

# LYDNEY TOWN COUNCIL

PLANNING AND HIGHWAY COMMITTEE MEETING – 2015/01/12 – 39

**MINUTES OF THE PLANNING AND HIGHWAY COMMITTEE MEETING** held in the Council Chamber, Claremont House, Lydney on Monday 12 January 2015 at 5.57 pm.

**PRESENT:** Cllrs A Preest (Chairman), B Berryman, C Harris, J Openshaw, B Pearman, and B Thomas

Mr D Street - Member of the public co-opted onto the Committee

Six members of the public  
Mrs J Smailes – Chief Executive Officer (CEO)  
Miss C Wheeler – Executive Officer (EO)

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Due to Cllr Greenwood's absence, it was **proposed by Cllr Berryman, seconded by Cllr Harris**, that Cllr Preest would be appointed as Chairman of the meeting. Unanimous.

Cllr Preest informed all present that no practice fire evacuation had been scheduled for the duration of the meeting. All attendees were then informed of the locations of the nearest fire exits.

1. **APOLOGIES**  
Apologies for absence were received and noted from Cllr Greenwood.
2. **DECLARATIONS OF INTEREST**  
None.
3. **MINUTES OF PREVIOUS MEETING**  
Approval of the minutes of the Planning and Highways Committee meeting held on 8 December 2014 were **proposed by Cllr Harris, seconded by Cllr Pearman**. Unanimous.
4. **OPEN FORUM**  
Cllr Vaughan arrived at this point.

Mr W Owen, 3 Augustus Way, Lydney – noting that the Council had limited attendance by members of the public at its meetings to 10 persons due to health and safety, Mr Owen questioned if the Council felt its Council Chamber to be adequate and safe for members of the public. Mr Owen drew attention to the fact that only one exit door was provided for the room and together with the fact that one Councillor experienced mobility problems. The CEO advised that emergency exits could also be facilitated via the windows for the Chamber; that if a public meeting was to be convened on a specific issue to which it was anticipated large numbers would attend an alternative venue would be hired; that a Personal Emergency Evacuation Plan had been formulated for said Councillor. However, following Mr Owen's comments regarding the ease of installing an additional fire door, Cllr Pearman requested that the matter be an agenda item for the next Amenities Committee meeting. In the meantime the CEO was requested to obtain external professional advice regarding such an installation.

**Action by – the CEO**

V.L.L.

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Mr B Bennett and Mr R Johnson, Allaston Developments Limited – spoke on the development which had been proposed for the site at Allaston; the access arrangements for the site to which no objection had been raised by Gloucestershire Highways; the mixture of housing which would be provided (including self-build and affordable homes); the lack of affordable homes in Lydney North; the provision of green space; encouraged the Council to put forward suggestions to alleviate the highway issues which it was perceived would be experienced due to the development in order that they may be considered; that a condition had been included in the S106 Agreement stipulating the properties should be built by Forest labour and that any affordable homes should be occupied by local people; the lack of housing development coming forward by Robert Hitchins Limited; the opportunity which had been presented to the Town to provide quality homes.

The CEO questioned if Allaston Developments would provide a commitment to the community that they would not seek to vary the S106 Agreement, should planning consent be granted for the site when the Appeal Hearing reconvened. During discussion Allaston Developments Limited re-iterated that Gloucestershire Highways had not expressed concern regarding the increased number of vehicles on the Town's highways as a result of the development and they agreed that they would inform the Local Planning Authority that they wished Lydney Town Council to be a party signature to the S106 Agreement in order that the community would benefit if it were deemed appropriate if the development went ahead.

Mr O Bennett – spoke on the frustrations experienced by the younger generation due to a lack of affordable housing; the ability for local tradespeople to work on the development proposed by Allaston Developments Limited; the ability for young people to enter the housing market as a result of said development.

The Chairman thanked Messrs Bennett and Johnson for their presentation.

Ms J Lane, 32 Par Four Lane, Lydney – highlighted the need for a footpath to be provided from the top of Par Four Lane into Lakeside to facilitate easier access to Severnbanks School. Ms Lane explained the difficulties which were currently experienced by residents of Oakdale when attempting to take their children to school and that users of the current shortcut were slipping over as a result of the ground conditions. Mr D Street advised that the issue had already been raised with MMC<sup>2</sup> during a site meeting, in addition to cycling and pedestrian initiatives; whilst it had been agreed that the path would be a prescribed route, Mr Street highlighted that it would take time before the path was officially created. Noting that Ms Lane had stated that she had instigated a petition for the provision a footpath which currently held 86 signatures, Cllr Preest requested that Ms Lane forward a copy of her petition to the CEO. It was agreed that the matter would be an agenda item for the next meeting and that the CEO would forward copies of the pictures provided by Ms Lane and Mrs Reeves to MMC<sup>2</sup>.

**Action by – the CEO**

### HIGHWAY, FOOTPATH AND TRANSPORT ISSUES

#### 5. OVERVIEW OF OUTSTANDING HIGHWAY ISSUES

County Cllr Preest advised that an update was still awaited from Gloucestershire County Council.

T. L. L.

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### 6. TRANSPORT/INFRASTRUCTURE

Prior to the meeting Councillors were provided with a copy of the Final Report - Lydney Transport Issues and Options Report which had been received from Gloucestershire County Council following the meeting which took place on 18 November 2014.

County Cllr Preest advised that a formal public consultation period would be operated from 16 February 2015 to 27 March 2015 on the options which had been presented.

### 7. TEMPORARY ROAD/FOOTPATH CLOSURES, CREATIONS/DIVERSIONS

- Temporary Road Closure: Naas Lane, Lydney – from 20 metres either side of crossing from 23:55 HRS on Monday 30 March 2015 until 05:45 HRS on Tuesday 31 March 2015 and from 23:55 HRS on Wednesday 1 April 2015 until 05:45 HRS on Thursday 2 April 2015.

Cllr Preest also took the opportunity to remind Members regarding the closure of a section of Newerne Street on Sunday 18 January 2015 in order to carry out resurfacing work.

### 8. CCTV

Members were informed that the CEO together with Cllrs Berryman and Pearman had attended a meeting at Forest of Dean District Council in order to discuss the provision of a mobile system for the Town. It was noted that the funding bid to the Police and Crime Commissioner had been successful which would enable cameras to be provided to each of the Forest Towns, in addition to providing a camera for Sedbury. Members were advised that whilst Forest of Dean District Council had agreed that the system would appear on each Town Council's Asset Register, they had suggested that the District Council would not be charged if it needed to utilise the system. In line with prior minuted approval Members/the CEO stated at the meeting that as far as Lydney Town Council were concerned it would determine who were charged and it had been resolved Forest of Dean District Council would be charged for siting CCTV in Newerne Street Car Park. Noted.

### 9. GRIT BINS

Prior to the meeting Members were provided with a copy of the Grit Bin listing which had been produced. It was noted that Mr B Watkins, Gloucestershire County Council, had agreed that the grit bins recently purchased for the junctions of Ash Close/Woodland Rise and Cherry Walk/Woodland Rise would be added to Gloucestershire County Council's "filling schedule".

Members were asked to consider if they wished to purchase any further grit bins. Cllrs Harris suggested that the Council may wish to consider holding two grit bins in stock, however, it was agreed that the matter would be an agenda item for the next meeting.

**Action by – the CEO**

### 10. HIGHWAY CORRESPONDENCE

- Gloucestershire County Council – Section 25 – Highways Act 1980 – Dedication of Public Footpath, Upper Forge, Lydney. Noted.
- Amey Gloucestershire – letter to residents advising of the resurfacing work which would be carried out in Newerne Street on Sundays between 11 January 2015 and 1 February 2015. Noted. County Cllr Preest agreed to seek clarification regarding the duration of the work, due to contradictory information being published in the local press.

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- Highways Agency – letter advising of the improvement work scheduled to be carried out on the A40 Over Roundabout. Mr Street spoke on the significant disruption/delays which had been caused as a result of the work and suggested that consideration should be given to the removal of the hatching markings between the Highnam and Over roundabouts; the re-phasing of the traffic lights located on the junction with the B4215; the temporary use of the bus lane to ease traffic flow. County Cllr Preest agreed to raise the matter with County Cllr Smith during his visit to the Town on 16 January 2015.

### PLANNING ISSUES

#### 11. PLANNING APPLICATIONS

P1851/14/FUL – Lydney Town Football Club, Swan Road, Lydney  
Erection of a 100 person stand. 1m wide concrete spectator path and 2m high metal fence  
**Objection. Council notes that in the applicant's Design and Access Statement it is stated that the site lies within a flood risk 2 area. However, the response the LPA has received from the Environment Agency states that the area lies within a flood risk 3 area. Accordingly, Council notes the requirement in the NPPF for the applicant to undertake a Sequential or Exception Test/site-specific flood risk assessment prior to the determination of the application.**

P1907/14/FUL – Mr R Williams, 13 Kimberley Drive, Lydney  
Proposed alterations to dwelling with new parking area and footpath crossing  
**No objection**

P1951/14/TCA – Lydney Town Council, Bathurst Park, Bathurst Park Road, Lydney  
Fell and replace x 1 Conifer tree at Bathurst Park  
**Noted.**

P1945/14/TPO – Mr Savage, Oak House, Windrush Gardens, Lydney  
Re-pollard 1 x Oak tree covered by TPO70 to previous pruning points  
**Noted.**

14/0120/FDMAJW – Crump Farm, Naas Lane, Lydney  
Construction of foul sewer to facilitate permitted development  
**Due to late receipt of application Committee requested deadline extension to enable full consideration to be given to the application. If the request for an extension was not granted, application to be considered under Delegated Powers.**

Land at Driffield Road, Court Road and Allaston Road, Lydney (Planning Application Ref: P1284/13/OUT; Planning Appeal Reference: APP/P1615/A/14/2218921) – Revised Plan as provided by the Applicant as part of their Appeal  
**Council maintains its previous stance which concerns highway issues arising from the proposed development, however, Lydney Town Council reserves the right to comment further once the final number of proposed properties which will be developed on the site is known.**

**Note: Following the applicant's presentation to Lydney Town Council's Planning Committee, the applicant's desire for Lydney Town Council to be a party signatory to any S106 Agreement is noted.**

V.L.G.

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

P1650/14/LD2 – 3 Allaston Road, Lydney

**LDC Issued** – Application under Section 192 for the erection of a single storey extension at 3 Allaston Road.

P1866/14/DEM – Garage Block 1-7, Car Park, Albert Street, Lydney

**Approved** - Demolition of building known as garage block 1 to 7.

P1723/14/FUL – 7 Bracken Close, Lydney

**Granted Permission** – Conversion of attached garage to provide additional living accommodation.

P1680/14/FUL – 16 Berkeley Crescent, Lydney

**Granted Permission** – **Proposed single storey rear extension and pitched roof over existing flat roof.**

P1803/14/FUL – 71 Primrose Hill, Lydney

**Granted Permission** – **Erection of a two storey side extension**

P1764/14/LD2 – 25 Primrose Way, Lydney

**LDC Issued** – **Application under Section 192 to determine whether permission is required to rebuild an existing single storey rear extension and to erect a further single storey rear extension**

### 13. PLANNING CORRESPONDENCE

- Forest of Dean District Council – E-mail from Mr C Reynolds advising of the reforms to S106, notably Affordable Housing

### 14. OAKDALE DEVELOPMENT

Cllr Vaughan requested that the CEO contact MMC<sup>2</sup> to enquire as to what progress had been made for the provision of road signs for the development.

### 15. COUNCILLORS REPORTS

Cllr Vaughan advised that a member of the public had expressed concern over the amount of traffic in a narrow section of Albert Street.

Cllr Harris expressed concern over fascia boards on Hylton Court which had become loose/ripped off during high winds.

### 16. MEETING DATES

It was noted that the next meeting of the Planning & Highways Committee would take place on Monday 9 February 2015 at 6.00 pm.

The meeting closed at 6.57 pm.

Chairman .....

Date .....