works in order to provide an emergency access route and that pedestrian access is maintained.**

TO NOTE PLANNING DECISIONS RECEIVED FROM FODDC

P1276/12/FUL – 2 River View, Lydney

Granted permission – Erection of three agricultural buildings (re-submission)

P1180/12/FUL – Severnbanks County Primary School, Naas Lane, Lydney

Granted permission – Erection of a modular building for use as a cadet hut.

P1056/12/FUL – 55 Kimberley Drive, Lydney

Granted permission – Alterations and extensions to dwelling to provide new kitchen. (Demolition of existing timber utility room). Change of use of garage to study.

LYDNEY TOWN COUNCIL

PLANNING AND HIGHWAY COMMITTEE MEETING – 2012/11/12– 31

P1220/12/FUL – 3 Swan Lane, Lydney

Granted permission – Erection of a two storey rear extension

P1013/12/FUL – Units 4 & Unit 5 Marina Business Park, Harbour Road, Lydney

Granted permission – Erection of a 1.5m high security fence and gates.

P1376/12/FUL – Lydney Health Centre, Albert Street, Lydney

Granted permission – Relocation of existing bin store.

P1363/12/TPO – Land at Highfield Road, Lydney

Granted permission – Crown reduce T1 Oak of TPO173 by 15%

P1229/12/FUL – Hunters Lodge, Driffield Road, Lydney

Granted permission – Erection of a first floor extension to create a bedroom and en-suite.

P0528/12/FUL – Land at End of Windsor Drive, Lydney

Development: Gate to provide field access (retrospective)

Notification received from the District Council that the applicant has lodged an appeal against the above application. Appeal will be determined by The Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN and will be considered by the exchange of written representations. **Proposed by Cllr Osborne, seconded by Cllr Harris, that the Council would maintain its opposition to the application and would ensure that a relevant submission to The Planning Inspectorate was returned. Vote carried.**

P0889/12/FUL – Mid Counties Co-operative Food Store, Newerne Street, Lydney

Granted Permission – Installation of a new impoundment weir and fish pas and abstraction of water for generation of hydroelectricity, including installation of underground chamber for generating equipment. Modifications to River Lyd channel to create habitat improvements and effect flood risk reduction benefits.

7. PLANNING CORRESPONDENCE

None.

8. HIGHWAY/TRANSPORT ISSUES

Members were informed that the CEO had received requests from Gloucestershire Police and Cllr Bonser (on behalf of local residents) for CCTV cameras to be installed in Hams Road and Newerne Street car park respectively. It was noted that the Newerne Street car park was owned by the Forest of Dean District Council, however, the car park was becoming a notorious venue for boy racers. Members were advised that budgetary provision had been included in the draft budget for 2013-2014 for an additional camera and that a suggestion had been made to Gloucestershire Police that they may wish to approach Ms Debbie Powell, Forest of Dean District Council to ascertain if there was any available funding in the Crime and Disorder Partnership budget.

During discussion it was felt that pressure should be brought to bear on the District Council to provide a CCTV camera for the Newerne Street car park, and that the Council



LYDNEY TOWN COUNCIL

PLANNING AND HIGHWAY COMMITTEE MEETING – 2012/11/12– 32

may wish to consider relocating the camera currently covering the Town Hall car park to either of the above locations. Cllr Osborne requested that the matter be an agenda item for the next meeting.

Action by – the CEO

9. **CORRESPONDENCE**

- E-mail from Mr Brian Watkins, Gloucestershire Highways, advising that an objection had been received from a member of the public regarding the introduction of a 20 mph scheme for the town. Accordingly, the introduction of the scheme will be delayed pending a report to GCCs Cabinet. **Noted.**
- Cllr Osborne reported a successful resolution to the problems with part night operation of streetlights in Rushylease/Valley Road.

10. **COUNCILLOR REPORTS**

Cllr Cooksley requested that the Council contact the owner of the road leading from Cambourne Place to the Oakdale development in order to request that the streetlights along the road be switched on.

Cllr Preest reported that he had received a petition containing 130 signatures regarding the provision of streetlighting in the above section. Furthermore, Cllr Preest reported that he had been contacted by Ms Nicky Durrant, 8 Bledisloe Way, Lydney who had reported that flooding was occurring on the Oakdale development. Ms Durrant had extended an invitation to Councillors to meet with her to discuss the flooding situation, as it appeared that neither Keirs Partnership Group or Bromfield Housing wished to take responsibility for the matter. Cllr Osborne voiced an intention to meet Ms Durrant and it was agreed that the matter would be an agenda item for the next meeting.

Action by – the CEO

11. **MEETING DATES**

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

The meeting closed at 6.50 pm.

Chairman

Date