

**Notes from the Oakdale Stakeholders Meeting held in the Council Chamber, Claremont House,  
High Street, Lydney**

**Date and Time of Meeting:** Monday 16th February 2015 at 2pm

**Present:** Fiona Miller (Bromfield) **FM**  
 Darren Isbell (Bromfield) **DI**  
 Mary Skinner (Bromfield) **MS**  
 David Roobottom (Bromfield) **DR**  
 Terry Shutt (Rooftop) **TS**  
 Cllr Claire Vaughan (Lydney Town Council) **CV**  
 Cllr Carol Harris (Lydney Town Council) **CH**  
 Cllr Bob Berryman (Lydney Town Council) **BB**  
 Chris King (Kier) **CK**  
 Nigel Gibbons (Forest of Dean District Council) **NG**  
 David Street (Neighbourhood Development Plan) **DS**  
 Dan Wilce (PCSO Gloucestershire Constabulary) **DW**  
 Jamie Mattock (GCC Highways) **JM**  
 Mrs J Smailes (CEO, Lydney Town Council) **JS**

**Conference Call:** Barry Holmes (MMC) **BH**

**Note Taker:** Kate Hammond, Admin Assistant, Lydney Town Council

<b>1.</b>	<p><b>WELCOME &amp; INTRODUCTIONS</b></p> <p>Fiona Miller (FM) chaired the meeting and welcomed everyone. Introductions were made around the table.</p>
<b>2.</b>	<p><b>STAKEHOLDERS UPDATE</b></p> <p>FM felt that the Oakdale Development had been well planned however Bromford had been made aware, via social media, of the issues residents have faced such as issues with the management company and infrastructure ie; footpaths and bus routes.</p> <p>BH gave an overview of the progress at the Oakdale Development advising of the following points:</p> <ul style="list-style-type: none"> <li>• Remaining 29 acres plus 10 acre for employment land</li> <li>• 120 affordable units and 80 development units</li> <li>• 80 private sold to second housing association</li> <li>• 390 further houses – planning application being looked at with outline consent</li> <li>• MMC invited LTC to work with members to look at development and pedestrian to lakeside, engage with members from master plan</li> <li>• Employment land – MMC progressing planning application granted planning application for ASDA – judicial review brought By Tesco. Tesco appealed and MMC will know on 5<sup>th</sup> July whether they have won consent for ASDA which will include a shuttle bus service which will link ASDA to the Town Centre</li> <li>• As part of the S106 agreement the Finishing shop would be completed before commencing the work for the ASDA store</li> </ul> <p>CH asked what would happen to Oakdale should Tesco win the appeal?          BH advised that it was unusual for the case to go to the High Court of Appeal and MMC legal</p>

	<p>advice say that it is purely a 'delay tactic' made by Tesco.</p> <p>JS queried whether the case would go back to Forest of Dean District Council to negotiate S106 agreements? BH advised that it would have to be a planning appeal so MMC would ask FODDC to amend their views.</p>
3.	<p><b>LETTER FROM LABOUR MP CANDIDATE</b></p> <p>FM advised members that a letter had been received by Bromford from a prospective Labour MP Candidate highlighting, in his view, the lack of infrastructure on Oakdale. FM advised that they would respond to the candidate making it clear that Bromford have met with Stakeholders etc. JS asked that Bromford include in their response that LTC were disappointed that the individual never approached the Town Council with his concerns prior to going to the Press and also that the Stakeholders meeting was not created because of his letter but had already been arranged.</p>
4.	<p><b>MANAGEMENT COMPANY</b></p> <p>BH gave an overview of the management of Oakdale at present:</p> <ul style="list-style-type: none"> <li>• The management so far had been 'in-house' with Kier Partnership Homes and MMC providing management services however as the development nears completion both parties would be happy to pass on the management role with the affordable homes being owned/managed by the Bromford Group</li> <li>• The management company are still owned by Kier and MMC and at present any issues experienced/reported were being fed through to the CEO at Lydney Town Council who would in turn directed them to Barry Holmes of MMC.</li> </ul> <p>DS advised that he had spoken to BH in November 2014 re Lydney Revolutions and the route from Par Four Lane to the old Golf Course through to Lakeside Avenue to get access to Severnbank Primary School. DS further advised that residents had created an 'unofficial' footpath and questioned whether MMC could put a temporary track in place, as it was a major access route to the local Primary School. BH advised that MMC were looking at all methods of routes and would discuss with the Town Council, but in the meantime BH would be happy to look at pedestrian access routes.</p> <ul style="list-style-type: none"> <li>• <b><u>ACTION: BH TO LOOK AT PEDESTRIAN ACCESS ROUTES – (from Par Four lane to the old Golf Course through to Lakeside to get access to the School)</u></b></li> </ul> <p>CV expressed concern that as residents used the 'unofficial' footpath regularly it had become very muddy and questioned who would be liable should someone trip/have an accident in said area? JS advised that there were ownership issues to overcome and further suggested that MMC provide 'hardcore' to the area, to make it safer. BH advised that if residents were crossing 'private land' MMC would have to look at their insurance as to who would be liable, who owns it etc. BH committed to finding out the information and would report back.</p> <ul style="list-style-type: none"> <li>• <b><u>ACTION: BH TO LOOK AT INSURANCE/OWNERSHIP ISSUES WITH RESIDENTS CROSSING 'PRIVATE LAND' AND REPORT BACK/PROVIDE HARDCORE PATH IF PERMISSIONS GAINED</u></b></li> </ul> <p>CH voiced her concern with residents who live on phase 1 of the development, waiting for phase 2 and asked for a time frame for phase 2? JS advised trigger points FODDC should have picked up on them. FODDC Planning Officers.</p>
5.	<p><b>COMMUNAL AREAS (MANAGEMENT COMPANY ISSUES)</b></p> <ul style="list-style-type: none"> <li>- <b><u>New 'bolted down' Litter Bins &amp; Provision of Dog Waste bins</u></b></li> </ul> <p>MS advised that Bromford had been in contact with Rachel Capon, Environmental Contracts</p>

	<p>Team Leader, FODDC, who has been out to the site several times and advised Bromford that FODDC would replace the bins with heavy duty bins but they wouldn't put the bins in place until ownership of the dog waste bins had been established. JS advised that Lydney Town Council would not accept ownership of the dog waste bins, it was the responsibility of FODDC, as the area had not yet been considered for adoption by the Town Council.</p> <ul style="list-style-type: none"> <li>• <b><u>ACTION: NG TO FOLLOW UP WITH RACHEL CAPON, FODDC, RE OWNERSHIP OF DOG WASTE BINS AND TO ASCERTAIN WHETHER A COMMITTED SUM COULD BE GIVEN TO LTC IN ORDER THAT THEY WOULD THEN CONSIDER ADDRESSING</u></b></li> <li>• <b><u>ACTION: BH TO LET LYDNEY TOWN COUNCIL KNOW HOW MANY BINS THERE ARE IN SITU</u></b></li> </ul> <p>- <b><u>Mature trees/tree maintenance</u></b></p> <p>JS advised that Lydney Town Council had undertaken a recent tree survey. The Town Council would not automatically adopt any further public 'open spaces' it is the management company's responsibility to therefore ensure that the trees on Oakdale are inspected every year however if the tree is located on a footpath then it is PROW responsibility. BH agreed that all trees in public 'open spaces' should sit within the responsibility of the management company. MS advised that the bulk of the trees did appear to be in the public 'open spaces'.</p> <ul style="list-style-type: none"> <li>• <b><u>ACTION: BH TO CHECK TREES IN PUBLIC 'OPEN SPACES' AND MAKE SURE THEY HAVE TREE SURVEYS CARRIED OUT /TPO'S LOGGED AND SHARE DATA</u></b></li> </ul> <p>BH further advised that the trees at the back of JD Norman were going to be addressed during the following week, as was the Japanese Knotweed in the same area.</p> <p>- <b><u>Pavements and lighting</u></b></p> <p>Following discussion JM committed to report back to GCC Highways and AMEY regarding the issues being experienced with the footpath and lighting.</p> <ul style="list-style-type: none"> <li>• <b><u>ACTION: JM TO REPORT BACK TO GCC HIGHWAYS AND AMEY REGARDING THE ISSUES BEING EXPERIENCED WITH THE FOOTPATH SURFACES AND LIGHTING</u></b></li> </ul> <p>- <b><u>Street Signage</u></b></p> <p>CH and CV expressed their concerns in regard to the street signage reporting that residents have been distressed when trying to direct vehicles and it was especially worrying for residents with emergency service vehicles such as Ambulances getting lost on the estate due to the poor signage. CV advised that she resides at 'Bledisloe Way' however there was no sign to advise that the street that she lives on is Bledisloe Way, in fact the row of houses directly faces onto 'Lydney Park Boulevard', which causes a lot of confusion.</p> <ul style="list-style-type: none"> <li>• <b><u>ACTION: CK TO ADDRESS SIGNAGE ISSUE AT BLEDISLOE WAY</u></b></li> </ul> <p>- <b><u>Road Gritting</u></b></p> <p>JS advised that Lydney Town Council currently put out temporary blue grit bins and residents would inform the Town Council of areas they felt they needed a bin. Furthermore the residents would be required to grit the areas until the roads were adopted at the end of phase 2. CK advised that all the road works had been done on the estate and the issue of getting them adopted lay with GCC Highways. JS advised that Lydney Town Council did not have the ground force to grit the areas and residents would need to continue to grit these areas themselves.</p> <ul style="list-style-type: none"> <li>• <b><u>ACTION: CK TO ADDRESS GRIT BINS AND REPORT BACK TO LTC</u></b></li> </ul>
6.	<p><b>OTHER ISSUES</b></p> <p>- <b><u>Public Transport Update</u></b></p> <p>BH advised that from Cambourne place a bus link as defined in planning application (from</p>

	<p>Town Centre to Oakdale) committed £250,000 for lighting, pavement and pedestrian link however no bus company had wanted to take on this commercial route.</p> <p>JS asked whether MMC had contacted Dial-a-Ride? BH advised that contacting bus companies was not in the remit of MMC and that such tasks should be carried out by the local authority who they paid the S106 money to. JM confirmed that GCC Highways were waiting for the infrastructure to run a bus link and advised that work had not been completed. BH responded by advising that what wasn't completed was the final surface on the road, prior to the Council adopting it.</p> <ul style="list-style-type: none"> <li>• <b><u>ACTION: BH TO FOLLOW UP ISSUES RE SURFACING OF ROAD AND LIGHTING ETC AS PER S106 AGREEMENT</u></b></li> <li>• <b><u>ACTION:JM TO CHASE GCC HIGHWAYS RE; OPENING BUS LINK</u></b></li> </ul> <p>- <b><u>Supermarket update</u></b></p> <p>BH referred to information as previously mentioned in the overview at the beginning of the meeting (Item 2)</p> <p>- <b><u>Footpath Provision</u></b></p> <p>BH referred to information already discussed with DS. (Item 4)</p> <p>- <b><u>Health &amp; Safety issues raised by Residents (demolished cottage &amp; guard hut)</u></b></p> <p>DW (PCSO) advised that he had received numerous calls in relation to fires that had been lit in the old golf house and questioned whether MMC were looking to demolish this building? DW further advised that the whole area had serious Health and Safety issues. BH advised that MMC would look to get the old golf house demolished and would further investigate said area. BH also advised that he would be on site the following week and would arrange to meet with CH and CV.</p> <ul style="list-style-type: none"> <li>• <b><u>ACTION: BH TO FURTHER THE DEMOLITION OF THE COTTAGE AND GUARD HUT</u></b></li> </ul> <p>FM asked BH whether he could attend another Stakeholders meeting/ 'community drop-in' session with stakeholders to discuss phase 2 of the development. BH agreed that both were a good idea and committed to attend. BH then excused himself from the meeting (via conference call).</p> <p>- <b><u>Gardens Update</u></b></p> <p>DR advised that Bromfield had surveyed 14 properties on Oakdale and the gardens to the properties had been commissioned by a landscape gardener with Kier contributing to the work. DR also advised however that waterlogged gardens were not covered and most issues could be resolved by residents. CK further advised that if the area was more than 3 metres away from the property it was not covered under the National Heritage Protection Commissions (NHPC).</p>
7.	<p><b>COMMUNITY DROP IN EVENT IN MARCH</b></p> <p>CH suggested that the 'community drop-in event' could be held at Lydney Community Centre, in an afternoon in March from 10am-2pm. CH also suggested that the event could be run over two sessions, one in the morning and one in the afternoon 10am-12noon and 5pm – 7pm.</p> <ul style="list-style-type: none"> <li>• <b><u>ACTION: FM TO PROPOSE DATE AND TIME OF 'COMMUNITY DROP IN EVENT' AND LET ALL STAKEHOLDERS AND MEMBERS KNOW. FM TO ALSO CIRCULATE DATE OF NEXT STAKEHOLDERS MEETING AND BOOK HIRE OF LTC CHAMBER</u></b></li> </ul>
8.	<p><b>AOB</b></p> <p>- <b><u>Post Box on Oakdale</u></b></p> <p>CV questioned whether Oakdale could get their own post box? DR suggested, should the</p>

	<p>ASDA store application go ahead, that a post box may be located within the store. CH asked that in the meantime the CEO write to Royal Mail to ascertain the possibility of a post box to be located next to the Town Council Noticeboard.</p> <ul style="list-style-type: none"> <li>• <b><u>ACTION: JS, LTC TO CONTACT THE POST OFFICE TO SEE IF A POST BOX CAN BE SITED ON OAKDALE DEVELOPMENT</u></b></li> </ul> <p>- <b><u>Concerns re Social media pages causing negativity for Oakdale</u></b></p> <p>CV advised that the local 'Oakdale Links' website was not representational of the residents as a whole advising that often residents would go directly to her, knowing that she was a Town Councillor, to air their views regarding the 'Oakdale Links' website, furthermore CV felt that as both a resident and Town Councillor the issues being experienced on the estate could be addressed favourably via dialogue.</p> <p>FM advised that Bromford were looking at ways to promote positive factual information and committed to update information via their twitter page. FM further advised they were considering setting up a facebook page that would be based on the facts and would encourage community spirit whilst also providing residents with the opportunity to 'have their say'. JS suggested that Bromford may like to provide a display board that would be erected at the upcoming Annual Town meeting due to be held at Lydney Town Hall on Monday 20<sup>th</sup> April 2015 at 7pm.</p> <ul style="list-style-type: none"> <li>• <b><u>ACTION: FM TO PROVIDE REPORT AND INFORMATION FOR A DISPLAY BOARD TO LTC BY FRIDAY 20<sup>TH</sup> MARCH 2015</u></b></li> </ul>
9.	<p><b>DATE OF NEXT MEETING</b>  <b>TBC at Lydney Town Council Chambers.</b></p>

**OVERVIEW OF ACTION POINTS RAISED:**

- **BH TO LOOK AT PEDESTRIAN ACCESS ROUTES – (from Par Four lane to the old Golf Course through to Lakeside to get access to the School)**
- **BH TO LOOK AT INSURANCE/OWNERSHIP ISSUES WITH RESIDENTS CROSSING 'PRIVATE LAND' AND REPORT BACK/PROVIDE HARDCORE PATH IF PERMISSIONS GAINED**
- **NG TO FOLLOW UP WITH RACHEL CAPON, FODDC, RE OWNERSHIP OF DOG WASTE BINS AND TO ASCERTAIN WHETHER A COMMITTED SUM COULD BE GIVEN TO LTC IN ORDER THAT THEY WOULD THEN CONSIDER ADDRESSING**
- **BH TO LET LYDNEY TOWN COUNCIL KNOW HOW MANY BINS THERE ARE IN SITU**
- **BH TO CHECK TREES IN PUBLIC 'OPEN SPACES' AND MAKE SURE THEY HAVE TREE SURVEYS CARRIED OUT /TPO'S LOGGED AND SHARE DATA**
- **JM TO REPORT BACK TO GCC HIGHWAYS AND AMEY REGARDING THE ISSUES BEING EXPERIENCED WITH THE FOOTPATH SURFACES AND LIGHTING**
- **CK TO ADDRESS SIGNAGE ISSUE AT BLEDISLOE WAY**
- **CK TO ADDRESS GRIT BINS AND REPORT BACK TO LTC**
- **BH TO FOLLOW UP ISSUES RE SURFACING OF ROAD AND LIGHTING ETC AS PER S106 AGREEMENT**
- **JM TO CHASE GCC HIGHWAYS RE; OPENING BUS LINK**
- **BH TO FURTHER THE DEMOLISHION OF THE COTTAGE AND GUARD HUT**
- **FM TO PROPOSE DATE AND TIME OF 'COMMUNITY DROP IN EVENT' AND LET ALL STAKEHOLDERS AND MEMBERS KNOW. FM TO ALSO CIRCULATE DATE OF NEXT STAKEHOLDERS MEETING AND BOOK HIRE OF LTC CHAMBER**

- **JS, LTC TO CONTACT THE POST OFFICE TO SEE IF A POST BOX CAN BE SITED ON OAKDALE DEVELOPMENT**
- **FM TO PROVIDE REPORT AND INFORMATION FOR A DISPLAY BOARD TO LTC BY FRIDAY 20TH MARCH 2015**