

LYDNEY TOWN COUNCIL

PLANNING AND HIGHWAY COMMITTEE MEETING – 2019/11/11 – 24

MINUTES OF THE PLANNING AND HIGHWAY COMMITTEE MEETING held in the Council Chamber, Claremont House, Lydney on Monday 11 November 2019 at 6.00 pm.

PRESENT: A Preest (Chairman), L Arnold, Z Arnold, J Greenwood and W Leach

Cllr P Macklin

Three members of the public

Ms J Hall, MMC2 Land Regeneration (in Administration)

Ms K Clark, Planning Potential

Mr A Maliphant – Town Clerk

Miss C Wheeler – Assistant Clerk – Minute Taker

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

1. **APOLOGIES**

No apologies for absence were received.

2. **DECLARATIONS OF INTEREST**

Cllr J Greenwood – Agenda item 9 (P1576/19/FUL –Severn Bridge Cottage, Etloe, Blakeney)

3. **FOREST OF DEAN LOCAL PLAN**

The Clerk advised Members that a separate meeting had taken place in order to determine the Council's response to the "Issues and Options" document. Members were provided with a summary of the response which had been submitted by the Clerk to Forest of Dean District Council.

Cllr Z Arnold arrived at this point.

4. **MINUTES OF PREVIOUS MEETING**

Approval of the minutes of the Planning and Highway Committee meeting held on 14 October 2019 was **proposed by Cllr Greenwood, seconded by Cllr Preest.**
Unanimous.

5. **OPEN FORUM**

Ms J Hall and Ms K Clark – Agenda Item 9 – Planning application P1704/19/FUL – MMC Land and Regen. Ltd (in Administ) – reminded Members that they had provided a presentation to the Committee in July regarding the application; provided information on the level of support for the application/Aldi store which could be evidenced following a public consultation exercise; confirmed that the organisation would look to make a local contribution to the Town; highlighted that the application was smaller than the scheme which had included Asda therefore local contributions would not be on the same scale; confirmed that the organisation would be happy to have a conversation with the Town Council regarding possible contributions in the future; confirmed that Aldi were aware of the retail competition and still wished to open a new store in the Town.

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HIGHWAY, FOOTPATH AND TRANSPORT ISSUES

6. TEMPORARY ROAD/FOOTPATH CLOSURES, CREATIONS/DIVERSIONS

Road Closure

- 3/24 Millend to junction with A48 Blakeney. 07:00 HRS to 17:00 HRS from 13 November 2019 to 19 November 2019 between the hours of 19:00 HRS to 23:00 HRS.
- Woodlane Rise from its junction with Cherry Walk to its junction with Ash Close for a distance of approximately 60 metres on 13 November 2019 between the hours of 07:00 HRS and 19:00 HRS.

Footpath Closure/Diversion

None.

7. HIGHWAY CORRESPONDENCE

- None.

Street Names

No suggestions received from Members. Cllr Leach questioned what had happened to the suggestion he had previously submitted to the Committee regarding the utilisation of a group of names. Members were reminded that Cllr Leach's suggestion had been tabled before Members at the June Committee meeting whereupon Members had resolved to note the suggestion.

Cllr Preest called for Cllr Leach's previous suggestion to be included on the Agenda for the next meeting.

Action by – the Clerk

PLANNING ISSUES

8. TREE PRESERVATION ORDER

None.

9. 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

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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 (20,600m² B2 use), Building consisting of an eel farm (8,000m² of B2 use), plus 1,300m² restaurant/café (A3 use) and 700m² visitor centre (D1 use).

Energy centre (800m² B2 use), storage building (500m² ancillary to B2 use), Amenity building for HGB drivers (150m² ancillary to B2 use), Generator building/substations (500m² 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 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 2,500m² 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, 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

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P1749/19/TCA – Lydney Town Council, Bathurst Park & St Mary's Churchyard & Cemetery, Lydney

Works to trees at Bathurst Park and St Mary's Churchyard as detailed in the submitted application and tree surveys

Noted

10. TO NOTE PLANNING DECISIONS RECEIVED FROM FODDC

P1260/19/FUL – 56 Bracken Close, Lydney

Granted Permission – Erection of a single storey rear extension and replacement of porch. Demolition of existing porch.

P1474/19/FUL – Highbury House, Bream Road, Lydney

Granted Permission – Installation of sewage treatment plant.

P1144/19/FUL – 1A 4-6 Hylton Court, Newerne Street, Lydney

Granted Permission – Change of use of Unit 1A from retail to a restaurant and subdivision of Units 4-6 to create two retail shops including alterations and associated works. Demolition of existing courtyard, conservatory and store. Removal of roof coverings over walkways and alterations to the external appearance and fenestration of all units.

P0905/19/FUL – Garage Site, Forest Road, Lydney

Granted Permission – Erection of 27 No. garages with associated works. Demolition of 31 No. existing garages.

P0100/19/DISCON – Woodlands, Bream Road, Lydney

Granted Permission – Discharge of Conditions 06 (Cycle storage) and 09 (Roofing and external facing materials) relating to planning permission P0938/19/FUL

P1478/19/GPDE – 17 Greenways, Lydney

GPD Extension Approved – Erection of a single storey rear extension. Demolition of existing conservatory. (General Permitted Development extension)

11. PLANNING CORRESPONDENCE

None.

12. COUNCILLORS REPORTS

Responding to a question which had been raised by Cllr Leach, Cllr Preest advised that the manhole cover in Bream Road had already been reported several times to Severn Trent Water, however, the organisation had yet to take action. Cllr Preest confirmed that both the Portfolio Holder at Gloucestershire County Council and the Local Highway Manager were attempting to progress the repair with Severn Trent Water. Cllr Greenwood reported that a manhole cover opposite D & M Pizza also rattled.

Action by – Cllr Preest

Cllr Leach highlighted the deterioration in the condition of the road surface from the junction of Bream Road and High Street to Lydney C of E School. Cllr Preest advised that Gloucestershire County Council's Local Highway Manager was aware of the issue.

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Cllr Preest advised that he had received a number of complaints regarding the work which was being undertaken to implement the Lydney Cycleway scheme and reported that a senior Highway Officer at Gloucestershire County Council would be willing to visit Lydney.

Cllr Leach advised that he had been contacted by members of the public regarding the practice by traders of placing “A” boards in the middle of the pavement. Cllr Preest requested that Town Council staff report the issue to Gloucestershire County Council’s Local Highway Manager.

Action by – the Clerk

Cllr Greenwood informed Members that a meeting of the Multi Use Track Stakeholder Group would take place the following day, at which he hoped a decision would be made regarding the route.

13. **MEETING DATES**

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

The meeting closed at 6.40 pm.

Chairman

Date 9/12/2019