

LYDNEY TOWN COUNCIL

PLANNING AND HIGHWAY COMMITTEE – 2020/12/14 – 16

Minutes of the meeting held via Zoom¹ on Monday 14th December 2020 at 6.05 pm.

PRESENT: A Preest (Chairman), J Greenwood, S Holmes and S Stockham

Miss C Wheeler – Assistant Clerk – Minute Taker

1. **APOLOGIES**

Apologies for absence were received and noted from Cllr P Macklin.

2. **DECLARATIONS OF INTEREST**

None.

3. **MINUTES OF PREVIOUS MEETING**

Approval of the minutes of the Planning and Highway Committee meeting held on 9th November 2020 and actions taken under Delegated Powers (Appendix I) was **proposed by Cllr Stockham, seconded by Cllr Greenwood.** Unanimously AGREED.

4. **OPEN FORUM**

None.

5. **TEMPORARY ROAD/FOOTPATH CLOSURES, CREATIONS/DIVERSIONS**

Road Closures

None.

Footpath Closure/Diversion

None.

6. **HIGHWAY CORRESPONDENCE**

None.

7. **STREET NAMES**

No further suggestions received.

8. **VEHICLE ACTIVATED SIGN (VAS)**

Prior to the meeting the Council was provided with a copy of the speed surveys which had been previously conducted by Gloucestershire Constabulary, a copy of the response which had been received from the Local Highway Manager together with a plan showing the proposed location for a further survey.

During discussion it was felt problems were being experienced with ‘near misses’ further up Primrose Hill due to the number of vehicles parked on the road in addition to blind/sharp corners. It was also felt that the corner situated just past the Butchers shop was a particular area for concern. The severity of the descent from Primrose Hill to Springfield Road was highlighted and it was felt that Gloucestershire County Council should consider erecting signage to warn of the severity, as some vehicles appeared to be unaware and did not reduce their speed.

¹ The Local Authorities and Police and Crime Panels (Coronavirus) (Flexibility of Local Authority and Police and Crime Panel Meetings) (England and Wales) Regulations 2020

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It was suggested that priority could be given to those vehicles travelling towards Primrose Hill from Springfield Road in certain areas in order to reduce the instances of ‘near misses’.

The Chair requested an agenda item for the next meeting to encourage parents/guardians to walk pupils to school and Cllr Stockham spoke on a ‘Walking to School Bus’ initiative operated in Wales which he had been involved with.

Action by – the Assistant Clerk

It was proposed by the Chair that the Council should spend £150 on a speed survey to be conducted by Gloucestershire County Council. Unanimously APPROVED.

9. **DEAN FOREST GREENWAY – MULTI USE TRACK FROM PARKEND TO LYDNEY**

Cllr Greenwood informed the Council that a planning application had been submitted to the Local Planning Authority by West Dean Parish Council for the route. It was noted that the application would be tabled before the Town Council at the January Planning and Highway Committee meeting. It was AGREED that, if the application was to be determined by Forest of Dean District Council’s Planning Committee Cllr Greenwood would be authorised to speak on behalf of the Town Council and Cllr Preest would speak in his capacity of District Councillor.

Action by – the Assistant Clerk

The Committee noted with regret that that Gloucestershire County Council’s funding application to the Government’s Emergency Active Travel Fund – Round 2 had resulted in sufficient funding only to support the scheme to improve the cycle route between Gloucester and Cheltenham. However, Cllr Greenwood was confident that the Dean Forest Greenway was of such benefit to the community that other funding streams would come forward.

10. **TREE PRESERVATION ORDERS**

None.

11. **PLANNING APPLICATIONS**

P1858/20/ADV – Police Head Quarters, Police Station, Claremont House, High Street, Lydney

Advertisement consent for a wall mounted flag pole and a wall mounted blue lantern

Noted. Council are delighted to have a Police presence back in Town

P1860/20/FUL – Mr R Templett, 42 Forest Road, Lydney

Two storey rear extension to an existing two storey semi-detached dwelling with associated hard and soft landscaping

No objection

P1861/20/FUL – Ms Wilding, 3A Stanford Road, Lydney

Erection of a new dwelling. Demolition of existing garage

No objection

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P1865/20/FUL – Mr and Mrs D Harris, 17 Primrose Way, Lydney

Proposed single storey side extension

No objection

P1815/20/TPO – Land West of, Rodley Manor Way, Lydney

Shorten lower lateral branches extending to the west by 2m – 2.4m up to a height of 6m above existing ground level and pruning back to a suitable growing point of x 1 Oak tree

Noted

P1905/20/FUL – The Mid-Counties Co-operative, Cross Hands Garage, Cross Hands, Lydney

Variation of Condition 02 (approved plans) of P0724/18/FUL and 09 (scheme of mitigation) of P1738/19/FUL to allow for the removal of acoustic screening to plant compound

Noted

P1920/20/FUL – Mr Elliott, 7 Primrose Hill, Lydney

Erection of a single storey side extension, balcony terrace and internal alterations

No objection

P2019/20/APP – Barratt David Wilson Homes (BDW) South Wales, Land between Lydney Bypass and Highfield Road, Highfield Road, Lydney

Approval of Reserved Matters (Access, Appearance, Landscaping, Layout and Scale) of outline permission P0361/15/OUT for the erection of one detached dwelling

The Assistant Clerk was requested to contact the Planning Officer to ascertain if a walnut tree next to the dwelling had a TPO as the Council was concerned it may be removed.

Action by – the Assistant Clerk

P1975/19/FUL – Land between Rodley Manor Way and Naas Lane, Lydney

Construction of a new access off the A48 **REVISED PLANS**

Objection. Council wish to reiterate its previous objections to the proposals contained in this application.

Whilst the applicant now proposes a roundabout at the entrance to the development site, we are dismayed to see that STILL no provision has been made to unlock the employment land which was a key component when the application was originally granted consent. Whilst Lydney's population continues to grow due to the large scale housing developments which were approved for the town, the improvement of infrastructure and the development of local employment opportunities continue to be overlooked in favour of housing. The employment land which was included in the original application would enable residents to work locally and provide opportunity for them to make environmentally conscious travel choices through walking/cycling to their place of work.

Failure to provide any means of unlocking the employment land will have a catastrophic effect on the socioeconomic status of our Town and is contrary to the Lydney Neighbourhood Development Plan/Forest of Dean District Councils own Core Strategy Document (both Statutory Planning Documents). The proposed

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access roundabout will be completed at considerable expense; surely this would be the ideal time to provide access to the employment land too for just a little more expense for the applicant? If not now, when?

Lydney Town Council calls on Local Planning Authority to ensure that the future of our Town is not set back by the failure to unlock much needed employment opportunities for our residents

P1901/20/FUL – Barratt David Wilson Homes, Land East of, Rodley Manor Way, Lydney

Variation of condition 15 (electric charging points) of the outline planning permission for P0825/18/OUT to amend the wording of condition 15 to read as follows ‘The development hereby permitted shall not be occupied until 1 No. electric charging point per dwelling with curtilage parking has been made available for beneficial use, unless otherwise agreed in writing with the LPA. For the avoidance of doubt, the dwellings with curtilage parking referred to in this condition are Plots 77, 87, 88, 89, 90, 91, 94, 95 and 96 as shown on approved site layout drawing no. P19 267401 Rev G’.

Noted

12. TO NOTE PLANNING DECISIONS RECEIVED FROM FODDC

P1695/20/NONMAT – Land between Lydney Bypass and Highfield Road, Highfield Road, Lydney

Granted Permission – Non-material amendment change to the alignment of the PRoW, elevation details of plot 46-49 and change brick type relating to P1953/19/APP

P1608/20/NONMAT – Land between Lydney Bypass and Highfield Road, Highfield Road, Lydney

Granted Permission – Non-material amendment to planning permission P0361/15/OUT to allow amendment to the wording of Condition 12.

P1466/20/FUL – 9 Primrose Hill, Lydney

Granted Permission – Erection of a first floor extension and balcony with associated works

P1302/20/FUL – 1 Bracken Drive, Lydney

Granted Permission – Erection of a single storey extension providing accessible shower room for disabled person

P1666/20/LD2 – 4 Rodley Road, Lydney

Granted Permission – Application under Section 192 to establish whether a dropped kerb and creation of a driveway requires planning permission.

P1637/20/LD2 – 12 Chantry Close, Lydney

LDC Issued – Application under Section 192 to establish whether the conversion of the existing roof space to create an additional bedroom requires planning permission.

P1612/20/ADV – Cross Hands Garage, Cross Hands, Lydney

Granted Permission – Advertisement consent for x 1 internally illuminated fascia sign above shop entrance, 1 internally illuminated totem sign and x 3 internally illuminated canopy signs.

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P1491/20/FUL – 1 Willow Heights, Lydney

Granted Permission – Construction of new rear balcony and raised access linking the property to existing rear garden.

P1324/20/FUL – 27 Naas Lane, Lydney

Granted Permission – Construction of vehicular access and driveway.

P0032/20/DISCON – Land East of Rodley Manor Way, Lydney

Granted Permission – Discharge of conditions 06 (CEMP), 07 (LEMP), 09 (biodiversity enhancement scheme), 10 (Severn estuary mitigation scheme), 19 (construction method statement) and 21 (land contamination assessment) of outline permission P0825/18/OUT

13. PLANNING CORRESPONDENCE

- Forest of Dean District Council: Local Plan Preferred Option consultation effective from 22 October 2020 to 29 January 2021. *Councillors to comment on an individual basis, if they wish.*

14. COUNCILLORS' REPORTS

Cllr Greenwood stressed the importance of extending the 20 mph zone further along Forest Road in order to support the Dean Forest Greenways project. Speaking in his capacity of County Councillor, Cllr Preest advised that the Local Highway Manager was supportive of the request.

Cllr Preest advised that the planning application for a food store (Lidl) on the Lydney Car site had been granted approval by the Local Planning Authority at their meeting the previous week. The application for an Aldi store on Lydney Park Boulevard had been refused which meant that the Town had lost significant employment opportunities.

Cllr Preest expressed thanks to his fellow Councillors and the Assistant Clerk for their support through a challenging year.

The meeting closed at 6.55 pm.

Chair

Date

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Appendix I

Appendix 1

Notes from Delegated Powers meeting on 19 November 2020

Present: Cllrs A Preest, S Holmes, P Macklin, W Leach (late arrival) –
Lydney Town Council
District Cllr J Bevan, Forest of Dean District Council

In Attendance: Miss C Wheeler, Assistant Clerk

Time of Meeting: 10.00 am

Matters discussed:

1. **Planning application for Comment**
P1056/20/FUL – Lydney Car Centre, Newerne Street, Lydney
Erection of a Class A1 food store, associated parking, landscaping and ancillary works.
Demolition of existing building. REVISED PLANS
No objection

Discussion then took place on the possibility that the application would be considered at the December Forest of Dean District Council Planning Committee meeting, at the same time as the application for an Aldi store on land Land South of JD Norman, Lydney Park Boulevard, Lydney.

Cllr Preest agreed to speak on both applications on behalf of the Town Council. It was noted that Cllr Preest would speak in line with the Council's minuted response in respect of each application.

Cllr Preest noted that Cllr S Holmes had, on behalf of Cllr Stockham, made a number of comments regarding the application which had been considered at the start of the meeting. Cllr Preest advised that Cllr Stockham was welcome to submit an individual comment on the application to the Local Planning Authority.

Meeting closed 10.39 am.