



**MINUTES OF LYDNEY TOWN COUNCIL PLANNING & HIGHWAY
COMMITTEE MEETING**

**HELD AT THE COUNCIL CHAMBERS, CLAREMOUNT HOUSE, HIGH
STREET, LYDNEY**

ON MONDAY 11TH SEPTEMBER 2023 AT 6.30PM

Present: C Harris (Chair), P Johns, P Macklin, S, Holmes,
W Osborne (Vice Chairman) and T Saunders

Also Present: M Greenfield (Clerk)
L Bendall (Minute Taker – Assistant Clerk)

Members of the Public: 3 members of the public and
Cllr H Ives and Cllr A McDermid (District Councillors)

OPEN FORUM


A resident raised a question relating to the Street Name process.
Cllr Harris confirmed that when a name has been approved by Council it is put forward to Forest of Dean District Council for their final consideration.
The Committee approved a policy on Street Naming at a previous meeting.

A resident raised a query relating to the Dean Forest Greenway Project and the area it covered.
West Dean Parish are currently in discussions with Forest of Dean District Council's Planning Team, Natural England and Forestry England to develop and submit a new planning application.
The Chair confirmed that financial support had been withdrawn by Lydney Town Council for this project, however Lydney Town Council will consider funding once a new plan has been agreed.
The resident was advised to contact West Dean Parish for further information, as the resident mentioned them in their comments.

1. **APOLOGIES**
Apologies received from Cllr E Taylor.
2. **DECLARATIONS OF INTEREST**
There were none.
3. **MINUTES OF PREVIOUS MEETINGS**
To approve as a correct record the Minutes of the meeting of the Committee held on **Monday 10th July 2023.**
Proposed Cllr Saunders, Seconded Cllr Holmes. Unanimously Approved

HIGHWAY, FOOTPATH & TRANSPORT ISSUES

4. **TEMPORARY ROAD/FOOTPATH CLOSURES, CREATIONS/DIVERSIONS**

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4.1 **Road Closures to note**

A Rushyleaze/Valley Rd Lydney –

This road will be closed from 18/09/23 to 13/10/23 to allow footway resurfacing for Highways. Emergency pedestrian access will be maintained. Gloucestershire County Council have confirmed residential access is maintained - Noted

B Public Rights of Way Actions – Noted.

C Wye Bridge Monmouthshire closure – proposed works has been delayed until Spring 2024 - Noted.

New Road Surface Dressing – Noted.

D Temporary road closure of B4234 Forest Road, B4234 New Road and B4234

E Parkend Road – closure has been postponed until further notice due to ongoing existing work in Lydney - Noted.

5. **HIGHWAY/TRANSPORT MATTERS AND CORRESPONDENCE**

5.1 **Highways Transport correspondence to note**

Lydney Town Council – Winter Action Plan – Noted.

6. **STREET NAMING**

Cllr Saunders proposed contacting the family of the late Derek Biddle for permission to put forward as a future consideration to Forest of Dean District Council. Seconded by Cllr Holmes. Unanimously Agreed.

PLANNING ISSUES

7. **PLANNING APPLICATIONS TO BE CONSIDERED:**

Members are requested to note the planning applications A to N were considered under delegated authority due to timescales for reporting to FoDDC from 11th July 2023 - 23rd August 2023

Applications from O was considered.

A. [P0900/23/FUL](#) | Erection of external canopy. | The Dean Academy Church Road Lydney Gloucestershire GL15 5DZ

Considered by Chair Cllr C Harris and Cllr S Holmes – No Objections Noted.

B. [P0797/23/ADV](#) | Advertisement application for the erection of aluminium fascia signage for new Co-op Travel shop. One square internally illuminated fascia sign, one internally illuminated small projecting sign and printed vinyl window graphics to glazing down side alley. | Hylton Court Newerne Street Lydney Gloucestershire GL15 5RF

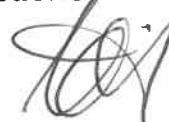
Considered by Chair Cllr C Harris and Cllr S Holmes – No Objections Noted.

C. [P0828/23/FUL](#) | Erection of a retaining wall to the south boundary, alterations to the existing patio levels and associated ground works to level the garden. | 20 Archers Hall Place Lydney Gloucestershire GL15 5FE


Considered by Chair Cllr C Harris and Cllr S Holmes – No Objections, subject to neighbours' consultation Noted.

D. [P0820/23/FUL](#) | Proposed dropped kerb and driveway. | 14 Forest Road Lydney Gloucestershire GL15 5LB

Considered by Chair Cllr C Harris and Cllr S Holmes – No Objections

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- Noted.**
- E. [P0873/23/TPO](#) | Works to two Oak trees covered by G1 of DFTPO 246: Minor pruning in accordance with BS3998:2010. Approximate pruning points as indicated on images supplied by the applicant (see Site Plan). In order to maintain clearance from power line, over boundary fence and to maintain distance from property. Canopies to be treated as a single entity to prevent branch failure. Major deadwood will also be removed. | Oaklands 5 The Croft Allaston Road Lydney Gloucestershire GL15 5SS
Considered by Chair Cllr C Harris and Cllr S Holmes – No Objections
Noted.
- F. [P0876/23/APP](#) | Approval of reserved matters application (Access, Appearance, Landscaping, Layout and Scale), for the delivery of circa 200 homes pursuant to following outline planning permission (ref: P0745/18/OUT) for mixed use development comprising up to 320 residential dwellings, neighbourhood centre, employment land, associated infrastructure, ancillary facilities, open space and landscaping. | Land Off Lydney Bypass & Naas Lane Lydney Gloucestershire
Considered by Chair Cllr C Harris and Cllr S Holmes – Clerk contacted the FoDDC to notify them that further details would be required from the developer, and S106 information, alongside a meeting, if possible.
Noted.
- G. [P0982/23/TPO](#) Undertake the following works to two mature Oak trees covered by area A3 of Tree Preservation Order number DFTPO 172. Reduce the overall height of the tree to live growths at approximately 10 - 12 metres. Reduce the radial crown spread to a maximum of approximately 6 metres to live growths. Remove or stabilise all dead wood within falling distance of the managed areas. All final cuts should be natural failure cuts (coronets). To maximise the biodiversity. Dead wood over the rough, unmanaged areas can be retained where practicable and safe to do so. Oak (T2 on sketch plan) - Completely remove the large, low, forked limb to the south, and the long-extended limb above the seating area. Remove all significant deadwood that could fall and reach the seating area. Remove the bulk of the ivy without damaging the tree. Sever ivy at base and remove a 30cm band and allow remainder of ivy stems to die off. | Land To the South of Par Four Lane Lydney Gloucestershire
Considered by Chair Cllr C Harris and Cllr S Holmes – No Objections
Noted.
- H. [P0945/23/FUL](#) Erection of second floor / loft extension and associated works at 10 Summerleaze Lydney Gloucestershire GL15 5PS
Considered by Chair Cllr C Harris and Cllr S Holmes – No Objections Subject to Neighbour Consultation
Noted.
- I. [P0917/23/FUL](#) Erection of a single storey rear extension with associated works. 77 Allaston Road Lydney Gloucestershire GL15 5SS
Considered by Chair Cllr C Harris and Cllr S Holmes – No Objections
Noted.
- J. [P0688/19/OUT](#) 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, Building consisting of an eel farm, plus restaurant/cafe and visitor centre. Energy centre, storage building, Amenity building for HGV drivers, Generator building/substations, staff accommodation consisting of 3 No. 3 bed dwelling houses, 8 No. 1 bed apartments, 4 No. 2 bed

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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 (Revised description.) | Pine End Works & Land to The North Harbour Road Lydney Gloucestershire GL15 4ER

Considered by Cllr C Harris and Cllr P Macklin – No Objections

Noted.

- K. [P0886/23/FUL](#) Loft conversion to provide additional habitable accommodation at first floor level. Construction of dormer window and insertion of roof light.

19 Lancaster Court Lydney Gloucestershire GL15 5SZ

Considered by Chair Cllr C Harris and Cllr S Holmes – No Objections

Noted.

- L. [P1064/23/TCA](#) Ash standing behind ISO container leaning towards the rail line (location as shown on submitted sketch plan). Fell due to its interference with the operation of the DFR and inside clearance required by rail authorities. Replanting would not be appropriate at this site; the large mature sycamores will be allowed to fill the space created by the removal of this ash. Bathurst Park Bathurst Park Road Lydney Gloucestershire GL15 5HG

Considered by Cllr C Harris and Cllr P Macklin – No Objections

Noted.

- M. [P1415/22/FUL](#) Construction of a new residential development comprising of No. 21 dwellings together with access road, parking, landscaping and works. Demolition of No. 10 buildings. Garden Centre 15 High Street Lydney Gloucestershire GL15 5DL

Considered by Cllr C Harris and Cllr P Macklin – In general the opinion is that the site certainly requires development due to its current rundown appearance and housing would certainly achieve this.

However, our concerns are as follows:

1) Highways Issues

Slipway of entrance to the site not being wide enough due to existing electricity sub-station's location.

2) Exit onto Templeway West will cause congestion at the Templeway West/High Street junction

3) Air quality issues at this junction and junction from Templeway West to the development.

4) Concerns that the "turning circle" indicated on the plans will not be of an appropriate size to accommodate refuse trucks and or emergency vehicles.

5) Access to existing garages at the rear of properties on Templeway will be compromised.

6) Has a change of use from Industrial Use to Domestic Use been approved?

We would like to request that there is a site visit from Highways to discuss our concerns and a site visit arranged with the Planning Committee from FoDDC.

Noted.

- N. [P1066/23/TPO](#) Re-pollard Oak tree T5 of DFTPO 70 to previous points in accordance with BS3998:2010 as part of enduring tree management plan.

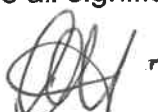
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Oak House Windrush Gardens Lydney Gloucestershire GL15 5FF
**Considered by Cllr C Harris and Cllr P Macklin – No Objections
 Noted.**

- O. [P0828/23/FUL](#) Alterations to the existing patio levels and associated ground works,
 20 Archers Hall Place Lydney Gloucestershire GL15 5FE
**Considered, Chair, Cllr Harris, Proposed no objections subject to neighbour
 consultation. Unanimously Agreed**

8. **TO NOTE PLANNING DECISIONS RECEIVED FROM FODDC:**

- A. [P0535/23/FUL](#) Tesco Store High Street Lydney Gloucestershire GL15 5DN.
 Installation of 'Timpson' Pod & x7 Ramraid Bollards.
**Decision - Granted Permission
 Noted**
- B. [P0534/23/ADV Tesco Store High Street Lydney Gloucestershire GL15 5DN.](#)
 Advertisement consent to install 3x illuminated Fascia and 4x Graphic signage.
**Decision - Granted Permission
 Noted**
- C. [P0873/23/TPO](#) Oaklands 5 The Croft Allaston Road Lydney Gloucestershire GL15
 5SS. Works to two Oak trees covered by G1 of DFTPO 246: Minor pruning in
 accordance with BS3998:2010. Approximate pruning points as indicated on images
 supplied by the applicant (see Site Plan). In order to maintain clearance from
 power line, over boundary fence and to maintain distance from property. Canopies
 to be treated as a single entity to prevent branch failure. Major deadwood will also
 be removed.
**Decision - Granted Permission
 Noted**
- D. [P1045/23/NONMAT](#) Land Between Lydney Bypass and Highfield Road Highfield
 Road Lydney Glos. Non-material amendment to planning permission
 P1953/19/APP to add PV panels to plots 86, 90, 98, 99, 100, 101, 126, 127, 138,
 139, 140 and 141. (Revised description.)
**Decision - Granted Permission
 Noted**
- E. [P0797/23/ADV](#) Hylton Court Newerne Street Lydney Gloucestershire GL15 5RF.
 Advertisement consent for the erection of aluminium fascia signage for new Co-op
 Travel shop. One square internally illuminated fascia sign, one internally
 illuminated small projecting sign and printed vinyl window graphics to glazing down
 side alley.
**Decision - Granted Permission
 Noted**
- F. [P0982/23/TPO](#) Land to The South Of Par Four Lane Lydney Gloucestershire GL15
 5GD. Undertake the following works to two mature Oak trees covered by area A3
 of Tree Preservation Order number DFTPO 172:
 Oak (T1 on sketch plan) - Reduce the overall height of the tree to live growths at
 approximately 10 - 12 metres. Reduce the radial crown spread to a maximum of
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 Oak (T2 on sketch plan) - Completely remove the large, low, forked limb to the
 south, and the long-extended limb above the seating area. Remove all significant

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deadwood that could fall and reach the seating area. Remove the bulk of the ivy without damaging the tree. Sever ivy at base and remove a 30cm band and allow remainder of ivy stems to die off.

Decision - Granted Permission

Noted

- G. [P0900/23/FUL](#) The Dean Academy Church Road Lydney Gloucestershire GL15 5DZ. Erection of external canopy.

Decision - Granted Permission

Noted

- H. [P0820/23/FUL](#) 14 Forest Road Lydney Gloucestershire GL15 5LB. Proposed dropped kerb and driveway.

Decision - Granted Permission

Noted

- I. [P0778/23/FUL](#) Land Adjacent Car Park Station Road Lydney Gloucestershire GL15 5EW. Temporary planning permission for change of use of land from car park to open storage (B8) (part retrospective).

Decision - Refused

Noted

9. **LICENSING CONSULTATIONS**

None

10. **PLANNING CORRESPONDENCE**

To consider any correspondence received and any correspondence the Committee considers should be sent.

- 10.1 Correspondence from Lydney Development Adoptions – Noted.

- 10.2 Cllr Harris expressed an interested in representing Lydney Town Council at the Forest of Dean District Council Inquiry on Friday 6th October 2023, the aim to discuss the scope of the Development Management Service (Planning), and associated topics. It was agreed that the time of the meeting will be clarified and details sent to committee members.

- 10.3 Correspondence from Department for Transport dated 6th August 2023 to Gloucestershire County Council – Noted.

11. **TOWN CLERK'S REPORT**

The Clerk's report was noted.

12. **COUNCILLORS' REPORTS**

- 12.1 To note Councillors' Reports on Planning/Highway matters

None

- 12.2 To consider whether any points raised require agenda scheduling:

None

13. **DATE OF NEXT MEETING**

Monday 9th October 2023 6pm *Council Chambers, Claremont House, High Street*

THE MEETING CLOSED AT 6.57PM

SIGNED:.....*Officers*.....

DATE:.....*9.10.23*.....