

LYDNEY TOWN COUNCIL

PLANNING AND HIGHWAY COMMITTEE MEETING – 2016/02/08 – 36

MINUTES OF THE PLANNING AND HIGHWAY COMMITTEE MEETING held in the Council Chamber, Claremont House, Lydney on Monday 8 February 2016 at 5.58 pm.

PRESENT: Cllrs A Preest (Chairman), R Christodoulides, J Greenwood, B Pearman, D Street and C Vaughan

District Cllr J Simpson
Mrs J Smailes – Chief Executive Officer (CEO)
Miss C Wheeler – Executive Officer (EO)

Cllr Preest informed all present that no practice fire evacuation had been scheduled for the duration of the meeting.

1. **APOLOGIES**
Apologies for absence were received and noted from Cllr Berryman.
2. **DECLARATIONS OF INTEREST**
None.
3. **MINUTES OF PREVIOUS MEETING**
Approval of the minutes of the Planning and Highway Committee meeting held on 11 January 2016 was proposed by Cllr Street, seconded by Cllr Pearman. Vote carried.
4. **OPEN FORUM**
None.

HIGHWAY, FOOTPATH AND TRANSPORT ISSUES

5. **SIGNAGE**
County Cllr Preest reported that no update had been received from Mr B Watkins due to the change in Gloucestershire County Council's contractor and gave a commitment to progress the matter.
6. **JUNCTION ISSUES**
The Willows Junction
County Cllr Preest reported that he had been informed by Mr B Watkins, Gloucestershire County Council, said Authority had provided funding to Forest of Dean District Council to undertake drainage improvements including the provision of a new culvert to discharge water into the nearby watercourse, which was believed to be Plummers Brook. County Cllr Preest was not aware that any enforcement action would be taken against the landowner and he gave a commitment to obtain a timescale for implementation for the scheme from Forest of Dean District Council.
7. **ROUNABOUT SPONSORSHIP (RE. LIB)**
The CEO advised that a positive meeting had taken place with the potential sponsor, Mr B Watkins (Gloucestershire County Council) and representatives from Lydney Town Council, during which the requirements to ensure that any improvements were "passively safe" was accepted by all parties. Furthermore, it was acknowledged that the proposed schemes formed part of a wider drive to bring improvements to the Town

LYDNEY TOWN COUNCIL

PLANNING AND HIGHWAY COMMITTEE MEETING – 2016/02/08 – 37

whilst forging links with industries which had historically been carried out in the Parish. Mr Watkins had agreed to work with the potential sponsor in order to ensure that the designs complied with highway requirements prior to the submission of a formal planning application.

8. **TEMPORARY ROAD/FOOTPATH CLOSURES, CREATIONS/DIVERSIONS**
Members noted the response received from Gloucestershire County Council as to why pedestrian/emergency access could not be maintained during the Full Road Closure from the Fairtide Centre to the junction with the A48 from 28 February 2016 to 28 March 2016 (no properties requiring access/unsafe for pedestrians to pass on narrow road) .

Temporary Road Closure – Driffield Road 9-12 February 2016. Noted.

9. **HIGHWAY CORRESPONDENCE**
Order confirmation received re. Highfield Road, Lydney – U Turn & Toucan crossing. Noted.

PLANNING ISSUES

10. **OAKDALE**
Cllr Vaughan reported that she had attended a Forest of Dean District Council Planning Committee Sites Inspection relating to the application by MMC for Phase 2 and provided members with an overview of the concerns which had been raised (e.g. inadequate footpaths, increase traffic, increased housing opposite Boating Lake Lane, isolation of residents, etc). Members noted that the Admin Assistant was progressing the provision of a post box for Oakdale with Royal Mail; that Cllr Vaughan was liaising with Bromford Housing regarding the creation of a Facebook page for residents as well as the provision of street signage.

All Members were informed that Cllr Vaughan would be meeting with a representative from Base Estates in the near future and were asked to inform Cllr Vaughan of any issues relating to maintenance of the development.

The CEO advised that a further meeting of the Oakdale Stakeholder Group would take place as soon as a date had been provided by Mr B Holmes.

Action – Cllr Pearman to gain meeting date

11. **FODDC ALLOCATIONS PLAN HEARING DATE**
Cllr Pearman advised that on behalf of the Council he had attended two days at the Allocations Hearing date and provided a précis of the discussions which had taken place.

Concern was expressed that if the Forest of Dean District Council's Allocations Plan was not passed by the Inspector, it would result in a large number of planning applications being submitted throughout the district. The importance of the NDP referendum was explained to Members, together with the need to ensure its adoption.



LYDNEY TOWN COUNCIL

PLANNING AND HIGHWAY COMMITTEE MEETING – 2016/02/08 – 38

12. **FODDC PLANNING REVIEW**

Cllr Preest expressed disappointment that Forest of Dean District Council had yet to formally write to Parish and Town Councils to inform them of the Peer Challenge which was being undertaken on Planning Services.

13. **PLANNING APPLICATIONS**

P1881/15/FUL – MMC Land and Regeneration, Land East of Par Four Lane, Lydney
Erection of 347 residential units, access and highways, open space, landscaping and associated infrastructure comprising phase 2 “Higher Lydney Park”

Objection. Based on the information contained in the planning application Lydney Town Council are extremely concerned with the proposed drainage for the development and the effect the proposed scheme will have on the neighbouring watercourse/existing properties in Lakeside Avenue. Lydney Town Council has, on numerous occasions, reiterated the importance of ensuring no such water should be allowed to enter existing watercourses. The Local Planning Authority is already aware of the detrimental effect that water runoff from surrounding land has on Lakeside Avenue; any new development must reduce, not exacerbate, the level of run off currently experienced.

Lydney Town Council notes the objections raised by the Lead Local Flood Authority regarding the proposed drainage for the site and strongly supports their objections which must be addressed prior to consent being given.

P1914/15/FUL – Watts of Lydney Group Ltd, Mead Lane Warehouse, Mead Lane, Lydney

Proposed new office building and associated works

No objection

P0037/16/FUL – Dominos Pizza Group Limited, Unit 1A Hylton Court, Newerne Street, Lydney

Subdivision and part change of use from class A1 (Shop) to class A5 (Hot Food Takeaway) and external alterations – including the installation of ventilation and extraction equipment

No objection

P0015/16/COU – Lydney Park Estate, Equestrian Arena and Stabling, Redhill, Lydney
Change of use of equestrian arena and stables from private use to livery yard for business use

No objection

P0114/16/FUL – Mr W M Howell, 8 Bream Road, Lydney

Retrospective application for construction of raised decking area to rear of dwelling

No objection

P0116/16/FUL – Mr C Haywood, 16 Bathurst Park Road, Lydney

Proposed two storey rear extension and internal alterations

No objection



LYDNEY TOWN COUNCIL

PLANNING AND HIGHWAY COMMITTEE MEETING – 2016/02/08 – 39

P1889/15/OUT – The Lydney Park Estate, Holms Farm, Holms Farm Estate, Lydney
Creation of a total of 29 new dwellings (28 new build and conversion of barn to create 1 dwelling) restoration of farmhouse, landscaping, open space and associated works.
It was proposed by Cllr Preest that Delegated Powers would be bestowed on an Officer and Two Members to submit Material Considerations on the application. Unanimous. However, all Members were encouraged to attend the meeting/provide comment.

Licensing Application

Dean Forest Railway Co Ltd, Norchard Station, Forest Road, Lydney
Application for On and Off Sales of Alcohol
No objection

14. TO NOTE PLANNING DECISIONS RECEIVED FROM FODDC

P0107/15/DISCON – 27 Grove Road, Lydney

Granted Permission – Discharge of condition (03) – Materials relating to planning permission P0853/15/FUL for a replacement dwelling.

P1544/15/FUL – Primrose Hill C of E Primary School, School Crescent, Lydney

Granted Permission – Single storey extensions to existing classrooms.

P0113/15/DISCON – Plot 8 The Coach House, Land Adjoining Raglan House, Stanford Road, Lydney

Granted Permission – Discharge of Conditions (a), (b), (c), (d), (e), (f), (g) and (h) of planning permission DF6551/E for the erection of seven detached dwellings and discharge of conditions (a) and (b) of planning permission DF6551/F for the erection of a dwelling.

P1735/15/LBC – Land at Highbury Hill, Bream Road, Lydney

Withdrawal of Application – Listed Building Consent for associated works to a curtilage listed wall for the erection of a dwelling

The Planning Inspectorate - Notification of Refusal of Appeal – 9 Newerne Street, Lydney re extension to provide 2 additional flats

15. PLANNING CORRESPONDENCE

Members were asked to consider if they wished to attend a training event on 11 March 2016 arranged by Gloucestershire Association of Parish and Town Councils entitled “Empowering Parish and Town Councils to negotiate effectively within the Planning system” at a cost of £95.00 per delegate. No members were available to attend.

16. COUNCILLORS REPORTS

Cllr Street requested that the owner of a property at the top of Albert Street be requested to cut back their shrubs to prevent their overgrowth on the highway.

Action by – the CEO



LYDNEY TOWN COUNCIL

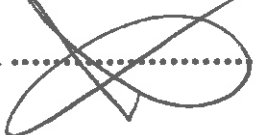
PLANNING AND HIGHWAY COMMITTEE MEETING – 2016/02/08 – 40

17. MEETING DATES

It was noted that the next meeting of the Planning & Highways Committee would take place on Monday 14 March 2016 at 6.00 pm.

The meeting closed at 6.55 pm.

Chairman



Date 14/3/16