



DRAFT MINUTES OF LYDNEY TOWN COUNCIL

PLANNING & HIGHWAY COMMITTEE MEETING

HELD AT THE COUNCIL CHAMBERS, CLAREMOUNT HOUSE,

HIGH STREET, LYDNEY

ON MONDAY 8TH SEPTEMBER 2025 AT 6.15PM

Present: Councillors: C Harris (Chair), S Hillier, S Holmes, M Howard (6.23pm), P Johns (Vice Chair), T Saunders and E Taylor

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

Members of the Public: 2 members of the public and District Cllr A McDermid

Councillor Harris welcomed all present and gave the usual 'housekeeping' announcements.

OPEN FORUM

A resident addressed the Committee regarding the planning application for two proposed bungalows on land adjacent to Albert Street. The resident expressed concern that the parcel of land was too small and not suitable for such development. It was also noted that Forest of Dean District Council (FoDDC) has changed its notification process, placing site notices on lampposts rather than sending direct neighbour letters, which meant some residents were unaware of the application. The resident hoped the Committee would consider the application during the meeting.

District Councillor McDermid advised the Committee that he is a member of the FoDDC Development Committee and was in attendance to listen to the discussion on this application. He reported that a member of the public had already contacted him directly and that he was considering *calling in* the application to the Development Committee, which must be done within the required FoDDC timeframe.

Cllr McDermid further queried the planning process for Lydney. The Chair confirmed that Lydney Town Council acts as a consultee on planning applications within the parish, but that the ultimate decision rests with the FoDDC Planning Authority.

1. APOLOGIES

No apologies were received all were present.

2. DECLARATIONS OF INTEREST

No declarations of interest were received.

3. **MINUTES OF PREVIOUS MEETINGS**

To approve as a correct record the Minutes of the Committee meeting held on **Monday 14th July 2025**.

Chair proposed that the Minutes of the Committee held on Monday 14th July 2025 be approved.

Resolved: Unanimously Approved

HIGHWAY, FOOTPATH & TRANSPORT ISSUES

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

- 4.1 To receive and note planned temporary road closure of Mount Pleasant Road on the 13th October to 15th October to allow works for Gigaclear. Emergency and pedestrian access will be maintained.

Noted

- 4.2 To receive and note planned temporary road closure of part of Naas Lane Road from the Rail Level Crossing for approx. 500 meters over the crossing on 14th August between 07.00am and 5.00pm for Rail Level Crossing works (note works already undertaken)

Noted

- 4.3 To receive and note emergency public footpath closure of FLY 18 from its junction with FLY 19; this closure is necessary to safeguard the health and safety of the public due to an unsafe bridge.

Noted

- 4.4 To note correspondence from Glos County Council advising of a temporarily part road closure of Primrose Hill outside of property 58 to its junction with Court Road to allow work on pole replacement.

Noted, works had already been undertaken on 21st August 2025.

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

Highways Transport correspondence to Note

- 5.1 To receive and note the speed camera on Bream Road analytics for July 2025

Received and noted

It is noted that Cllr Howard joined the meeting at 6.23pm

- 5.2 To receive and note the Public Rights of Way (PROW) completed works for May and June 2025.

Received and noted

- 5.3 To receive and note the speed camera on Bream Road analytics for August 2025

Received and noted

A request was made for the office to check if follow up letters were being sent to vehicles identified as speeding, the clerk advised that there would be a charge to the council for letters to be sent and, to date, no invoices had been received. Office will check and update committee.

6. **STREET NAMING**

6.1 No nominations received.

PLANNING ISSUES

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

A. [P0647/25/FUL](#)

Land Adjacent to Albert Street Lydney Gloucestershire GL15 5LU

Erection of 2x detached bungalows and associated works including new access

The planning application was considered and the following comments were made:

- Concern that Forest of Dean District Council no longer sends direct neighbour notifications, instead relying on site notices being placed on nearby lampposts. It has been brought to the Council's attention that many neighbouring residents were unaware of this application despite being directly affected.
- The parcel of land is not considered suitable for the proposed development of two bungalows.
- There is a large established tree on site, and the root system will significantly affect development potential and stability.
- The proposal involves excavation of an existing bank, which raises serious concerns regarding possible future subsidence and increased flood risk.
- The site is located adjacent to an electrical sub-station. National Grid has confirmed that electricity cables run beneath the site, raising additional safety and development concerns.
- Access to the site is a major concern. The proposed access is from a narrow pinch point on Albert Street, where vehicles already frequently stop to allow oncoming traffic to pass. The Committee considers this to pose unacceptable highway safety risks.
- The Committee unanimously agreed that the proposed development would be highly detrimental and represents, in their view, a "disaster" for the area.

Chair proposed the application be objected to under the following planning considerations:

- Overlooking / loss of privacy
- Scale and dominance of development
- Layout and density of buildings
- Highway safety (particularly access and manoeuvrability)
- Traffic and parking issues
- Drainage and flood risk
- Impact on the character and appearance of the area
- Effect on trees and wildlife / nature conservation (noting that slow worms are known to be present in the area)
- Impact on the community and local services

Resolved: Unanimously Approved

- B. [P1021/25/FUL](#)
 Allastone Court Farm Court Road Lydney Glos GL15 5SR
 Erection of a Self-Build Dwelling and two garages with associated vehicular access and works.
 Chair proposed the comment of 'no objection' be made
Resolved: Unanimously Approved
- Members are requested to note that planning applications 7C to 7G C were considered under delegated authority due to timescales for reporting to FoDDC**
- C. [P0631/25/FUL](#)
 5 Springfield Road Lydney Gloucestershire GL15 5LT
 Proposed drop kerb and creation of driveway to front of dwelling
Considered by P&H Committee and Chair approved a comment of – “No Objections”
- D. [P0785/25/FUL](#)
 4 Summerleaze Lydney Gloucestershire GL15 5PS
 Removal of existing flat roof (recently constructed extension under planning ref: P0128/22/FUL) and replace with a hipped roof.
Considered by P&H Committee and Chair approved a comment of – “No Objections”
- E. [P0931/25/TPO](#)
 36 Bracken Close Lydney Gloucestershire GL15 5AJ
 Reduce major branches of Oak tree covered by T3 of DFTPO 8 by approximately 3 metres over the gardens of 36 & 38 Bracken Close to reduce shading and prevent interference with the buildings, also major deadwood removed over gardens.
Considered by P&H Committee and Chair approved a comment of – “No Objections”
- F. [P0898/25/FUL](#)
 25 Queen Street Lydney Gloucestershire GL15 5LZ
 Erection of a part single storey and part two storey rear extension with associated works.
Considered by P&H Committee and Chair approved a comment of – “No Objections”
- G. [P0912/25/FUL](#)
 N G Thai Food Hill Street Lydney Gloucestershire GL15 5HH
 Erection of a single storey extension to extend the restaurant with associated works
Considered by P&H Committee and Chair approved a comment of – “No Objections”

Agenda Items 7C to 7G were noted en-bloc

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

A. **P0569/25/FUL**

Bradgate Highfield Road Lydney Gloucestershire GL15 5NB

Erection of two-storey side extension and raised terrace with covered seating area. Replace rear dormer roofs from flat to pitched. Demolition of existing garage and conservatory.

Decision: Granted Permission

B. **P0599/25/ADV**

Lydney Service Station Cross Hands Lydney Gloucestershire GL15 4LH

Advertisement consent for 4 No. forecourt canopy fascia's, 1 No. freestanding flag type sign, 2 No. pump island spreader boxes, 1 No. illuminated freestanding forecourt sign.

Decision: Granted Permission

C. **P0633/25/DISCON**

4 Springfield Road Lydney Gloucestershire GL15 5LQ

Discharge of Condition 3 (Structural Engineers Report) relating to planning permission P0330/25/FUL

Decision: Granted Permission

D. **P0570/25/FUL**

32 Kimberley Drive Lydney Gloucestershire GL15 5AF

Erection of a single storey front extension

Decision: Granted Permission

E. **P0734/25/TPO**

1 Kings Meadow Court Lydney Gloucestershire GL15 5JU

Pollard Goat Willow covered by T2 of DFTPO 157 at 1 metre, due to sparse upper crown and some stems are lying across river and encroaching on pedestrian path on opposite bank. Pollard Crack Willow covered by T3 of DFTPO 157 to previous pollarding points, due to recent failure of multiple limbs that have caused property damage.

Decision: Granted Permission

F. **P0809/25/TPO**

Oak House Windrush Gardens Lydney Gloucestershire GL15 5FF

Re-pollard Oak tree T5 of DFTPO 70 to previous points in accordance with BS3998:2010 as part of ongoing tree management plan.

Decision: Granted Permission

G. **P0635/25/FUL**

23 School Crescent Lydney Gloucestershire GL15 5TA

Erection of a replacement double garage with associated landscaping. Demolition of existing garage.

Decision: Granted Permission

- H. P0587/25/DISCON
 9 Newerne Street Lydney Gloucestershire GL15 5RA
 Discharge of condition 03 (extraction flue details) relating to P0129/24/FUL.
Decision: Granted Permission

Agenda Items 8A to 8H were noted en-bloc

- I. P0091/25/FUL
 West End Bungalow Templeway West Lydney Gloucestershire GL15 5HX
 Erection of 2no. semi-detached dwellings. Demolition of existing bungalow
Decision: Application Withdrawn
 Noted

9. **LICENSING CONSULTATIONS**

- 9.1 No licensing applications received

10. **PLANNING CORRESPONDENCE**

- To note correspondence received and answered and to agree responses, as appropriate.
- 10.1 To receive and note correspondence from Planning Department at FoDDC advising planning application P0091/25/FUL West End Bungalow has been withdrawn.
 Noted
- 10.2 To receive correspondence from FoDDC Planning Appeals regarding a decision relating to Planning Application P1619/23/OUT and development of Land North East of Grove Lane.
 Noted
- 10.3 To receive correspondence from GCC Planning Team to advise of a planning decision for erection of temporary waste handling building at Berkeley Nuclear Power Station.
 Noted
- 10.4 To receive correspondence from GCC Planning Team to advise of a planning decision for retention of and extension to a waste compound, together with the erection of a hazardous waste storage building at Berkeley Nuclear Power Station
 Noted

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 was in touch with FoDDC Emergency Flood team on 7th September 2025 following significant rain fall and flooding concerns raised by residents in the Lakeside area. Residents reported trying to ring the emergency flood numbers they had been given but with no response. Clerk has circulated updates from Emergency Planning Officer at FoDDC to councillors on 8th September 2025.

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

13. **BREAM ROAD SPEED CAMERA**

To agree the cost of renewing the speed camera Data Package on Bream Road for data connectivity for a further 12 months with associated costs being taken from budget code 4805/700 Highways General.

Chair proposed to renew the speed camera data package on Bream Road for data connectivity for a further 12 months with associated costs being taken from budget code 4805/700 Highways General be approved.

Resolved: Unanimously Approved

14. **DATE OF NEXT MEETING**

The next Committee meeting has been scheduled for **Monday 13th October 2025**, starting time to be confirmed, at Council Chambers, Claremont House, High Street, Lydney.

THE MEETING CLOSED AT 6.52PM

SIGNED:..... DATE:.....