

LYDNEY TOWN COUNCIL

PLANNING AND HIGHWAY COMMITTEE MEETING – 2019/07/08 – 06

MINUTES OF THE PLANNING AND HIGHWAY COMMITTEE MEETING held in the Council Chamber, Claremont House, Lydney on Monday 8 July 2019 at 6.00 pm.

PRESENT: C Vaughan (Chairman), Z Arnold, J Carr, J Greenwood, T Legge, B Pearman, T Tremlett and C Vaughan

Ms J Hall, MMC Land and Regeneration (In Administration) and Mr A Close, Planning Potential – presentation only

Four members of the public

Mrs J Smailes – Chief Executive Officer (CEO)

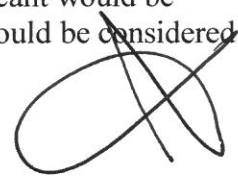
Miss C Wheeler – Executive Officer (EO)

Due to the absence of Cllr Preest it was **proposed by Cllr Greenwood, seconded by Cllr Legge**, that Cllr Pearman would chair the initial part of the meeting until such time as the Vice Chairman had been appointed.

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

Cllr Pearman welcomed Ms Hall and Mr Close to the meeting. Ms Hall provided Members with an overview of MMC's involvement with the site currently occupied by JD Norman, Lydney Park Boulevard. Ms Hall advised that whilst MMC was in administration, its Bank had committed over £200,000.00 to the completion of the bus link for the Oakdale site and that the link would be dedicated to Gloucestershire County Council. Members were advised that the site currently used by JD Norman had been ringfenced and the security of the site for the next 10 years had been secured via a formal lease; the Title of the plot of land would later be sold off at auction. Mr Close stated that a section of the site was currently not delivering any return and advised that the intention was to utilise said land for additional retail space. The preferred retailer, Aldi, would not compete with existing high street shops as they did not offer a butchery or bakery facility and Mr Close expressed a desire that the retailer would compliment existing stores. Members were informed that the proposal would not affect the existing JD Norman site or their access. Mr Close advised that a number of studies were currently being undertaken and a planning application was in the process of being completed; that a public consultation exercise would take place in forthcoming months; it was hoped that planning consent would be granted later in the year, with building commenced in 2020.

The CEO questioned if the opening of a Lidl store in Coleford would have any effect on the possibility of the retailer opening a store in the Town, as this had not been reflected in the presentation slides. Mr Close felt that this would not affect the proposed store as Lydney residents were currently disadvantaged and went elsewhere to gain retail choice. The CEO questioned if the applicant would agree to Lydney Town Council being involved in S106 discussions/being a signature party to any such agreement. Mr Close advised that he saw no reason why this could not happen, provided that it was appropriate and met the relevant legal tests. Cllr Pearman advised that a "Heads of Terms" document had been agreed with Sainsburys as part of their planning application and questioned if the applicant would be agreeable to entering into similar discussions; Mr Close advised that this could be considered as part of the application discussions.



LYDNEY TOWN COUNCIL

PLANNING AND HIGHWAY COMMITTEE MEETING – 2019/07/08 – 07

Prior to their departure Ms Hall advised that a traffic regulation order had been in force since May for the Oakdale bus link.

1. **ELECTION OF VICE CHAIR**

Cllr Pearman proposed Cllr Vaughan to the position, **seconded by Cllr Tremlett**. As no other nominations were received Cllr Vaughan was elected to the position.

Cllr Vaughan chaired the meeting from this point.

2. **APPOINTMENT TO PLANNING & HIGHWAY COMMITTEE**

It was **proposed by Cllr Greenwood, seconded by Cllr Z Arnold**, that Cllr Carr would be appointed to the Committee. Unanimous.

3. **APOLOGIES**

Apologies for absence were received and noted from Cllrs Harris, Ives and Preest.

The CEO advised that Cllr Harris had requested that the minutes reflect that her absence was due to her husband's ill health.

4. **DECLARATIONS OF INTEREST**

Cllr Vaughan declared that she was a member of Forest of Dean District Council's Planning Committee.

5. **MINUTES OF PREVIOUS MEETING**

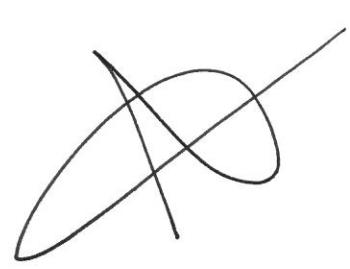
Approval of the minutes of the Planning and Highway Committee meeting held on 10 September 2018 was **proposed by Cllr Pearman, seconded by Cllr Z Arnold**. Vote carried.

6. **OPEN FORUM**

Mr A Haddock, 9 Naas Lane, Lydney – re: Planning Application P0979/19/FUL – Two Rivers Housing, Garage Site, Naas Lane, Lydney – voiced concern over boundary wall issues and the security of his animals due to the proposed demolition ; enquired as to the timescale for the demolition; destruction of plants; possibility landscaping following completion of works.

The CEO advised that the Town Council was a Statutory Consultee and was able to submit a Material Consideration on planning matters; that the decision regarding the application would be taken by the Local Planning Authority (Forest of Dean District Council) and Mr Haddock was encouraged to raise his concerns with both the Local Planning Authority and the applicant. It was noted that the application had been designated as an "Officer Decision"; Cllr Vaughan informed Members that she would "call the application in" in order that may be considered by the Planning Committee.

The members of the public then excused themselves from the Chamber.



LYDNEY TOWN COUNCIL

PLANNING AND HIGHWAY COMMITTEE MEETING – 2019/07/08 – 08

HIGHWAY, FOOTPATH AND TRANSPORT ISSUES

7. TEMPORARY ROAD/FOOTPATH CLOSURES, CREATIONS/DIVERSIONS

Road Closure

Temporary Road Closure – Old Dam Road, Oldcroft, from Junction with Allaston Road to outside reservoir from 23 September 2019 to 23 September 2019. Noted.

Footpath Closure/Diversion

Temporary Closure of FLY36 Archers Walk from OSGR SO 6435/0340 extending in a generally easterly and then northerly direction for approximately 330 metres to OSGR SO 6440/0360 from 28 June 2019 and shall continue in force for a period of not exceeding six months commencing from the date when the footpath was closed initially by Emergency Notice on 7 June 2019. Noted.

8. HIGHWAY CORRESPONDENCE

This matter was considered under agenda item 16 – Planning Correspondence.

Street Names

No suggestions received from Members.

9. BUS SHELTER

Deferred due to the absence of Cllr Preest.

10. NEWERNE STREET CAR PARK

Cllr Tremlett advised that it had been established that previously any “non-Police” issues (e.g. noise) were not recorded and passed onto the local policing team, however, Forest of Dean District Council had now put in place a facility whereby such “non-Police” issues would be “red-flagged” and reported to the local policing team who would then liaise with Officers at Forest of Dean District Council. It was stressed that in future residents would need to ensure that issues at the car park were reported to them. Furthermore, that Forest of Dean District Council had not downloaded any imagery from their CCTV due to no issues being reported.

11. PRIMROSE HILL ROAD

Members were asked to consider the concern which had been voiced by Cllr Holmes at the June Full Council meeting regarding numerous cars parked on the highway thereby restricting the carriageway between Holy Trinity Church and Albert Street.

The CEO advised that the matter would need to be deferred as Cllr Ives was investigating the matter with his colleagues at Gloucestershire County Council.

PLANNING ISSUES

12. TREE PRESERVATION ORDER

P0937/19/TPO – Bellway, Land at Barnett Way, Lydney

Works to Sycamore tree T16 of TPO173 to remove suckers from the base of the stem, remove dead wood and stubs and remove the two lowest branches growing westwards.

No objection

LYDNEY TOWN COUNCIL

PLANNING AND HIGHWAY COMMITTEE MEETING – 2019/07/08 – 09

P0963/19/TPO – TrunkArb Tree Surgery Ltd, Oak House, Windrush Gardens, Lydney
Re-pollard x 1 Oak Tree covered by TPO070

No objection

13. **LAKESIDE AVENUE**

No discussion.

14. **PLANNING APPLICATIONS**

P0817/19/FUL – Mr A Robbins, 30 Spring Meadow Road, Lydney
Proposed dropped kerb and associated works

No objection

P0866/19/FUL – Ms B Spencer, 1 Regents Walk, Newerne Street, Lydney
Change of use from retail shop (A1) to nail salon (Sui Generis)

No objection

P0876/19/FUL – Mr & Mrs Morgan, 5 Nero Close, Lydney
Erection of a first floor bedroom extension

No objection

P0912/19/FUL – Mr & Mrs Wood, Forest View, Neds Top, Oldcroft, Lydney
Erection of a single storey side extension

No objection

P0938/19/FUL – Mr B Pricor, Woodlands, Bream Road, Lydney
Erection of a two storey detached dwelling with associated parking, landscaping and ancillary works. (Revised Scheme)

No objection

P0690/19/OUT – School House, Naas Lane, Lydney
AMENDED DESCRIPTION AND REVISED PLANS

Outline application for the erection of six private affordable market dwellings with associated landscaping, parking and works. Construction of new vehicular access. Demolition of existing dwelling.

Lydney Town Council wish to “stand on” with its previous objection to this application, this being “**Objection. Lydney Town Council have concerns over the effect the proposed development would have on the highway, particularly due to the proximity of the development to Severnbanks Primary School and the junction with Meadow View. Our Council is also concerned that the limited off-road parking proposed would have an adverse effect on surrounding roads which are already under strain during student drop off/collection times for Severnbanks Primary School**”. We note that Gloucestershire County Council’s Highways Department have not objected to the proposed development, subject to conditions, Lydney Town Council however remain concerned over the effect the proposals will have on the highway.

P0979/19/FUL – Two Rivers Housing, Garage Site, Naas Lane, Lydney
Erection of 8 No. garages with associated works. Demolition of 10 No. garages

No objection. However, at its July Meeting Lydney Town Council’s Planning and Highway Committee received representations from residents who held concerns

LYDNEY TOWN COUNCIL

PLANNING AND HIGHWAY COMMITTEE MEETING – 2019/07/08 – 10

over the proposed development due to boundary wall issues. As a result of the concerns expressed we believe that there are mitigating works which need to be addressed and the residents have been encouraged to discuss these with the Local Planning Authority/the Applicant.

P0474/19/OUT – 91 Primrose Hill, Lydney

Outline application for the erection of a 4 bedroom detached dwelling involving demolition of existing garage. Erection of a new detached garage and new vehicular access for 91 Primrose Hill (Revised Scheme).

No objection

P0905/19/FUL – Two Rivers Housing, Garage site, Forest Road, Lydney

Erection of 27 no. garages with associated works. Demolition of 31 no. existing garages

No objection

19/0025/FDMAJW – Lydney Skip Hire, Unit 37, Lydney Industrial Estate, Harbour Road, Lydney

Waste Recycling Facility

Objection. Lydney Town Council have concerns over the effect the proposed development would have on existing watercourses; GCC have also requested further flood mitigation documentation which the Town Council also require sight of before being able to provide its considered opinion on this application.

Furthermore, Lydney Town Council do not believe sufficient consideration has been given by the LPA to possible water/air contamination from the proposed site given its close proximity to a proposed large fish/food processing plant which is currently under construction at Pine End Works.

15. TO NOTE PLANNING DECISIONS RECEIVED FROM FODDC

P0563/19/FUL – Hulks Cottage, Allaston Road, Lydney

Application Refused – Erection of triple car port with first floor annexe accommodation above and associated works. Demolition of existing shed.

P0482/19/OUT – Land South of Lakeside Avenue, Tutnalls, Lydney

Granted Permission – Variation of Condition 21 (Bus link to Lakeside Avenue, including details of bus link) of planning permission P1009/09/OUT to allow for revised plans and timetable for implementation.

P0742/19/ADV – 57 Newerne Street, Lydney

Granted Permission – Advertisement consent for 1no. external illuminated fascia sign and a double sided projecting sign

P0370/19/FUL – Land Adjacent to Highfield Road, Lydney

Granted Permission – Variation of condition 02 (approved plans) relating to planning permission P0108/17/FUL for substitution of house types for plots 51-59 and 73-86

16. PLANNING CORRESPONDENCE

- Letter from a member of the public drawing attention to a number of issues on Highfield Road which they deem to be health and safety related. *(All Members were provided with a copy of the letter for their information).* Noted.

LYDNEY TOWN COUNCIL

PLANNING AND HIGHWAY COMMITTEE MEETING – 2019/07/08 – 11

- Forest of Dean District Council – notification that planning application P0825/18/OUT – Land East of Rodley Manor Way, Lydney would be considered by the Planning Committee meeting commencing 2.00 pm on Tuesday 9 July 2019. Noted.
- Forest of Dean District Council – Notification of appeal in respect of 91 Primrose Hill, Lydney due to a refusal to grant outline planning consent for the erection of 4 bedroom detached dwelling involving demolition of existing garage. Erection of a new detached dwelling and new vehicular access for 91 Primrose Hill. The appeal is to be determined on the basis of Written Representations; Lydney Town Council to make representation, if desired, by 7 August 2019 to the Planning Inspectorate. Noted.

17. **COUNCILLORS REPORTS**

None.

18. **MEETING DATES**

Members noted that the next scheduled meeting of the Planning and Highways Committee would take place on 9 September 2019.

Members noted that any applications received during the August Recess would be considered under Delegated Powers.

The meeting closed at 6.57 pm.

Chairman 

Date 09 Sep 19

