



DRAFT MINUTES OF LYDNEY TOWN COUNCIL

PLANNING & HIGHWAY COMMITTEE MEETING

HELD AT THE COUNCIL CHAMBERS, CLAREMOUNT HOUSE,

HIGH STREET, LYDNEY

ON MONDAY 13TH JULY 2026 AT 6.00PM

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

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

Members of the Public: No members of the public were present

Absent: None

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

OPEN FORUM

No items raised

1.	<u>APOLOGIES</u>
	No apologies were received as all committee members were present
2.	<u>DECLARATIONS OF INTEREST</u>
	To receive Declarations of Interest in respect of matters contained in this agenda, in accordance with Lydney Town Council's current Code of Conduct in respect of Members. No declarations of interests were made
3.	<u>MINUTES OF PREVIOUS MEETINGS</u>
	To approve as a correct record the Minutes of the Committee meeting held on Monday 15th June 2026 . The Chair proposed that the Minutes of the meeting held on Monday, 15th June 2026 be approved as a true and accurate record. Resolved: Majority Approved
	<u>HIGHWAY, FOOTPATH & TRANSPORT ISSUES</u>

4.	<u>TEMPORARY ROAD/FOOTPATH CLOSURES, CREATIONS/DIVERSIONS</u>
4.1	To receive correspondence from Gloucestershire County Council advising that the temporary closures of Public Rights of Way RWD 59 and FLY 96 have been extended until 1 st February 2027 due to piling works being undertaken along the highway. Noted
4.2	To receive correspondence from Gloucestershire County Council advising of an intention to temporary close Driffild Road from its junction with Allaston Road to its junction with Highfield Road, the expected closure is from 8am to 5pm on the 5 th August 2026 Noted
5.	<u>HIGHWAY/TRANSPORT MATTERS AND CORRESPONDENCE</u>
5.1	Highways Transport correspondence to Note To receive an update from Glos Highways regarding the ongoing roadworks on Forest Road It was noted that the extended works are now expected to run through Winter 2026, which will require the continuation of the Forest Road closure over this period.
5.2	To receive an update regarding the M48 Severn Bridge Resurfacing Trial works Noted
5.3	To receive Bream Road Speed Camera statistics for June 2026 Noted - a query was raised regarding how the data collected is used. It was confirmed that the office regularly notifies the local police of the top 10 speeding offenders, which triggers a warning letter being sent to the registered vehicle owner. The police can also use the information to identify and prosecute drivers without valid vehicle tax or an MOT.
5.4	To receive a verbal update on planned surfacing of Lydney Roads for 2026-27 Noted – it was agreed that the office would share the planned works document to committee members.
6.	<u>STREET NAMING</u>
6.1	No new nominations received.
<u>PLANNING ISSUES</u>	
7.	<u>PLANNING APPLICATIONS TO BE CONSIDERED:</u>
A.	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 (additional information since given). The additional information related to a drainage report being received with no concerns identified. It was proposed (JG) and seconded (CH) to approve a comment of 'no objection' Resolved: Majority Approved

B.	P0725/26/TCA Raglan House High Street Lydney Gloucestershire GL15 5DD Fell Horse Chestnut tree in southern corner of the garden, which extends over the High Street and Stanford Road. The tree has a large, dead limb causing decay in the centre of the trunk. Due to the decay, there is a high likelihood of the southern limb cleaving off and falling into the High street over the next few years, causing potential injury to persons and property. Chair proposed to approve a comment of 'no objection' with the recommendation that the felled tree to be replaced with a new tree. Resolved: Majority Approved
C.	P1159/25/FUL Land At Highfield Road Lydney Gloucestershire GL15 4LH Erection of 59 dwellings (not less than 50% Affordable Housing) and associated vehicular access, public open space, landscaping and all associated infrastructure. (Revised Description). It was proposed (TS) and seconded (CH) to object to this planning application under the following material considerations: • Highway Safety and Access – Serious concerns remain regarding the proposed access arrangements. The development would be served from a road that already experiences traffic, access and safety issues, and the additional vehicle movements generated by the proposal are likely to exacerbate existing problems, resulting in an unacceptable impact on highway safety. • Layout and Density – The scale and density of the proposed housing is considered excessive for the site, resulting in an overdevelopment that is out of keeping with the character of the surrounding area. • Traffic, Parking and Servicing – Concerns have been raised regarding the adequacy of on-site parking and the internal road layout. There is uncertainty as to whether emergency service vehicles, refuse collection vehicles and other utility vehicles would be able to safely access and manoeuvre within the development. • Drainage and Flood Risk – The site is located within an area that already experiences drainage issues and localised flooding. There is insufficient confidence that the proposed drainage arrangements would adequately mitigate the increased surface water runoff or prevent further flooding impacts on the surrounding area. • Effect on trees and wildlife/nature conservation – The proposal raises concerns regarding the potential loss of trees and the impact on existing habitats, wildlife and biodiversity. Further consideration should be given to protecting and enhancing the site's natural environment. Resolved: Unanimously Approved to Object to the Planning Application
8.	<u>TO NOTE PLANNING DECISIONS RECEIVED FROM FODDC:</u>
A.	P0567/26/FUL 25 Kimberley Drive Lydney Gloucestershire GL15 5AD Construction of new driveway and access Decision: Granted Permission

B.	<u>P0530/26/FUL</u> 59 Templeway West Lydney Gloucestershire GL15 5JD Erection of part two storey and part single storey rear extension, together with conversion of garage. Demolition of sunroom extension. Decision: Granted Permission
C.	<u>P0570/26/LBC</u> Barn Naas Court Naas Lane Lydney Gloucestershire GL15 4ES Listed building consent for the erection of a single storey side extension with associated works. Decision: Granted Permission
D.	<u>P0569/26/FUL</u> Barn Naas Court Naas Lane Lydney Gloucestershire GL15 4ES Erection of a single storey side extension with associated works. Decision: Granted Permission
E.	<u>P1367/25/FUL</u> Lydney Harbour, Harbour Road Lydney Gloucestershire Removal of three existing temporary cabins and installation of a new welfare building comprising three linked modular steel units Decision: Granted Permission Agenda items 8A to 8E were noted en-bloc
9.	<u>LICENSING CONSULTATIONS</u>
9.1	None received
10.	<u>PLANNING CORRESPONDENCE</u>
10.1	To note correspondence received and answered and to agree responses, as appropriate. To receive correspondence from Keepmoat Homes regarding the development of area Lydney B and consider any future actions. A number of councillors attended a meeting with Keepmoat regarding a proposed residential development off Bracken Close comprising 139 dwellings. Members were advised that the original proposal for 158 dwellings had been withdrawn by the developer, and revised plans had subsequently been prepared. Councillors who attended the meeting expressed that concerns remain regarding the proposed access arrangements and the anticipated increase in traffic associated with the development. It was also noted that the development does not appear likely to generate Section 106 contributions for use within the local community. Members commented that the site was originally identified for development approximately 20–25 years ago and that, since that time, Lydney has experienced significant housing growth in other areas. It was agreed that the councillors who attended the meeting would prepare a summary of the discussion and submit it to Forest of Dean District Council's Planning Authority. The Council will formally consider the proposal in its capacity as a statutory consultee should a planning application be submitted.

10.2	To receive correspondence from FoDDC Planning Team to advise that planning application P0503/26/FUL (Destination Harbourside) will be considered by the Development Management Committee at a meeting on Tuesday 14th July 2026 at 2pm. It was noted that, as consultees, Lydney Town Council had been invited to attend the meeting and talk on this application, the original comment made by Lydney Town Council was no objection and no members felt the need to make further comment.
11.	<u>TOWN CLERK'S REPORT</u> The Clerk's report was received and noted.
12	<u>COUNCILLORS' REPORTS</u>
12.1	To note Councillors' Reports on Planning/Highway matters: Cllr Hillier commented on the graffiti on the bus shelter next to the entrance of Taurus Crafts and requested, if possible, that the grounds team paint over it. Cllr Saunders confirmed that Gloucestershire County Council and Lydney Town Council were working together as part of a Clean Up Lydney campaign, which would initially involve weeding in selected areas around the town. Cllr Harris commented that the hedge growing from the Greyhound Pub onto the footpath was the responsibility of the landowner and that, in previous years, the Council had written to them reminding them of their responsibility to maintain it. A further comment was made regarding brambles and ivy at the lower end of Naas Lane, which are overhanging the pavement. It was confirmed that this falls within the remit of Highways and can be reported via the Fix My Street portal.
12.2	To consider whether any points raised require agenda scheduling: No items identified
13.	<u>DATE OF NEXT MEETING</u> The next Committee meeting has been scheduled for Monday 14th September 2026, starting time to be confirmed, at Council Chambers, Claremont House, High Street, Lydney.

THE MEETING CLOSED AT 6.44PM

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