

LYDNEY TOWN COUNCIL

PLANNING AND HIGHWAY COMMITTEE MEETING – 2016/01/11 – 31

MINUTES OF THE PLANNING AND HIGHWAY COMMITTEE MEETING held in the Council Chamber, Claremont House, Lydney on Monday 11 January 2016 at 6.00 pm.

PRESENT: Cllrs A Preest (Chairman), R Christodoulides, B Pearman, D Pugh and D Street

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.

1. **APOLOGIES**
Apologies for absence were received and noted from Cllrs Berryman, Greenwood and Vaughan.
2. **DECLARATIONS OF INTEREST**
Cllr A Preest – agenda item 7 – Roundabout sponsorship
3. **MINUTES OF PREVIOUS MEETING**
Approval of the minutes of the Planning and Highway Committee meeting held on 7 December 2015 was **proposed by Cllr Pugh, seconded by Cllr Street.** Unanimous.
4. **OPEN FORUM**
None.

HIGHWAY, FOOTPATH AND TRANSPORT ISSUES

5. **SIGNAGE**
County Cllr Preest reported that Mr B Watkins, Gloucestershire County Council was awaiting a response on the ability to relocate the Vehicle Activated Sign from Highfield Road to Bream Road. County Cllr Preest gave a commitment to inform the CEO if any funding remained in his annual County Cllr budget.

Action by – County Cllr Preest

Regarding the ability to grit Maggies Hill in times of adverse weather, Members were informed that a response was awaited from Mr Watkins regarding technical aspects, however, it was anticipated that adequate turning space would be allocated once the highway at the rear of Oakdale had been adopted by the County Council. The CEO mooted the possibility of Town Council Ground staff spreading grit on Maggies Hill during periods of adverse weather and agreed that she would check the locations of grit bins in the area.

Members were advised that a complaint had been received from a member of the public concerning the condition of the footpath from Cambourne Place to Oakdale. It was noted that improvement of the area was unlikely until such time as the developer had obtained planning consent for their “Phase 2” development.

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6. JUNCTION ISSUES

County Cllr Preest advised that he was awaiting a response from Mr B Watkins regarding historical funding to resolve the drainage issues experienced at the junction. It was noted that in order to resolve the problems in the short term Gloucestershire County Council had agreed to cut channels into the bank to aid the clearance of standing water in the area.

7. ROUNABOUT SPONSORSHIP (RE. LIB)

The CEO advised that Town Council Ground staff would initially construct the floral display which had been sponsored by Travis Perkins at the Aylburton entrance to the Parish, with displays at Cross Hands and Bream Road subsequently being constructed.

Members noted that a meeting would take place on 22 January 2016 between the representatives of Lydney Town Council, Gloucestershire County Council, and the potential sponsor to discuss/approve the proposed roundabout designs.

8. TEMPORARY ROAD/FOOTPATH CLOSURES, CREATIONS/DIVERSIONS

Full road closure from Fairtide Centre to junction with A48 for a distance of 780m. Closure in effect from 29 February 2016 to 28 March 2016.

The noting that no explanation had been provided as to why emergency/pedestrian access could not be maintained, the CEO was requested to raise the matter with Gloucestershire Highways.

Action by – the CEO

9. HIGHWAY CORRESPONDENCE

None received.

PLANNING ISSUES

10. OAKDALE

It was noted that it had been necessary to cancel the last Oakdale Stakeholder meeting due to the lack of attendance by two key stakeholders. It was felt imperative that the next meeting should be chaired by MMC on a date of their choosing and Cllr Pearman agreed to progress the matter with MMC.

11. FODDC ALLOCATIONS PLAN HEARING DATE

Members were informed that Cllr Greenwood was no longer available to represent the Council at the Hearing, accordingly Cllr Pearman (who had previously indicated his willingness to act as a reserve) would now represent the Council.

Members were asked to consider the further statement which the Council wished to submit on the Allocations Plan, this being:

i) *One issue of paramount concern to our Council is that of flooding.*

A number of residential areas in our Town have been flooded over the last several years causing misery and upset to our residents. In an effort to improve communication between ourselves, our Principle Councils, neighbouring Parishes, partner organisations (e.g. Environment Agency, Severn Trent, etc) and local

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businesses/landowners our Council instigated Multi Agency Stakeholder Flood Defence meetings to establish a forum where issues can be identified, with discussion then taking place on the action which needs to be taken to resolve the situation.

As a result of the aforementioned meetings the Environment Agency have advised that their Flood Map should not necessarily have a detrimental effect on planning decisions/proposals on Brownfield sites provided that the decision/proposal included a risk assessment and a hazard rating. We would therefore call for inclusion of a flood risk assessment and a hazard rating to be included for any development sites included in the Allocations Plan and would request that due consideration to the aforementioned points be given by Forest of Dean District Council when considering redevelopment opportunities for our Town.

- ii) *We note that since submitting our response on the initial version of the Allocations Plan, some of the reference numbers contained in our response (specifically the references contained in points 4 & 5 of our response), have changed when compared to the Allocations Plan version published in August 2015. Furthermore, at this stage we have not been able to verify that no changes have been applied to the maps which are now contained in the August 2015 version.*

Approval of the above comment was **proposed by Cllr Street, seconded by Cllr Christodoulides.** Unanimous.

12. FODDC PLANNING REVIEW

Cllr Preest advised that a positive meeting had been held between District Cllrs who had been appointed to the Review Board. It had been agreed that the Board would write to all 48 District Cllrs and invite their comments. Similarly, letters would also be written to all Parish and Town Councils. However, Cllr Preest expressed disappointment that Forest of Dean District Council had yet to publicise the Review itself.

13. PLANNING APPLICATIONS

P1434/15/FUL – Mr J Daliel, Land off A48 Bypass, Lydney
Erection of a timber building and creation of an access (part-retrospective).
Strong objection on the following material grounds:

- 1) **Council believe that the proposal will create a flood risk for the Parish; watercourses in our Parish are already over-subscribed at times of adverse weather. Council feels that further discharges into existing watercourses (Plummers Brook) will be detrimental to our Town. Guidance from the Environment Agency with regard to the Flood Zone Map for Lydney suggests that such application require a hazard rating/flood risk assessment which we note has not been included with the application.**
- 2) **Council objects to the culverting of Plummers Brook and the application of scalplings which has already been undertaken by the applicant. The Council requires the culvert and scalplings to be removed with immediate effect in order not to exacerbate flood risk.**
- 3) **The proposed design is not in line with the applicant's stated intended use. We note from the Planning Statement which accompanies the proposal that**

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the intended use for the building is for an animal shelter and equipment storage (current use recorded as storing equipment and grazing animals – agricultural use). However, the proposed building design includes a reception area, a workshop, a kitchen and an office – no provision is made for an animal shelter and the proposed areas do not conform to the stated intended use.

- 4) The location of the proposed car parking is not shown on any of the plans.
- 5) The Council objects to the creation of a vehicular access on grounds of highway safety. The site is close to the roundabout for the Oakdale site which vehicles regularly drive over therefore Council feel that the proposed access would be a distraction to drivers using the A48 carriageway.
- 6) The proposed development is outside the settlement boundary for the Parish and in open countryside

It is this Council's intention for one of its District Councillors to call this application in. If the Council's objection of the application is disregarded then we would at least expect a site visit to be conducted.

P0009/16/PJ3PA – Mrs C Rickards, 25 Newerne Street, Lydney
Prior approval for change of use of Class A1 shop to a personal training studio falling with Class D2
No objection

14. **TO NOTE PLANNING DECISIONS RECEIVED FROM FODDC**

P1620/15/FUL – 16 Bracken Close, Lydney
Granted permission – Two storey front extension

P1616/15/FUL – 11 Mount Pleasant, Lydney
Granted permission – Single storey rear kitchen extension

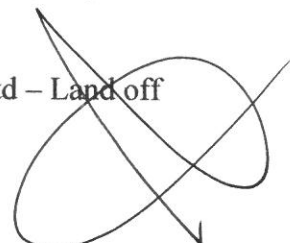
P1465/15/ADV – Lydney Community Fire and Rescue Station, Hill Street, Lydney
Granted Permission – Advertisement consent to display one community advert

P0117/15/DISCON – 68 Church Road, Lydney
Granted Permission – Confirmation that condition (09) vehicular access has been fully implemented and can be fully discharged of planning permission P1136/13/FUL for the erection of a dwelling.

P1721/15/LD2 – 59 Woodland Rise, Lydney
LDC Issues – Application under section 192 for lowering of kerb to extend the existing driveway.

P1567/15/FUL – The Bungalows, Queen Street, Lydney
Granted Permission – Erection of a six bedroom house with integral garage and associated new access route.

P1284/13/OUT – Dismissal of Appeal by Allaston Developments Ltd – Land off Driffield Road, Allaston Road & Court Road, Lydney



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P1765/15/LD2 – 27 Jubilee Road, Lydney

LDC Issued – Application under section 192 for proposed lowered kerb to create off road parking

P1713/15/FUL – Purlieu Farm, The Purlieu, Blakeney, Lydney

Granted Permission – Construction of a steel framed animal shelter.

P1700/15/FUL – Lydney Golf Club, Naas Lane, Lydney

Granted Permission – Retrospective application for the retention of changing rooms and toilets.

P1679/15/COU – The Shop (Unit 6), Old Farmer Stores, Church Road, Lydney

Granted Permission – Change of use from existing carpet retailer to a coffee shop

15. **PLANNING CORRESPONDENCE**

None received.

16. **COUNCILLORS REPORTS**

None.

17. **MEETING DATES**

It was noted that the next meeting of the Planning & Highways Committee would take place on Monday 8 February 2016 at 6.00 pm.

The meeting closed at 6.45 pm.

Chairman

Date 8 / 2 / 16