



DRAFT MINUTES OF LYDNEY TOWN COUNCIL

PLANNING & HIGHWAY COMMITTEE MEETING

HELD AT THE COUNCIL CHAMBERS, CLAREMOUNT HOUSE,

HIGH STREET, LYDNEY

ON MONDAY 13TH APRIL 2026 AT 6.15PM

Present: Councillors: C Harris (Chair), S Hillier, S Holmes, P Johns, G Phelps, T Saunders and E Taylor

Also Present: L Bendall (Deputy Clerk & RFO and Minute Taker)
L Gay (Senior Administrator)

Members of the Public: Councillors J Gregory, R Holmes, M Jones and 3 members of the public

Absent: None

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

OPEN FORUM

A resident spoke in the Open Forum on behalf of neighbouring properties in relation to planning application for 83 Primrose Hill. Concerns were raised regarding the proposed extension, including potential overlooking and loss of privacy, overshadowing, and the close proximity of the development to the neighbouring boundary (approximately 1 metre).

The resident also expressed concerns relating to highway safety, biodiversity impacts due to the disturbance of existing hedgerows and a mature apple tree, and ambiguity within the submitted application documents and supporting reports. Additional concerns were raised regarding drainage, noting that the current system is connected to a neighbouring property, for which they hold full responsibility. It was also highlighted that the property has already been significantly extended beyond its original footprint.

The resident advised they had previously contacted Forest of Dean District Council and Cllr H Ives but had received limited response.

Cllr Harris thanked the resident for their contribution and confirmed the comments would be considered when the committee considered the application. The resident was advised to contact Severn Trent directly regarding drainage matters and to liaise with Cllr Ives to request that the application be referred to the Forest of Dean District Council Planning Committee for determination rather than being dealt with under delegated powers. Cllr Harris also agreed to discuss the matter with Cllr McDermid.

1.	<u>APOLOGIES</u>
	No apologies were received as all committee members were present.
2.	<u>DECLARATIONS OF INTEREST</u>
	A non-pecuniary declaration of interest was received from Cllr S Holmes, who advised the Committee that they reside near the property relating to Agenda Item 7B.
3.	<u>MINUTES OF PREVIOUS MEETINGS</u>
	To approve as a correct record the Minutes of the Committee meeting held on Monday 9th March 2026 . Chair proposed that the Minutes of the Committee held on Monday 9 th March 2026 be approved. Resolved: Majority Approved
<u>HIGHWAY, FOOTPATH & TRANSPORT ISSUES</u>	
4.	<u>TEMPORARY ROAD/FOOTPATH CLOSURES, CREATIONS/DIVERSIONS</u>
4.1	To receive notification from Glos Highways of an intention to temporary close part of Church Walk Road from outside property “Snompers” to outside the property “Redlands Cottage” to allow installation of a manhole. The closure is scheduled between 7am to 7pm on 7 th April 2026. Noted
4.2	To receive notification of intended temporary road closure works schedule throughout the forest from 6 th April 2026. Noted
4.3	To receive notification from Glos Highways of an intention to temporary close part of Station Road and Harbour Road to allow Level Crossing Maintenance on 13 th April until 14 th April 2026. Noted
5.	<u>HIGHWAY/TRANSPORT MATTERS AND CORRESPONDENCE</u>
5.1	Highways Transport correspondence to Note To receive and note the bi-monthly Public Rights of Way completed jobs for September and October 2025 Cllr S Holmes commented that the works noted within the report for the Lydney area related to the bridge by Dean Forest Railway. Noted
5.2	To receive and note E-News for March from 20s Plenty Noted
6.	<u>STREET NAMING</u>
6.1	No nominations received.

PLANNING ISSUES	
7.	<u>PLANNING APPLICATIONS TO BE CONSIDERED:</u>
A.	<p>P0273/26/TPO 44A Bracken Close Lydney Gloucestershire GL15 5AJ Reduce the weight of the 4 main branches of Oak tree T2 of DFTPO 8 that are leaning towards the house. These branches will be reduced back to suitable reduction points in accordance with BS 3998 as shown in red on the accompanying photograph. The work is proposed in order to reduce the likelihood of catastrophic branch failure which has the potential to damage the tree and the house of the landowner. It was proposed (TS) and seconded (ET) that a comment of 'No objection' be made. Resolved: Unanimously Approved</p>
B.	<p>P0199/26/FUL 83 Primrose Hill Lydney Gloucestershire GL15 5SW Demolition of outbuilding and erection of one and a half storey garage outbuilding with ancillary accommodation at first floor (revised plans). Following consideration, it was proposed (TS) and seconded (CH) to submit an objection to this planning application. The objection is made on the following material planning considerations: Overlooking and loss of privacy Loss of daylight/sunlight and overshadowing Scale and dominance of the proposed extension Layout and density of the development Highway safety concerns, including traffic generation and parking provision Drainage and flood risk implications Impact on the character and appearance of the area Potential effects on trees, wildlife, and wider nature conservation interests Impact on local community infrastructure and services Resolved: Unanimously Approved to Object to Application</p>
C.	<p>P0308/26/FUL Mia Rose Nurseries Lydney Park Estate Lydney Glos GL15 6BU Erection of a building to provide additional space for Nursery expansion Chair proposed that a comment of 'No objection' be made. Resolved: Unanimously Approved</p>
D.	<p>P1568/25/FUL The Coach House Victoria Road Lydney Gloucestershire GL15 5DG Erection of single storey rear extension with associated internal alterations to the dental surgery, alterations to the front entrance, and conversion of the existing garage to cycle and bin storage. Chair proposed that a comment of 'No objection' be made. Resolved: Unanimously Approved</p>

	<p><u>PLANNING APPLICATIONS TO BE NOTED:</u></p> <p>Members are requested to <u>note</u> that planning application 7E were considered under delegated authority due to timescales for reporting to FoDDC</p>
E.	<p>P0259/26/AG Little Allaston Farm Driffield Road Lydney Gloucestershire Prior notification for the erection of an agricultural building for storage of hay/straw Considered by P&H Committee and Chair approved a comment of – “No Objection” Noted</p>
8.	<p><u>TO NOTE PLANNING DECISIONS RECEIVED FROM FODDC:</u></p>
A.	<p>P0129/26/TCA Pollard Willow (T1 on sketch plan) to suitable pollard points to establish a sustainable pollard framework. Works are proposed to manage excessive crown extension, reduce the risk of limb failure (with evidence of previous limb breakage), and enable long-term cyclical management appropriate to its location within a public park. Decision: Approved</p>
B.	<p>P0259/26/AG Little Allaston Farm Driffield Road Lydney Gloucestershire Prior notification for the erection of an agricultural building for storage of hay/straw Decision: Not Required</p>
C.	<p>P0171/26/TPO 34 Par Four Lane Lydney Gloucestershire GL15 5GD Reduce canopy of Alder in front garden covered by A2 of DFTPO 172 by approximately 2 metres. Remove epicormic growth at base and raise canopy to 2.5 metres from ground level. Work is proposed to reduce overall size as tree is outgrowing position and to allow light filtration to underlying features. Decision: Granted Permission</p> <p>Agenda items 8A to 8C were noted en-bloc.</p>
9.	<p><u>LICENSING CONSULTATIONS</u></p>
9.1	<p>None received</p>
10.	<p><u>PLANNING CORRESPONDENCE</u></p>
10.1	<p>To note correspondence received and answered and to agree responses, as appropriate. To receive correspondence from FoDDC Planning Appeals Team relating to an appeal against refusal of planning application P0089/25/FUL and decide if any response, if required Received, noted and no further response required</p>
11.	<p><u>TOWN CLERK'S REPORT</u></p> <p>The Clerk's report was received and noted.</p>

12.	TOWNS COLUMNS/LAMPOSTS
	To receive an update from Glos County Council (GCC) regarding the towns columns/lampposts and agree any future actions. Cllr Saunders gave an update confirming that, following a meeting with members of Gloucestershire County Council (GCC), it was identified that existing columns/lampposts are not appropriate for the installation of pennants, which were being considered as part of a Town Centre grant scheme. Approval has now been granted by GCC for the installation of four new CCTV cameras. A request has also been made that Christmas lights are not installed on columns fitted with CCTV equipment. The council's Christmas lights contractor is liaising directly with GCC on these arrangements. No further action is required by the council at this stage.
13.	COUNCILLORS' REPORTS
13.1	To note Councillors' Reports on Planning/Highway matters Cllr S Hillier requested that consideration be given for the council to correspond with FoDDC to request they serve a S215 to the owners of properties of the old Co-op Building and a property on Church Road.
13.2	To consider whether any points raised require agenda scheduling: The response from S215 is to be added to the next meeting agenda for further discussion.
14.	DATE OF NEXT MEETING
	The next Committee meeting has been scheduled for Monday 11th May 2026 , starting time to be confirmed, at Council Chambers, Claremont House, High Street, Lydney.

THE MEETING CLOSED AT 6.53PM

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