

LYDNEY TOWN COUNCIL

PLANNING AND HIGHWAY COMMITTEE MEETING – 2016/03/14 – 41

MINUTES OF THE PLANNING AND HIGHWAY COMMITTEE MEETING held in the Council Chamber, Claremont House, Lydney on Monday 14 March 2016 at 6.10 pm.

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

Three representatives from Redrow
Mrs J Smailes – Chief Executive Officer (CEO)
Miss C Wheeler – Executive Officer (EO)

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

Cllr Pearman chaired the meeting until Cllr Preest's arrival at 6.44 pm.

Prior to the commencement of the meeting, Cllr Pearman welcomed three representatives from Redrow. Members were informed of Redrow's plans to develop a section, comprising 125 dwellings and an area of public open space, of the Robert Hitchins Limited site off Highfield Road. It was noted that building would commence shortly after Robert Hitchins Limited had commenced installation of the associated infrastructure. Members were provided with copies of a draft site layout and design plan for their perusal.

During discussion it was noted that Redrow intended to appoint a Management Company to maintain the public open space. Members highlighted their desire that water from the development was not directed towards the existing watercourses and that problems were already being experienced on recent housing developments where attenuation ponds were utilised, due to clay soil in the area. Attention was also drawn to the DEFRA recommendation that Public Rights of Way were not diverted onto public highways. Whilst it was acknowledged that the diversion of the Public Right of Way (FLY36) was a matter for Robert Hitchins Limited, representatives from Redrow gave a commitment to raise the matter with said organisation.

Cllr Pearman thanked the representatives from Redrow for attending the meeting and they then left the meeting at 6.20 pm.

1. **APOLOGIES**

No apologies for absence were received.

2. **DECLARATIONS OF INTEREST**

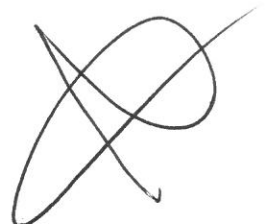
Cllr A Preest – Agenda Item 12 – Breedon Aggregates

3. **MINUTES OF PREVIOUS MEETING**

Approval of the minutes of the Planning and Highway Committee meeting held on 8 February 2016 was **proposed by Cllr Vaughan, seconded by Cllr Greenwood.**
Unanimous.

4. **OPEN FORUM**

None.



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HIGHWAY, FOOTPATH AND TRANSPORT ISSUES

5. **SIGNAGE**

Deferred to next meeting due to the absence of Cllr Preest.

6. **JUNCTION ISSUES**

Deferred to the next meeting due to the absence of Cllr Preest.

7. **ROUNDABOUT SPONSORSHIP (RE. LIB)**

The CEO expressed concern that despite contacting Mr B Watkins a number of times, the Officer had not provided the requested information to the potential sponsor. It was felt that the Council may face losing the sponsor if the situation was not resolved.

Cllr Pugh arrived at this point.

It was **proposed by Cllr Pearman, seconded by Cllr Street**, that County Cllr Preest would be requested to raise the matter with the relevant Portfolio Councillor at Gloucestershire County Council. Unanimous.

Action by – County Cllr Preest

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

- Temporary Road Closure – A48 Stroat (between Tidenham and Woolaston) from Wibden Cottage to Clap-y-ates House – 9.30 am to 3.30 pm – 20 April 2016 – 9 May 2016
- Temporary Road Closure – Naas Lane from Fairtide Centre to the junction with A48 – 29 February 2016 to 28 March 2016
- FLY85 – Court Road – Primrose Hill School – confirmation that the footpath is to be re-opened
- Temporary Road Closure – Driffield Road from junction with Highfield Road to outside Driffield Farm – 18 April 2016 at 8.00 am to 25 May 2016 at 5.00 pm

9. **HIGHWAY CORRESPONDENCE**

Nothing to report.

PLANNING ISSUES

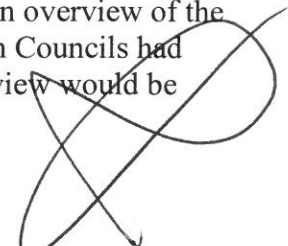
10. **OAKDALE**

Members expressed their frustration with the lack of progress which had been made with arranging at Stakeholders meeting, the installation of signage and also the rectification of street lighting issues on the site.

Cllr Pearman gave a commitment to contact Mr Holmes, MMC, yet again in an attempt to arrange a meeting.

11. **FODDC PLANNING REVIEW**

Cllr Pearman advised that he had attended the Peer Review meeting at Forest of Dean District Council on behalf of the Council and provided Members with an overview of the meeting. Members were disappointed to note that only six Parish/Town Councils had been represented and Cllr Pearman believed that the findings of the Review would be made public shortly.



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12. BREEDON AGGREGATES

Prior to the meeting Members were provided with a copy of an e-mail which had been received from Newland Parish Council in which they requested that Lydney Town Council, due to the effect that the application (15/0108/FDMAJM) would have on the Town, consider earmarking £1,000 towards an opposition campaign organised by Newland and St Briavels Parish Councils.

Cllr Greenwood requested that consideration of the matter be deferred until the arrival of Cllr Preest (who arrived at 6.44 pm). Members then considered planning applications which had been received, however, the minutes reflect the order as shown on the agenda.

Cllr Preest declared an interest in this matter due to his appointment to Gloucestershire County Council's Planning Committee.

During discussion concern was expressed over the increase in traffic along Bream Road which would be experienced as a result of the application by Breedon Aggregates. Members also highlighted the adverse effect that the increase in traffic would have on the Lydney Air Quality Management Area and the notorious bottleneck known as the Bream Road junction. Furthermore, Members recalled the safety issues for Schoolchildren which had been experienced with increased traffic/inconsiderate parking in Bream Road and the length of time it had taken to resolve the situation through the provision of double yellow lines. Cllr Preest requested that the CEO contact Forest of Dean District Council to obtain a copy of the report which had been undertaken in 2014 regarding air quality and possible improvements for Bream Road junction.

Action by – the CEO

Whilst it was noted that the Council had not been consulted on the application in its capacity of Statutory Consultee and that the deadline for receipt of comments had expired, it was **proposed by Cllr Greenwood, seconded by Cllr Street**, that the Council's material considerations would be submitted to the Case Officer at Gloucestershire County Council and that should the application be granted consent, a suitable condition should be placed on the development to financially contribute towards improvements in Bream Road due to the effect on the Lydney Air Quality Management Area.

Action by – the CEO

Attention was then turned to the request by Newland Parish Council to earmark £1,000 towards an opposition campaign. After due consideration, it was **proposed by Cllr Preest, seconded by Cllr Greenwood**, that the request would be placed in abeyance, pending receipt of the Lydney Air Quality Management Report from Forest of Dean District Council.

Action by – the CEO

13. PLANNING APPLICATIONS

P0149/16/FUL – Mr R Clarke, 15 Primrose Hill, Lydney

Two storey extension and alterations, replacement car port and removal of existing garage, alterations to existing vehicle area

No objection

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P0178/16/FUL – M & Mrs G Butcher, 26 Victoria Road, Lydney
Ground floor extension and porch to rear of dwelling

No objection

P0192/16/FUL – Two Rivers Housing, 7 Orchard Road, Lydney
Variation of Condition (02) of planning permission P1691/14/FUL to allow a minor-material change consisting of the alteration to the fenestration

No objection

P0253/16/FUL – Mr J Whiteley, 11 Beauchamp Meadow, Lydney
Erection of a single storey rear extension to dwelling

No objection

Cllr Preest arrived at this point.

P0213/16/FUL – Mr A Jenkins, 56 Primrose Hill, Lydney
Erection of a detached car port with garden store and ancillary accommodation above

No objection

14. TO NOTE PLANNING DECISIONS RECEIVED FROM FODDC

P0009/16/PJ3PA – 25 Newerne Street, Lydney

Prior Approval Refused – Prior approval for change of use of Class A1 shop to a personal training studio falling within Class D2

P1726/15/FUL – Land at Highbury House. Bream Road, Lydney

Application Withdrawn – Proposed erection of a dwelling and associated works

P0079/16/LD2 – 5 Cambourne Place, Lydney

LDC Issued – Application under Section 192 for a single storey rear extension (removal of existing conservatory).

P1778/15/LD1 – 8 Bream Road, Lydney

Application Withdrawn – Application under Section 191 to determine whether constructed decking is permitted development

P0114/16/FUL – 8 Bream Road, Lydney

Granted Permission – Retrospective application for construction of raised decking area to rear of dwelling

P0037/16/FUL – Unit 1A Hylton Court, Newerne Street, Lydney

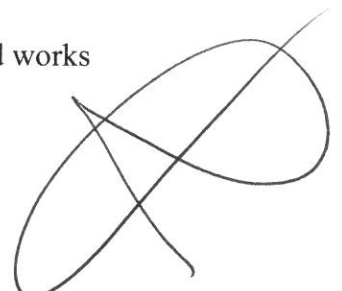
Granted Permission – Subdivision and part change of use from class A1 (Shop) to class A5 (Hot Food Takeaway) and external alterations – including the installation of ventilation and extraction equipment

P1914/15/FUL – Mead Lane Warehouse, Mead Lane, Lydney

Granted Permission – Proposed new office building and associated works

15. PLANNING CORRESPONDENCE

Nothing to report.



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16. **COUNCILLORS REPORTS**

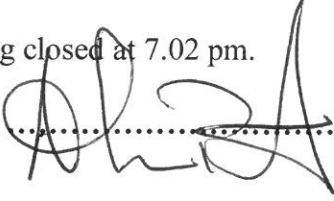
No reports made.

17. **MEETING DATES**

It was noted that the next meeting of the Planning & Highways Committee would take place on Monday 11 April 2016 at 6.00 pm.

The meeting closed at 7.02 pm.

Chairman



Date

11 / 4 / 16

