

LYDNEY TOWN COUNCIL

PLANNING AND HIGHWAY COMMITTEE MEETING – 2015/09/14 – 11

MINUTES OF THE PLANNING AND HIGHWAY COMMITTEE MEETING held in the Council Chamber, Claremont House, Lydney on Monday 14 September 2015 at 6.05 pm.

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

Mr N Gibbons, Forest of Dean District Council – presentation only

District Cllr P Molyneux – presentation only

District Cllr P Burford – presentation only (arrived at 6.05 pm)

Mrs J Smailes – Chief Executive Officer (CEO)

Miss C Wheeler – Executive Officer (EO)

Cllr Preest absented himself from the chamber for the duration of the presentation.

Cllr Pearman informed all present that no practice fire evacuation had been scheduled for the duration of the meeting. All attendees were informed of the locations of the nearest fire exits. Cllr Pearman then welcomed Mr Gibbons, District Cllrs Molyneux and Burford (late arrival) to the meeting.

Mr Gibbons provided Members with an overview of the planning system and its tiered operation, from National Policy through to Local Policies. Members noted that the overall strategic plan for the District until 2026 (the Core Strategy) was subject to regular review and that policies in conformance with the Core Strategy were continuing to emerge, e.g. Neighbourhood Plans, thereby providing the locality with a voice as to what they wished to see happen in their area.

Cllr Vaughan arrived at this point.

Mr Gibbons advised that the District Council were currently working on bringing the Core Strategy up to date and that broadly speaking, the Authority was still trying to implement changes which had been identified 10 years prior. Reference was made to the housing and employment land which had been allocated in the Town and it was noted that the population of the Town would increase due to the housing applications which had been granted consent. Mr Gibbons highlighted that the availability of houses had changed for the Town and that a lot of the development revolved around transport plans for the town and the mainline railway station.

Responding to a question which had been raised by Cllr Street concerning if protection against urban sprawl had been afforded to both Yorkley and Bream, Mr Gibbons advised that limited land had been identified in Bream and that policies existed nationally to protect countryside. Furthermore, that Forest of Dean would defend its stance that there was sufficient land to meet the need identified in the Strategic Plan – this was evidenced by the Allocations Plan. Cllr Pearman question the weight which was afforded to Material Considerations returned by the Town Council; Mr Gibbons stressed that Material Considerations needed to be tied to a Policy or the impact of a development and that greater weight would be afforded if reference was made to an adopted plan or the National Planning Policy Framework.



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Cllr Openshaw queried what links were being made to other initiatives in order to attract industrial development for the Town. Mr Gibbons advised that work was undertaken with other agencies; that the Local Authority let the sites themselves determine the most appropriate use for the area; that whilst work was undertaken to promote the area, it was acknowledged that Wales invested heavily in attracting employment.

Cllr Pearman expressed thanks to Mr Gibbons and District Cllrs Molyneux and Burford for attending; Mr Gibbons and District Cllr Burford then excused themselves from the meeting; District Cllr Molyneux remained in the Chamber.

Cllr Preest then joined the meeting.

1. **APOLOGIES**

None.

2. **DECLARATIONS OF INTEREST**

None.

3. **MINUTES OF PREVIOUS MEETING**

Approval of the minutes of the Planning and Highway Committee meeting held on 13 July 2015 was **proposed by Cllr Greenwood, seconded by Cllr Christodoulides.**
Unanimous.

Prior to the meeting Members were provided with a copy of the notes from the Delegated Powers meetings held on 29 July 2015 and 17 August 2015. Noted.

4. **OPEN FORUM**

No members of the public in attendance.

HIGHWAY, FOOTPATH AND TRANSPORT ISSUES

5. **SIGNAGE**

Federal Mogul/JD Norman signage

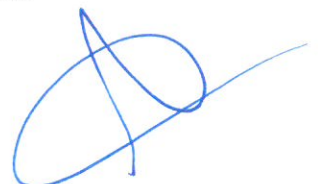
County Cllr Preest advised that signage had been erected at the entrances to the Town (Aylburton and Blakeney directions).

Members noted that J D Norman already possessed their own unique postcode for their site.

6. **ROUNDAABOUT SPONSORSHIP**

The CEO advised that discussions were taking place with an organisation interested in sponsoring the roundabouts in the Town; that discussions were taking place with Mr B Watkins and Mr S Excell at Gloucestershire County Council in order to progress the desired improvements.

Members noted that the Town Council had been granted formal planning consent in respect of sponsorship signage and would continue to liaise with Gloucestershire County Council Highways in respect of permissible design/artistic enhancement.



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7. **GLOUCESTERSHIRE COUNTY COUNCIL LENGTHSMAN SCHEME**

County Cllr Preest advised that to date, work had been undertaken over two weeks in Lydney and Aylburton. Whilst some tasks had yet to be completed due to problems initially encountered during instigation of the scheme, County Cllr Preest expressed thanks to Councillors for identifying minor defects in both Parishes which could be addressed by the scheme.

County Cllr Preest was requested to ascertain if Gloucestershire County Council would be devolving powers for the Scheme; all Councillors were asked to continue to report issues to County Cllr Preest.

Action by – County Cllr Preest

8. **LYDNEY STATION TRAVEL PLAN/THINKTRAVEL**

Cllrs Preest and Pearman gave an overview of the meeting which had taken place with Officers from Gloucestershire County Council and the said Authority's consultants. It was noted that the Officers from Gloucestershire County Council said they were unaware of the Lydney Revolutions document which had been produced despite previous meetings and its inclusion in LTP3; a copy of which was subsequently provided to them.

Thinktravel was designed to publicise the wide range of travel options which were available to access the Town and its environs/facilities. Furthermore, a survey of rail users had been carried out at the mainline railway station, which had confirmed the need to improve facilities/accessibility/increase journeys at the station. Members were provided with copies of the information which had been provided in respect of the initiative.

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

Temporary Road Closure – Naas Lane Crossing – 20 mtrs either side of crossing – from 9.00 pm on Monday 26 October to 7.00 am on Friday 30 October 2015. Noted.

Cllr Street advised that he possessed concerns over the road closure and would raise these personally with Gloucestershire County Council.

10. **HIGHWAY CORRESPONDENCE**

Grit Bins

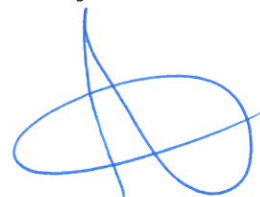
Members were asked to consider purchasing grit bins for the following locations:

- Lynwood Road
- Junction of Bream Road and Grove Road

Members were also advised of the need to purchase five signs for the Council's grit bins from Designer Signs at cost of £48.00 plus VAT.

Purchase of two grit bins and five signs **proposed by Cllr Greenwood, seconded by Cllr Street.** Unanimous.

Action by – the CEO



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Traffic Regulation Order/Notice of Intent

Prior to the meeting Members were provided with a copy of a Traffic Regulation Order proposal (Banned U Turns) and a Notice of Intent for a new Toucan crossing for Highfield Road. Noted.

PLANNING ISSUES

11. OAKDALE

Cllr Vaughan reported that she had now been accepted on the Oakdale Links Facebook page and was pleased to advise that residents were now reporting issues directly to her.

The CEO stated that the next Oakdale Stakeholder Meeting had been postponed by Bromford Housing due to lack of attendance by their Estate contractor and that a rescheduled date had yet to be agreed. Cllr Pearman expressed concern over a lack of attendance and follow-up by MMC². It was **proposed by Cllr Preest**, that the CEO would raise the Council's concerns with both MMC² and Bromford Housing.
Unanimous.

Action by – the CEO

12. LICENSING ACT 2003 – REVIEW OF LICENSING POLICY

Prior to the meeting Members were provided with a copy of the e-mail which had been received from Forest of Dean District Council advising of the review which was currently being undertaken of their Licensing Policy. Noted.

13. P0757/15/PLANOB – FOXLEY TAGG PLANNING LIMITED

In advance of the meeting Members were provided with a copy of the statement which had been presented by Cllr Street on behalf of the Council at the Forest of Dean District Council Planning Committee meeting on 11 August 2015. Noted.

14. PLANNING APPLICATIONS

P1181/15/FUL – Mr G Cook, Cherry Croft, Springfield Road, Lydney
Part demolition of existing detached single garage including extension to garage to create additional space for disabled access

No objection

P1205/15/FUL – Mr J Maynard, 19 Highfield Road, Lydney
Creation of off-road parking, dropped kerb and removal of front walls

No objection, subject to a condition being imposed which stipulates that only gravel to be used as surfacing material

P0894/15/FUL – Mrs P Biddle, Victoria Centre, Victoria Road, Lydney
Erection of a wooden shed for storage use

No objection

P1312/15/FUL – Mr A Morgan, 15 Sabrina Way, Lydney
Erection of a porch to the front elevation of the house. (Part Retrospective – footings started)

No objection

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P1275/15/FUL – Mr & Mrs L & J Smith, Tan-Y-Bryn, 5 Cross Hands, Lydney
Alterations and extensions to existing two storey dwelling, construction of new vehicular access to provide off road parking

No objection, subject to consultation with Highways given that access is directly on to a major road and therefore illegal to reverse vehicle

P1327/15/TCA – Mr L Allen, 30 Victoria Road, Lydney
Fell x 11 trees as identified at 30 Victoria Road

No objection, subject to consultation with Tree Officer at Local Planning Authority

P1270/15/FUL – Mr P Deighton, Purlieu Farm, The Purlieu, Lydney
Erection of a steel framed building to house milking parlour (part retrospective)

No objection, subject to condition that the building must be retained for agricultural purposes

P0438/15/FUL – Mr N Ross, 41/42 Newerne Street, Lydney
Change of use to form 2 apartments, first floor extension to form entrance lobby and extend staircase

No objection, provided that the external staircase is constructed in a material which does not pose a fire risk

15. TO NOTE PLANNING DECISIONS RECEIVED FROM FODDC

P0757/15/PLANOB – Purlieu Farm, The Purlieu, Lydney

Application Withdrawn – Prior approval for the erection of an agricultural building. Fee of £80 transferred to P1270/15/FUL

P0987/15/FUL – 17 Primrose Way, Lydney

Granted Permission – Extensions and alterations to dwelling

P1106/15/TCA – St Mary's Church, Church Road, Lydney

Granted Permission – Works to x 10 trees as described in the submitted details at St Mary's Church and Bathurst Park

P1034/15/ADV – County Store, 33 Newerne Street, Lydney

Granted Permission – Installation of 3 new illuminated signs to advertise shop

P0837/15/FUL – 9 Hadrian Close, Lydney

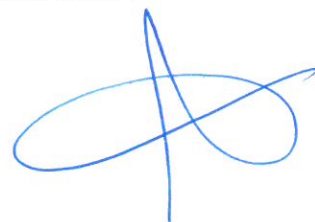
Granted Permission – Erection of a balcony at first floor to existing dwelling

P1281/15/TPO – Windrush, Highfield Road, Lydney

Granted Permission – Works to Copper Beech tree T7 of TPO70 to include a crown lift to 1.8m above ground level and reduction of lower branches as shown in the submitted photograph

P1041/15/LD2 – 10 Bream Road, Lydney

Application Refused – Application under section 192 to confirm whether or not planning permission is required for a single storey rear extension.



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P0757/15/PLANOB – Land at Highfield Hill, Lydney

Granted Permission – Modification of Section 106 Agreement of planning permission P1829/13/OUT to alter the proportion of affordable housing.

16. **PLANNING CORRESPONDENCE**

None received

17. **COUNCILLORS REPORTS**

Cllr Pearman requested an agenda item for the next meeting to consider the provision of rumble strips on the A48 approach to the roundabout at Oakdale.

Action by – the CEO

County Cllr Preest committed to obtain a definitive view regarding Gloucestershire County Council's delay in adopting the roundabout at Oakdale.

Action by – County Cllr Preest

Cllr Pugh highlighted the problems experienced when turning right from Kimberley Drive onto Highfield Road. County Cllr Preest committed to obtain the view of the Area Traffic Manager.

Action by – County Cllr Preest

Cllr Greenwood advised that problems were still being experienced with flooding at the junction by The Willow and highlighted that this would be the fourth winter that such problems were incurred. County Cllr Preest gave a commitment to arrange a site meeting between himself, Cllr Greenwood and Mr B Watkins, Gloucestershire County Council.

Action by – County Cllr Preest

Cllr Christodoulides reported that problems were experienced with inconsiderate parking by a van at the junction of Orchard Road and Tutnalls Street which was causing problems with visibility during the evenings from 6.00 pm onwards. Cllr Preest requested the CEO obtain the view of the Police on the matter.

Cllr Street expressed concern that a planned housing development opposite Yorkley School may increase the amount of traffic on Primrose Hill. Cllr Street questioned if it would be possible for Gloucestershire County Council to investigate the possibility of feeding traffic from Allaston onto Highfield Road.

Cllr Vaughan reported that she had received complaints regarding speeding cars in Ridler Road. County Cllr Preest advised that speed signs had already been ordered by Gloucestershire County Council and were awaiting receipt.

18. **MEETING DATES**

It was noted that the next meeting of the Planning & Highways Committee would take place on Monday 12 October 2015 at 6.00 pm.

The meeting closed at 6.55 pm.

Chairman

Date 12 Oct 15