

# LYDNEY TOWN COUNCIL

PLANNING AND HIGHWAY COMMITTEE MEETING – 2020/01/13 – 34

MINUTES OF THE PLANNING AND HIGHWAY COMMITTEE MEETING held in the Council Chamber, Claremont House, Lydney on Monday 13 January 2020 at 6.23 pm.

**PRESENT:** A Preest (Chairman), L Arnold and W Leach

Cllr S Holmes

Cllr S Stockham

Mr D Kent – Town Clerk

Miss C Wheeler – Assistant Clerk – Minute Taker

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1. **APOLOGIES**

Apologies for absence were received and noted from Cllrs Z Arnold and Greenwood.

2. **DECLARATIONS OF INTEREST**

Cllr A Preest – Agenda item 12 (P1975/19/FUL) – Robert Hitchins Limited, Land Between Rodley Manor Way and Naas Lane, Lydney. *Cllr Preest advised that he would not participate in the discussion concerning the application and that Cllr L Arnold would chair the meeting whilst the application was being considered.*

3. **MINUTES OF PREVIOUS MEETING**

Approval of the minutes of the Planning and Highway Committee meeting held on 9 December 2019 was **proposed by Cllr L Arnold, seconded by Cllr Leach.**  
Unanimous.

4. **OPEN FORUM**

None.

## **HIGHWAY, FOOTPATH AND TRANSPORT ISSUES**

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

**Road Closure**

None.

**Footpath Closure/Diversion**

None.

6. **HIGHWAY CORRESPONDENCE**

None.

**Street Names**

Deferred until next meeting.

7. **BREAM ROAD**

Members noted that since the last meeting Gloucestershire County Council Highway Department had applied additional tarmac to the manhole cover.

8. **NEWERNE STREET**

Members noted that a total of seven businesses had been written to by the Clerk to



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request that they ensure that deliveries are made to the rear of their premises.

### PLANNING ISSUES

#### 9. SECTION 106 AGREEMENTS

Prior to the meeting Members were provided with a copy of the updated Section 106 agreements listing which had been received from Forest of Dean District Council. Councillors requested that the Clerk ensure that the document was reviewed in 2 months in order to reflect any changes.

**Action by – the Clerk**

#### 10. PERSONALISED TRAVEL PLANNING INITIATIVE

Prior to the meeting Members were provided with a copy of the response which had been received from the Officer at Atkins Global and they were asked to agree an alternative date.

Cllr Preest requested that the Officer be asked to attend a future Committee meeting or alternatively, that a separate meeting be arranged with Councillors.

**Action by – the Clerk**

#### 11. TREE PRESERVATION ORDER

None.

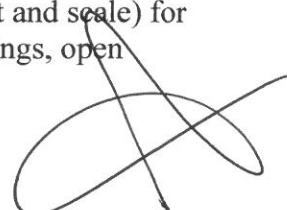
#### 12. PLANNING APPLICATIONS

P0114/19/DISCON – Persimmon Homes East Wales, Land East of Par Four Lane, Lydney  
Discharge of conditions 05 (landscaping), 06 (hard landscaping), 07 (Tree Protection) and 09 (landscaping management) of planning permission P1399/18/FUL  
**Noted**

P1904/19/FUL – Mr P Kiely, 95A Primrose Hill, Lydney  
Erection of a single storey garden room and store with associated works  
**No objection**

P0119/19/DISCON – Crest Nicholson South West, Land Between Lydney Bypass and Highfield Road, Lydney  
Discharge of Condition 01 (approval of reserved matters application), 02 (parameter plans), 05 (sequencing plans), 06 (urban design and landscape), 07 (floor levels and sections), 08 (car parking facilities), 13 (traffic strategy), 14 (car park & site operative accommodation), 15 (access roads), 16 (residential travel plan), 20 (urban drainage), 22 (noise), 23 (waste minimisation strategy), 26 (archaeology), 27 (construction environment management plan) of planning permission P0361/15/OUT relating to parcel 4  
**Noted**

P1953/19/APP – Crest Nicholson South West, Land Between Lydney Bypass and Highfield Road, Highfield Road, Lydney  
Approval of Reserved matters (Access, Appearance, Landscaping, Layout and scale) for outline planning permission P0361/15/OUT for the erection of 148 dwellings, open space, infrastructure and ancillary works  
**No objection**



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P1959/19/FUL – Mr & Mrs S & J Aldridge, Hill Farm, Lensbrook, Lydney  
Installation of 500kw biomass boiler in an agricultural building and installation of associated flue (retrospective)

**No objection**

P1941/19/FUL – Lydney Park Estate, Land and Buildings at Blackrock Farm, Bream Road, Lydney

Conversion and change of use of a group of existing farm buildings to create 5 no. dwellings and associated works

**No objection subject to consultation with Gloucestershire Highways regarding access/visibility splay**

Due to a Declaration of Interest in the following application Cllr Preest relinquished the Chairmanship of the meeting at this point and did not participate in the discussion. Cllr L Arnold chaired the meeting.

P1975/19/FUL – Robert Hitchins Limited, Land Between Rodley Manor Way, and Naas Lane, Lydney

Construction of a new access off the A48

**Objection. Council wish to reiterate the objection it submitted in respect of Planning Application P0745/18/OUT which it believes is applicable to this application, this being:-**

**“Objection. Lydney Town Council object to the omission of the roundabout which had been approved in the previous application and would unlock access to much needed employment land at Hurst Farm. As the population of our Town grows as a result of housing developments it becomes a key requirement for employment opportunities to be provided locally; failure to provide such would have a catastrophic effect on the socioeconomic status and is contrary to the Lydney Neighbourhood Development Plan and Forest of Dean District Councils own Core Strategy Document (both Statutory Planning Documents). The roundabout is key to unlocking local employment opportunities in Lydney.”**

Cllr Preest resumed the chairmanship of the meeting.

### 13. TO NOTE PLANNING DECISIONS RECEIVED FROM FODDC

P1700/19/LBC – Crump Farm, Naas Lane, Lydney

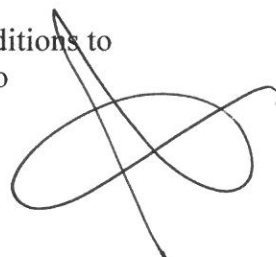
**Granted Permission** – Listed Building Consent for the replacement of roof and installation of roof lights. (Part Retrospective).

P0865/18/FUL – Barn, Naas Court, Naas Lane, Lydney

**Granted Permission** – Repairs and internal additions to effect change of use of barn and open cart shed from agricultural/storage to wedding/events venue. Use of adjacent land for vehicle parking (part retrospective).

P0866/18/LBC – Barn, Naas Court, Naas Lane, Lydney

**Granted Permission** – Listed Building Consent for repair and internal additions to effect change of use of barn and open cart shed from agricultural/storage to wedding/events venue (part retrospective)



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P1749/19/TCA – Bathurst Park & St Mary’s Churchyard, Lydney

**Granted Permission** – Fell x 1 Holly, x 1 Sycamore, x 1 Cypress, x 1 Wild Cherry, x 2 Cherry Plum trees and T31 of the submitted tree survey (species unknown), crown reduce by 20% x 1 Whitebeam (T1 of the submitted tree survey), x 1 Maple (T23) and x 1 Sugar Maple (T38) and crown reduce by 25% x 1 Beech Tree (T33) at Bathurst Park. At St Mary’s Churchyard, fell x 1 Sycamore and x 1 Goat Willow, coppice to 0.5m high stumps x 1 Goat Willow and crown reduce by 20% x 1 Wild Cherry.

P1712/19/FUL – 5 River View, Lydney

**Granted Permission** – Erection of a rear first floor balcony.

P1576/19/FUL – Severn Bridge Cottage, Etloe, Blakeney

**Granted Permission** - Erection of a two storey rear extension and conversion of first floor loft store to provide additional bedroom including the installation of x2 dormers. Demolition of conservatory

P1738/19/FUL – Cross Hands Garage, Cross Hands, Lydney

**Granted Permission** – Variation of condition 02 (approved plans) of planning permission P0724/18/FUL to allow for addition of refrigeration plant and automatic sliding doors

### 14. PLANNING CORRESPONDENCE

Members were advised that the following planning application would be considered by Forest of Dean District Council’s Planning Committee at their meeting on 21 January 2020:-

P1889/15/OUT – Holms Farm, Holms Farm Estate, Lydney

A Hybrid planning application comprising the creation of 29 new dwellings, restoration of farmhouse, landscaping, open space and associated works to include:

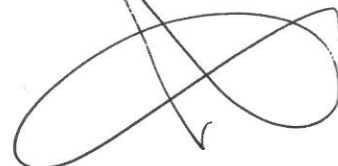
- i) Full application for the conversion of barn to create 1 dwelling and the restoration of farmhouse; and,
- ii) Outline application with some matters reserved for 28 new dwellings and associated works

It was agreed that Cllr Leach would speak on behalf of the Town Council and relay the Committee’s prior objections.

**Action by – Cllr Leach**

### 15. COUNCILLORS REPORTS

Cllr L Arnold advised that he had received a complaint regarding the lights on the pedestrian crossing point in Newerne Street. Cllr Preest provided Members with an overview of the issues which had been faced regarding the reconnection of the lights and he felt that line marking had been incorrectly positioned in Church Road. Members were informed by Cllr Preest that Officers at Gloucestershire County Council had dealt with the issues which had been experienced superbly; highlighted that the Cycleway scheme had been included in the Local Plan and that work had been undertaken on the scheme a number of years prior.



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Responding to a query which had been raised by Cllr S Holmes, Cllr Preest gave a commitment to establish if the cameras which had been sited on the pedestrian crossing in Newerne Street were to capture vehicles which exceeded the 20-mph zone. Cllr Preest also felt that a VAS should be sited on Highfield Road in the vicinity of St Joseph's Church in order to remind drivers of the speed restriction.

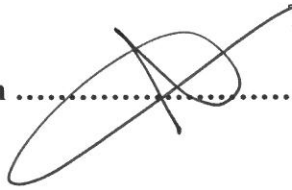
**Action by – Cllr Preest**

16. **MEETING DATES**

Members noted that the next scheduled meeting of the Planning and Highways Committee would take place on 10 February 2020.

The meeting closed at 6.46 pm.

Chairman .....



Date .....

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