

# LYDNEY TOWN COUNCIL

## PLANNING AND HIGHWAY COMMITTEE MEETING – 2019/10/14 – 18

**MINUTES OF THE PLANNING AND HIGHWAY COMMITTEE MEETING** held in the Council Chamber, Claremont House, Lydney on Monday 14 October 2019 at 5.48 pm.

**PRESENT:** A Preest (Chairman), L Arnold, Z Arnold, J Carr, J Greenwood and T Tremlett

Mr N Gibbons, Forward Plan Manager, Forest of Dean District Council  
Cllr R Holmes

Two members of the public

Mr A Maliphant – Town Clerk

Miss C Wheeler – Assistant Clerk – Minute Taker

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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 Cllrs Legg and Vaughan.

2. **DECLARATIONS OF INTEREST**

Cllr J Greenwood – Agenda item 12 (P1576/19/FUL – Old Severn Bridge Cottage, Etloe, Blakeney)

3. **FOREST OF DEAN LOCAL PLAN**

Cllr Preest welcomed Mr N Gibbons, Forward Plan Manager, Forest of Dean District Council to the meeting.

Mr Gibbons provided Members with an overview of the Local Plan review process which had just commenced. It was noted that the District Council had yet to make any decision on how the new plan should be shaped and Mr Gibbons explained that the District was at the “Issues and Options” stage which would enable any issues which had been identified to be addressed. During discussion Mr Gibbons acknowledged that Lydney had a heavy commitment for housing over the next 10 years but stressed that this would not negate consideration being given towards a further housing commitment. It was anticipated that by the end of 2020 a draft version of the plan would be produced which would then be subject to a consultation period. Mr Gibbons thought it highly likely that the draft plan would be subject to further changes before its submission to the Secretary of State for approval. Mr Gibbons encouraged Lydney Town Council to respond to the “Issues and Options” documentation.

Noting that during his presentation Mr Gibbons stated that restrictions for development had been placed on Cinderford due to the fact that it was two thirds surrounded by Forest, Cllr Tremlett questioned how it had managed to attract such investment and also a new hospital facility. Mr Gibbons acknowledged that some scope existed at Cinderford, however, it may not be at the level of need as there was very little scope for major change. Cllr Z Arnold highlighted that Cinderford services had attracted development but not allocated housing and Mr Gibbons highlighted that Lydney had attracted investment for Lydney Harbour. Mr Gibbons also stressed the accessibility of Cinderford as it was the centre of the Forest and felt that change would be seen in

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Lydney through private investment. A discussion then took place on the lack of infrastructure in Lydney; Mr Gibbons stressed that new developments could not be used to address existing issues and explained that a developer was only required to provide such infrastructure so as to address any issues which may be experienced as a result of their development.

Cllrs L Arnold and Carr arrived at this point.

Cllr Preest acknowledged that a number of people felt that the Forest of Dean should be granted AONB status and that problems existed with the highways. Furthermore, he felt that the possibility of a joint Core Strategy with Gloucester, Tewkesbury and Cheltenham should be explored to establish if they could take on some of the Forest of Dean's housing allocation. **Cllr Preest proposed** that a separate meeting should take place to formulate Lydney Town Council's response to the "Issues and Options" document. Unanimous.

**Action by – the Clerk**

Responding to a question raised by Cllr Preest, Mr Gibbons thought that it would be prudent for Lydney Town Council to re-examine the NDP for Lydney in order that it reflected the current situation and welcomed a separate meeting on the matter in the future.

Mr Gibbons excused himself from the meeting at this point.

#### 4. **MINUTES OF PREVIOUS MEETING**

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

#### 5. **OPEN FORUM**

Mr H Ives – Agenda Item 9 – Primrose Hill Road – Noting the response which had been received from the Local Highway Manager, expressed a view that the situation still needed to be resolved. Highlighted that a speed survey was undertaken by the Police the previous month which had provided evidence of speeding. Suggested a number of locations for speed cameras (Primrose Hill/Lynwood Road or Primrose Way) and recommended that an approach could be made to the Police to see if they would support such an installation. Suggested that a "children playing" sign could be erected by the play area on Primrose Hill Meend.

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

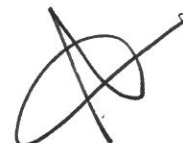
#### 6. **TEMPORARY ROAD/FOOTPATH CLOSURES, CREATIONS/DIVERSIONS**

##### **Road Closure**

None.

##### **Footpath Closure/Diversion**

None.



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### 7. HIGHWAY CORRESPONDENCE

- Gloucestershire County Council – notification that work to resolve issues with tree roots of the footpath adjacent to Lydney Tennis Club had been programmed as future work.

#### Street Names

No suggestions received from Members.

### 8. AIR QUALITY

Prior to the meeting Members were provided with a copy of the Detailed Assessment for Lydney 2019 and the Forest of Dean Annual Air Quality Status Report 2018. It was noted that the 2019 report was currently being produced.

Members were advised that the above reports (and supporting documentation) were publicly available from Forest of Dean District Council's website. Cllr Preest proposed that the Clerk enquire as to when the 2019 report would be made available; if receipt was anticipated in a few months then the Clerk was requested to arrange for the District Officer to attend a future meeting to discuss the report, however, if the report would take longer the Clerk was requested to extend an invitation to the District Officer to attend a meeting. Unanimous.

**Action by – the Clerk**

### 9. PRIMROSE HILL ROAD

Prior to the meeting Members were provided with copies of the response which had been obtained from Mr B Watkins, Local Highway Manager, Gloucestershire County Council regarding the issues voiced at the last meeting concerning parking on Primrose Hill Road, the suggested installation of traffic calming measures around Primrose Hill Mesne and the practice of delivery vehicles parking on Newerne Street when making deliveries to premises located close to the junctions with Albert Street and Tutnalls which reduced the visibility of drivers wishing to exit said junctions.

Cllr Holmes expressed thanks to the Chairman for allowing him to speak on the matter and voiced his disagreement with sections of the response provided. Cllr Holmes felt that issues would be experienced with speeding cars irrespective of parked cars and he called for retail premises on Newerne Street to be contacted and encouraged to use their rear store entrances for deliveries. **Cllr Preest proposed** that the Clerk write to the retailers concerned. Unanimous.

**Action by – the Clerk**

During discussion it was felt that traffic had increased in the Town due to the housing developments along Highfield Road. Whilst it was noted that Lidl had proposed a development in the Town, it was suggested that any concerns relating to a possible increase in traffic should be considered when the application was received. Cllr Preest suggested that concerns relating to an increase in traffic should be raised as part of the Town Council's response to Forest of Dean District Council's "Issues and Options" document.

Mr H Ives suggested that consideration could be given towards reducing speed along the section of Primrose Hill Road which ran alongside Primrose Hill Mesne and suggested the installation of a vehicle activated sign. The Clerk suggested that contact

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could be made with the Local Highway Manager to ascertain if they would support the installation of a vehicle activated sign and gave a commitment to progress the matter.

**Action by – the Clerk**

10. **LAND OWNERSHIP – CENTURION WAY**

Prior to the meeting Members were provided with a copy of the contact details for MCA West Midlands. The Clerk was requested to forward the information to District Cllr Ives in order that he may progress the matter.

**Action by – the Clerk**

### **PLANNING ISSUES**

11. **TREE PRESERVATION ORDER**

None.

12. **PLANNING APPLICATIONS**

P1331/19/FUL – Mr Kaplan, 47 – 49 Newerne Street, Lydney

Sub-division of existing premises into two separate premises (No. 47 & 49) together with creation of separate entrances and ground floor seating area for No. 49 and erection of a single storey extension to No. 47 to provide toilet facilities all with associated works. Conversion and alteration of first floor level to provide x 2 self-contained flat with associated works. Demolition of ground floor rear function room and flat roof.

**No objection**

P1440/19/FUL – Mr & Mrs S Patel, 51-55 High Street, Lydney

Erection of a first floor rear extension, conversion of first floor flat to create 2 two bedroom flats and conversion of loft to provide a one bedroom flat with associated works. (Re-submission)

**No objection, however, Lydney Town Council notes that an objection has been lodged on the Local Planning Authority's website regarding potential loss of light as a result of the proposals**

P1449/19/FUL – Westbase Group, Unit 160 Lydney Industrial Estate, Harbour Road, Lydney

Sub-division of existing industrial unit into two separate industrial units

**No objection**

P1475/19/LBC – Mr M Rapson, Highbury House, Bream Road, Lydney

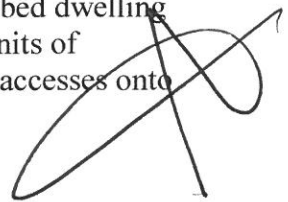
Listed Building Consent for the installation of sewage treatment plant

**No objection**

P0688/19/OUT- Pine End Works & Land to the North Harbour Road, Lydney

A hybrid planning application comprising of all existing structures and their demolition and mixed use development and associated infrastructure and works comprising of fish processing building (20,600m<sup>2</sup> B2 use), Building consisting of an eel farm (8,000m<sup>2</sup> of B2 use), plus 1,300m<sup>2</sup> restaurant/café (A3 use) and 700m<sup>2</sup> visitor centre (D1 use).

Energy centre (800m<sup>2</sup> B2 use), storage building (500m<sup>2</sup> ancillary to B2 use), Amenity building for HGB drivers (150m<sup>2</sup> ancillary to B2 use), Generator building/substations (500m<sup>2</sup> ancillary to B2 use), staff accommodation consisting of 3 No. 3 bed dwelling houses, 8 No. 1 bed apartments, 4 No. 2 bed apartments and 18 shared units of accommodation for seasonal staff. New pedestrian, cycle and vehicular accesses onto



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Harbour Road and a network of internal routes. 2 No water treatment lagoons, parking areas for visitors, staff and HGVs. Landscaping and planting and associated development and works. Utilities infrastructure including water supply, foul and surface water sewers and underground tanks, electrical supply (including substations), telecommunications equipment, on site renewable energy and associated works. Outline application (all reserved matters for approval other than external appearance) for the erection of a building containing up to 2,500m<sup>2</sup> of A1, A2, A3, A4 and A5 uses. (Revised description). **REVISED PLANS/INFORMATION**

**Lydney Town Council wishes to reiterate its previous comment, this being” No objection, subject to the provision of suitable screening to reduce any visual impact to Naas House; no expansion of the footprint into open countryside; full consideration being given to the concerns which have been raised by residents and already notified to the Local Planning Authority”.**

P0100/19/DISCON – Mr B Pricor, Woodlands, Bream Road, Lydney  
Discharge of Conditions 06 (Cycle storage) and 09 (roofing and external facing materials) relating to planning permission P0938/19/FUL  
**Noted**

P1515/19/FUL – Miss L Davis, 19 Naas Lane, Lydney  
Proposed dropped kerb and construction of a driveway to provide off-road parking  
**No objection provided that permeable materials are used**

P1576/19/FUL – Miss L Aldridge, Old Severn Bridge Cottage, Etloe, Blakeney  
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  
**No objection**

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

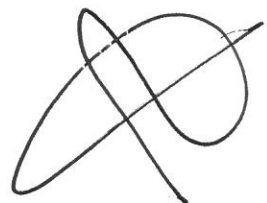
P1175/19/GPDE – 7 Lancaster Drive, Lydney  
**GPD Extension Approved** - Erection of a single storey rear extension. (General Permitted Development Extension).

P1149/19/FUL – 13 Bracken Close, Lydney  
**Granted Permission** – Replacement of part of roof to create a steeper pitch to accommodate a traditional bedroom in loft space with associated works.

P0816/19/FUL – Kings Buildings, Hill Street, Lydney  
**Granted Permission** – Erection of a Victorian style canopy and associated works (Retrospective)

P1150/19/LD2 – 57 Tutnalls Street, Lydney  
**LDC Issued** – Application under Section 192 to establish whether the conversion of loft space to bedroom and the erection of garden room/gym requires planning permission.

P1250/19/FUL – 7 Kimberley Drive, Lydney  
**Granted Permission** – Erection of a single storey and rear extension



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14. **PLANNING CORRESPONDENCE**

- Forest of Dean District Council – E-mail from Ms E Hughes, Planning Officer, advising that following Lydney Town Council’s enquiry, the developer has stated that work would commence on the construction of a footpath to the Edenstone Housing development on 7 October 2019.

15. **COUNCILLORS REPORTS**

None.

16. **MEETING DATES**

Members noted that the next scheduled meeting of the Planning and Highways Committee would take place on 11 November 2019.

The meeting closed at 6.56 pm.

Chairman .....

Date ..... 11/11/19