

LYDNEY TOWN COUNCIL

PLANNING AND HIGHWAY COMMITTEE MEETING – 2015/06/08 – 01

MINUTES OF THE PLANNING AND HIGHWAY COMMITTEE MEETING held in the Council Chamber, Claremont House, Lydney on Monday 8 June 2015 at 6.00 pm.

PRESENT: Cllrs A Preest (Chairman), R Christodoulides, J Greenwood, B Pearman and C Vaughan
Mr S Stockham - Member of the public co-opted onto the Committee

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

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. **CO-OPTION**

It was **proposed by Cllr Greenwood, seconded by Cllr Pearman**, that Mr S Stockham would be co-opted onto the Committee as a member of the public. Mr Stockham would not be awarded voting rights. Unanimous.

Mr Stockham duly assumed his seat at the table.

2. **APOLOGIES**

Apologies for absence were received and noted from Cllrs Berryman and Street.

3. **DECLARATIONS OF INTEREST**

Cllr Preest – Agenda Item 6 – Lydney in Bloom

4. **MINUTES OF PREVIOUS MEETING**

Approval of the minutes of the Planning and Highways Committee meeting held on 13 April 2015 were **proposed by Cllr Greenwood, seconded by Cllr Pearman**. Vote carried.

Prior to the meeting Members were provided with a copy of the notes from the Delegated Powers meeting which took place on 20 May 2015, during which the following Material Considerations were agreed:

Planning Applications

P0503/15/FUL – Mr A Jenkins, Primrose Hill Post Office, 56 Primrose Hill, Lydney
Alterations and refurbishment of existing cottage. (Demolition of flat roofed post office and shop). Rebuilding/re-roofing of existing store building. AMENDED DESCRIPTION AND SUBMISSION OF ADDITIONAL INFORMATION

The Council maintains its previous material consideration: No objection, subject to sufficient vehicular parking being provided within the residential curtilage to ensure that no vehicles are parked on the highway.

P0561/15/OUT – M A Coulter, 2 Naas Lane, Lydney
Outline application for a 3 bedroom detached house with access

No objection, subject to sufficient vehicular parking being provided within the residential curtilage to ensure that no vehicles are parked on the highway.

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Items Requiring Consent

Road closure request – Remembrance Day Parade – Sunday 8 November 2015 10.05 am – 10.30 am and 11.50 am – 12.15 am, Hams Road, Newerne Street, Hill Street, Bream Road, High Street, Church Road and then Church Road, Whitecross, Bathurst Road to be closed.

No objection

Planning Decisions received from Forest of Dean District Council

The following decisions were duly noted:

P0602/15/NONMAT – Development at Highfield Road, Lydney

Granted Permission – Non-material amendment to planning permission P1089/11/FUL to remove chimneys form Plots 8 and 41.

P0366/15/FUL – Little Purlieu Farm, The Purlieu, Lydney

Granted Permission – Variation of condition (02) approved plans to amend external appearance of existing dwelling. (Retrospective).

P0124/15/FUL – 10 Hawthorn Court, Kimberley Drive, Lydney

Granted Permission – **Erection of a single storey side extension. (Demolition of existing porch).**

5. OPEN FORUM

Mr W Owen, 3 Augustus Way, Lydney – started to voice a question concerning fire exits. However, Mr Owen was reminded that under the Council's Standing Orders questions needed to relate to an agenda item; as fire exits were not an agenda item no further discussion could take place.

HIGHWAY, FOOTPATH AND TRANSPORT ISSUES

6. SIGNAGE

County Cllr Preest advised that a meeting between himself, the CEO, Cllr Pearman and Mr B Watkins, Local Highway Manager, Gloucestershire County Council would take place W/C 15 June 2015 during which clarification would be obtained on the outstanding J D Norman signage.

County Cllr Preest then gave an overview of the work which had been completed with the £20,000 funding which had been allocated to each County Cllr for highway projects; highlighted projects which should be undertaken in the following year but stressed that he would obtain clarification from Mr Watkins during their impending meeting.

Lydney In Bloom

Prior to the meeting Members were provided with a copy of the e-mail exchange with Officers from Forest of Dean District Council regarding the stipulation that the Council was required to submit a formal application for advertisement consent in respect of sponsorship signs for floral displays. Members were advised that contact had been made with other authorities and Gloucestershire Market Towns Forum who were supportive of Councils' who sought to defray the cost to the public purse for floral displays through sponsorship arrangements.

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Attention was drawn to the stipulation that the Council was required to provide a cheque for the sum of £192.50 to cover the required planning fee, should Members wish to proceed. Cllr Preest felt that the decision by Forest of Dean District Council went against the ethos of Localism and requested the CEO to send a strong e-mail enquiring what steps said authority was taking to combat flyposting which was occurring in the Town.

During discussion it was noted that the charge levied for sponsorship of floral displays covered the cost which would be incurred by the Council for planting. Members were also apprised of the sponsorship scheme which was operated by Tetbury Town Council. It was **proposed by Cllr Vaughan** that the Council would submit a formal application in respect of Advertisement Consent. Cllr Greenwood proposed an amendment that the Council would initially submit one application to cover its three floral sponsorship areas (e.g. roundabouts, gateways, wildflowers); however, individual applications would be submitted if the Council's initial application was declined by Forest of Dean District Council. Cllr Vaughan agreed to accept the amendment to her motion. **Seconded by Cllr Pearman.** Unanimous.

Action by – the CEO

7. TRANSPORT/INFRASTRUCTURE/A48 Meeting Overview

Cllr Pearman provided a précis of the A48 Meeting during which all present agreed that the road itself was not dangerous, but the manner in which some people drove was thought to be.

Responding to a question raised by Mr Stockham, Cllr Pearman advised that no discussion took place on engineering gateways at the areas where most accidents occurred.

8. TEMPORARY ROAD/FOOTPATH CLOSURES, CREATIONS/DIVERSIONS

- Footpath Diversion – FLY 30 – Confirmation of Order. Noted.

9. HIGHWAY CORRESPONDENCE

None.

10. OAKDALE

Prior to the meeting Members were provided with a copy of the minutes of the last Stakeholder meeting held on 15 April 2015, which were duly noted. Cllr Vaughan advised that the next Stakeholder meeting would take place on 11 June 2015 and hoped that a representative from Base Estates would be in attendance.

PLANNING ISSUES

11. PLANNING APPLICATIONS

Application for Premises Licence

Martins, 67 Newerne Street, Lydney

Application for selling or supplying alcohol from 05:00 HRS to 23:00 HRS Monday to Sunday for consumption off the premises.

Objection. Council feels that there are already a sufficient number of off-licence establishments in the Town from which alcohol may be purchased. Lydney is an Alcohol Free Zone and Council feel that this point should be noted when considering this application further.

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P0757/15/PLANO – Foxley Tagg Planning Limited

Land at Highfield Hill, Lydney

Modification of S106 agreement of planning permission P1829/13/OUT to alter the proportion of affordable housing

Objection. Council feel that a reduction in the affordable housing provision is against national guidance and questions the district's ability to fulfil its quota.

P0735/15/FUL – Mr R Scott, 55 Naas Lane, Lydney

Proposed single storey extension to form additional bedroom

No objection

P0278/15/FUL – Bee Green Solar Limited, Land South of Yorkley Court, Yorkley Wood Road, Yorkley

Proposed development of solar photovoltaic panels and associated works including: inverter housing, substation, access tracks, security fencing and cameras.

No objection, subject to:

- i) **an increase in the depth of the swales to cope with increased water runoff on site**
- ii) **clarification that access to the Public Right of Way FLY/87 will be maintained through the use of either kissing gates or the proposed fence being installed in two sections with a gap for the path**
- iii) **that the proposed sum of Community Benefit be reviewed, with a percentage allocated to Lydney Town Council due to the impact that the development will have on our Parish**

P0804/15/TPO – Mr J Westmoreland, Land between Crump Farm & Rodley Road, Lydney Works to trees covered by TPO171 & TPO173 as set out in the submitted details.

No objection

P0640/15/FUL – Mr H Homewood, Land at, San Cris, Court Road, Lydney

Erection of a detached dwelling, garage and ancillary works

No objection

12. TO NOTE PLANNING DECISIONS RECEIVED FROM FODDC

P0426/15/FUL – 5 Tutnalls Street, Lydney

Granted Permission – Proposed alterations and extensions to existing dwelling including demolition of existing conservatory to rear and removal of garden shed.

P0404/15/FUL – 82 Primrose Hill, Lydney

Granted Permission – Proposed increase in roof pitch of existing garage and workshop.

P0468/15/FUL – 32 Forest Road, Lydney

Granted Permission – **Proposed single storey extension to rear of existing dwelling.**

P0600/15/LD2 – Beverley, Highfield Road, Lydney

LDC Issued - Application under Section 192 to convert existing attached car port into additional living accommodation.

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P0503/15/FUL – Primrose Hill Post Office, 56 Primrose Hill, Lydney

Granted Permission - Alterations and refurbishment of existing cottage. (Demolition of flat roofed post office and shop). Rebuilding/re-roofing of existing store building (Part retrospective).

P1892/14/LD2 – Bradgate, Highfield Road, Lydney

LDC Issued – Lawful Development Certificate under Section 192 for removal of existing brick built garage and replacement prefabricated, detached, freestanding unit.

13. PLANNING CORRESPONDENCE

- E-mail received from Mr A Niblett, Gloucestershire County Council, regarding the proposed expansion of the car park at Lydney Railway Station. Members expressed their frustration and disappointment over the response which had been received from Network Rail. County Cllr Preest advised that discussions were taking place at Gloucestershire County Council regarding the issue and he committed to keep the Town Council updated.
- Appeal Decision received from The Planning Inspectorate regarding 33 High Street, Lydney. Noted.

14. S106 CONTRIBUTIONS

Members were informed that the discussion which took place on 2 June 2015 had been held under Delegated Powers bestowed by Lydney Recreation Trust. Accordingly, discussion had only taken place on matters affecting the Trust.

It was **proposed by Cllr Pearman, seconded by Cllr Christodoulides**, that Delegated Powers would be bestowed on the CEO and Two Councillors to determine the Council's response in respect to this matter. Unanimous.

An invitation to attend the meeting would be extended to the Planning Officer who was considering the application and all Members would be informed of the meeting date and time.

Action by – the CEO

15. COUNCILLORS REPORTS

Cllr Greenwood reported that problems were still being experienced with the drain at the junction by The Willows. County Cllr Preest agreed to raise the matter at his impending meeting with Mr B Watkins.

Action by – County Cllr Preest

16. DELEGATED POWERS/MEETING DATES

It was noted that the next meeting of the Planning & Highways Committee would take place on Monday 13 July 2015 at 6.00 pm.

The meeting closed at 6.48 pm.

Chairman

Date .. 13/7/2015

