

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

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

Members of the Public: 10 members of the public

OPEN FORUM

5 local residents each spoke to raise their concerns and objections to an outline planning application received for residential development for up to 80 dwellings on Land North East, Grove Lane, Lydney (Agenda Item 7D).

Objections raised are summarised as:

- Development is outside Lydney Settlement Boundary meaning it is in open countryside and development of open countryside is only in exceptional circumstances.
- The development is in contradiction to Core Strategy 2012 and Neighbourhood Development Plan
- The development area is poorly serviced for public transport
- The area has not been allocated as an area for development
- Infrastructure not in place to support this development
- Increased Highway issues and access to development site
- Impact on environmental and ecology
- Concerns on boundaries to woodland area
- Lack of employment within the Forest area; increased vehicular traffic on an already busy road.

Cllr Harris thanked the residents for sharing their concerns and explained that Lydney Town Council are also consultee's only and can only share their views as with local residents but that the ultimate decision lay with Forest of Dean District Council.


Residents were urged to lodge their objections and comments via the Planning Portal found on the FoDDC website.

1. **APOLOGIES**

Apologies were received and noted by Cllrs Macklin and Taylor.

2. **DECLARATIONS OF INTEREST**

There were none.

 17.2.24

3. MINUTES OF PREVIOUS MEETINGS

To approve as a correct record the Minutes of the Committee meeting held on **Monday 11th December 2023**.

The Minutes of the Committee held on Monday 11th December 2023 were approved:
Proposed by Cllr Saunders, Seconded by Cllr S Holmes.

Resolved: Majority Approved

Cllr Harris proposed that the Committee move to Agenda Item 7D, no objections were raised.

Resolved: Unanimously Approved

7. PLANNING APPLICATIONS TO BE CONSIDERED:

7D. P1619/23/OUT

Land North East Grove Lane, Lydney Glos

Outline application for residential development for up to 80 dwelling, including 50% Affordable Housing, and all associated works, with all matters reserved for future determination except for access.

Decision: Cllr Harris proposed the decision be noted as “strongly objected” under the following material considerations:

- **Highway Safety**
- **Traffic & Parking Issues**
- **Drainage & Flood Risk**
- **Outside Settlement Boundary**
- **Outside Government Policy**
- **Contradicts proposals in Local Development Plan**
- **Impact on character or appearance of area**
- **Impact on community and other services**
- **Economic impact & sustainability**
- **Effect on trees, wildlife and nature conservation**
- **Air Quality Management**

Resolved: Unanimously Agreed.

Meeting suspended 18.35pm to allow members of the public to leave the meeting
Meeting resumed at 18.37pm

HIGHWAY, FOOTPATH & TRANSPORT ISSUES

4. TEMPORARY ROAD/FOOTPATH CLOSURES, CREATIONS/DIVERSIONS

There were none.

5. HIGHWAY/TRANSPORT MATTERS AND CORRESPONDENCE

5.1 Highways Transport correspondence

There were none.

AS 12.2.24

6. **STREET NAMING**

No nominations received.

Following the response from FoDDC where it was confirmed that all local authorities follow national guidelines and best practice when addressing new streets. The guidance confirms that it is now best practice to only name streets after individuals that have been deceased for more than 20 years. Exceptions to this can be considered under acceptance from the Ward Councillor.

Cllr Harris proposed that special dispensation be sought for Valerie Hobman and Derek Biddle.

Resolved: Unanimously Approved

PLANNING ISSUES

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

A. [P0688/19/OUT](#)

Pine End Works & Land to The North Harbour Road Lydney Glos GL15 4ER
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 (20,600m² B2 use), Building consisting of an eel farm (8,000m² of B2 use), plus 1,300m² restaurant/cafe (A3 use) and 700m² visitor centre (D1 use). Energy centre (800m² B2 use), storage building (500m² ancillary to B2 use), Amenity building for HGV drivers (150m² ancillary to B2 use), Generator building/substations (500m² ancillary to B2 use), staff accommodation consisting of 3 No. 3 bed dwelling houses, 8 No. 1 bed apartments, 4 No. 2 bed 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 of A1,A2,A3,A4 and A5 uses. (Revised description.)

Decision: Cllr Osborne proposed the decision be noted as “no objections” subject to confirmation that sewage would be treated on site be approved.

Seconded by Cllr S Holmes.

Resolved: Unanimously Approved.

B. [P1529/23/FUL \(Extension Agreed\)](#)

Lydney Pallets & Cases Ltd, Unit 130 Lydney Industrial Estate, Harbour Road, Lydney Glos GL15 4EJ

Erection of a factory workshop. Demolition of existing industrial unit.


Decision: Cllr Osborne proposed the decision be noted as “no objections” be approved. Seconded by Cllr Saunders

Resolved: Unanimously Approved.

C. [P1371/23/FUL \(Extension Agreed\)](#)

16 Dean Court, Lydney, Glos GL15 5TD

Change of use from residential dwelling (C3) to short term holiday let (Sui Generis)

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Decision: Cllr Osborne proposed the decision be noted as “no objections” be approved. Seconded by Cllr S Holmes.

Resolved: Unanimously Approved.

E. [P1616/23/PIP](#)

Stonebury House, 22 Grove Road, Lydney, Glos
Planning in principle for the erection of a detached dwelling.

Decision: Cllr Harris proposed the decision be noted as “objection until further information is available” be approved.

Resolved: Unanimously Approved.

F. [P1424/23/FUL](#)

Lydney Recreation Ground, Swan Road, Lydney, Glos, GL15 5RU
Installation of new lighting mast along with low energy LED lighting.

Decision: Cllr Harris proposed the decision be noted as “no objections” be approved.

Resolved: Unanimously Approved.

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

A. [P1366/23/FUL](#)

Taurus Crafts, Lydney Park Estate, Lydney, Glos GL15 6BU
Installation of six rapid electric vehicle charging stations and associated works.

Decision: Granted Permission

Noted.

B. [P1186/22/FUL](#)

Land North of the A48/West of Naas Lane, Lydney
Residential development consisting of 70 homes and associated works and infrastructure, including; access, appearance, landscaping, layout and scale.
(Revised description).

Decision: Granted Permission

Noted.

9. **LICENSING CONSULTATIONS**

None

10. **PLANNING CORRESPONDENCE**


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

10.1 To note correspondence received from The Planning Inspectorate relating to an Appeal Decision for APP/P1615/W/23/3323415 Land Adjacent Dene Hollow, Highfield Lane, Lydney

Noted.

10.2 To note correspondence from Apex Architecture concerning planning application being submitted to FoDDC for a container for storage and changing facilities to be installed at Lydney Rugby Club.

Noted.


12.2.24

11. **TOWN CLERK'S REPORT**

The Clerk's report was received and noted.

12. **COUNCILLORS' REPORTS**

12.1 To note Councillors' Reports on Planning/Highway matters

Cllr Saunders requested confirmation that the planning application from Keepmoat development had yet to be received; it was confirmed that the application had not yet been received.

12.2 To consider whether any points raised require agenda scheduling:
No Items identified.

13. **DATE OF NEXT MEETING**

The next Committee meeting has been scheduled for **Monday 12th February 2024** starting at 6pm Council Chambers, Claremont House, High Street, Lydney.

THE MEETING CLOSED AT 6.58PM

SIGNED: *L. E. Hains* DATE: *12.2.24*