MINUTES OF LYDNEY TOWN COUNCIL

PLANNING & HIGHWAY COMMITTEE MEETING

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

ON MONDAY 14TH SEPTEMBER 2026 AT 6.15PM

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

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

Members of the Public: FoDDC District Cllr M Topping

Absent: None

Councillor Harris welcomed all present and gave the usual 'housekeeping' announcements, together with a reminder of the meeting rules.

OPEN FORUM

No items raised

1.	**APOLOGIES**
	Apologies were received and noted from Cllr H Hutchison.
2.	**DECLARATIONS OF INTEREST**
	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.	**MINUTES OF PREVIOUS MEETINGS**
	To approve as a correct record the Minutes of the Committee meeting held on **Monday 13th July 2026**. Chair proposed that the Minutes of the meeting held on Monday, 13th July 2026 be approved as a true and accurate record. **Resolved: Majority Approved**
HIGHWAY, FOOTPATH & TRANSPORT ISSUES	
4.	**TEMPORARY ROAD/FOOTPATH CLOSURES, CREATIONS/DIVERSIONS**
4.1	To receive correspondence from Glos Highways notifying of intended temporary road closures throughout various locations within Lydney and surrounding areas.

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4.2	To note correspondence from Glos Highways notifying of an intended temporary part closure of Church Road Cycleway, outside of the property known as 'Old Farmers Store' for a distance of approximately 60 metres. The reason for the said closure is for electrical pole, and cable installation works with works to be undertaken from 08:00hrs on 12th August 2026 until 16:45hrs on 14th August 2026 only (retrospective).
4.3	To note temporary road closure - 400069 Driffield road – for Severn Trent water. 8-5pm 5th august 2026.
4.4	To note: temporary road closure - 400042 Mount Pleasant - Lydney town - Forest of Dean district - 25/08/2026 to 26/08/2026 ref 89628 for Severn Trent water
4.5	To note: temporary road closure - c15 Lydney road - Lydney - Forest of Dean - 01/09/2026 ref 89741. the reason for the said closure is for poling works by Openreach.
4.6	To note: temporary closure 406125 Naas lane – Level Crossing maintenance - - 17.08.26 to 18.08.2026 Agenda items 4.1 to 4.6 were noted en-bloc
4.7	To note: Temporary road closure Park Hill to junction of Bream Road – 14/09/26 to 15/09/26 for network utility works Noted
4.8	To note: Temporary road closure C15 Primrose Hill 30th September 2026 for repairs of defective carriage way. The proposed works is at the junction of Lynwood Road. Noted
4.9	To note temporary road closure of Station Road 23:55hrs on 28th September 2026 until06:00hrs on 29th September 2026 Noted
5.	**HIGHWAY/TRANSPORT MATTERS AND CORRESPONDENCE**
5.1	**Highways Transport correspondence to Note** To note correspondence from national highways in respect of: m48 Severn bridge weight restriction update. highways have been proposing an eastbound peak hour HGV ban; however, the latest traffic modelling shows that this will be no longer be required. this will mean the bridge will be reopened to vehicles over 7.5t 24-hours a day and will operate in "free-flow" for the vast majority of this time. this will have large benefits for the people and businesses in the Chepstow area and beyond. Chair proposed this agenda item be deferred to the October meeting to allow members to receive the correspondence. **Resolved: Unanimously Approved to defer to P&H's October Meeting**
5.2	To receive Bream Road Speed Camera statistics for July & August 2026 Noted

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5.3	To receive correspondence from Glos Highways in respect of additional works on Forest Road, latest updates can be found on Forest Road Lydney Cllr Harris advised members that whilst the road works were being undertaken, Highways would also be carrying out significant tree works along the bank and watercourse. During the tree works, between 9.30am and 3.30pm, there will be a complete road closure affecting access to some residential properties and Norchard. Noted
5.4	To note correspondence sent to Glos Highways seeking consideration of council relinquishing cultivation/maintenance of Taurus Crafts Roundabout (A48) Members were updated that, following the clearance works at the roundabout, the cultivation licence held by Lydney Town Council has been relinquished, and Gloucestershire Highways will take over all future maintenance. Noted
5.5	To note approval for Glos Highways for insertion of Cycle storage Templeway West Noted
5.6	To note correspondence from major projects team inviting Councillors to meet to discuss extension of road works on Forest Road. Arranged for 17th September 2026 Noted
6.	**STREET NAMING**
6.1	No new nominations received. Cllr Harris updated members that FoDDC's Street Naming department had updated its Street Naming Policy. Any nomination for a deceased person to be considered for street naming must relate to a person who has been deceased for at least 20 years. Cllr Topping agreed to look into the FoDDC Street Naming Policy, including when and why it was updated, and will provide an update to the Council. The Chair proposed that the agenda item 'Street Naming' be removed from future agendas as a standing item and only added when a nomination is received. **Resolved: Unanimously Approved**
PLANNING ISSUES	
7.	**PLANNING APPLICATIONS TO BE CONSIDERED:**
A.	P0991/26/TPO Land North Of Cross Hands Lydney Gloucestershire GL15 4LH Fell 1 x Ash and 1 x Oak covered by Tree Preservation Order number DFTPO 135. The Ash tree has a co-dominant trunk with a mature weak V union. Axis of potential split directs one trunk towards two properties. Removal of one stem leaves remaining stem open to windthrow. The Oak is a highly slender tree and leans 55 degrees to the south-west away from the Ash, then corrects above it. Removal of the Ash leaves this Oak tree susceptible to wind exposure. A 50% crown reduction is an option but would leave limited branching remaining. Chair proposed a comment of 'no objection' be made. **Resolved: Unanimously Approved**

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PLANNING APPLICATIONS TO BE NOTED:

Members are requested to note that planning application 7B to 7G were considered under delegated authority due to timescales for reporting to FoDDC

B. P1236/25/FUL

Stone Building to the Rear Of 15 High Street

Conversion and alteration of stone building to create x4, 2 bed dwellings and x4, 3 bed dwellings with associated works. Demolition of existing commercial buildings.

Considered by P&H Committee members who approved a comment of – Objection be made under the following considerations:

- Highway Safety The Council has significant concerns regarding the proposed access arrangements. The application indicates access via a private road used by residents living on Templeway West. This raises serious safety concerns due to the increased traffic movements, potential conflicts between existing residents and new vehicles, and the additional congestion likely to be generated. The Council considers the access arrangements to be unsuitable and unsafe for the scale of development proposed.
- Traffic and Parking The Council considers that the proposed development does not provide sufficient on-site parking provision for the number of dwellings proposed. This shortfall will inevitably lead to vehicles parking on the highway, exacerbating existing congestion and creating further safety risks for road users and pedestrians.
- Layout and Density of Buildings The number of dwellings proposed appears excessive for the size of the site. The layout and density are considered over-intensive, resulting in a cramped form of development out of keeping with the character of the surrounding area.
- Effect on Listed Buildings and Conservation Area The proposed development is located adjacent to the boundary of a designated Conservation Area. The Council is concerned that the scale and design of the scheme will have a detrimental impact on the setting and character of nearby listed buildings and on the wider Conservation Area.

C. 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.

Considered by P&H Committee members or who approved a comment of – "No Objection" be made

D. P0702/26/FUL

31 Meadowbank Lydney Gloucestershire GL15 5DF

Erection of a two-storey front extension and construction of a detached garage/store (part retrospective)

Considered by P&H Committee members who approved an "Objection" be made under the following material considerations:

- Overlooking, loss of privacy
- Scale and dominance

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	• Layout and density of buildings • Impact on character of the area • Highways safety
E.	P1427/25/FUL & P1534/25/LBC Lydney Baptist Chapel High Street Lydney Gloucestershire GL15 5DD 1) Change of use of The Old Baptist Church from an ecclesiastical building into two separate units of residential accommodation and associated works. 2) Listed building consent for the replacement of the lean-to roof at the rear (north), demolition of a small lean-to extension on the eastern side of the building to form a courtyard, blocking of 2x doors, the reconfiguration of partition walls within the rear extension to form bedrooms and bathrooms, installation of false ceiling, removal of staircase and formation of new, and erection of partition walls within the first floor to provide bedrooms and bathroom **Following review and despite previous objections, Planning & Highways Committee have agreed a comment of "No Objection" be made subject to the bat situation being resolved. Concerns have been noted over the state of the building, and this application would preserve the building and put it back into use.**
F.	P0885/26/OUT Land North East Grove Lane Lydney Gloucestershire Section 73 application for a minor material amendment to planning permission P1619/23/OUT, through the variation of Condition 3 (Approved Plans) and Condition 26 (Surface Water Drainage), to alter and reduce the approved red line boundary and revise the wording of condition 26 to refer to the submitted and alternative surface water drainage strategy. **Planning & Highways Committee have no objections to this minor material planning change.**
G.	P0938/26/TCA Bathurst Park Bathurst Park Road Lydney Gloucestershire GL15 5HG Remove Cherry tree (T1) due to decline in health and associated structural integrity. Lift crown of Holm Oak (T2) to give 6 metres clearance to facilitate removal of an old storage container and the delivery of a new storage container. **Considered by P&H Committee members and agreed no objections to this planning application.** Agenda Items 7B to 7G were considered under delegated authority and noted en-bloc
8.	**TO NOTE PLANNING DECISIONS RECEIVED FROM FODDC:**
A.	P0558/26/FUL 80 Lancaster Drive Lydney Gloucestershire GL15 5SL Erection of a single storey rear extension, replacement carport, first floor loft conversion and rear dormer extension. **Decision: Granted Permission**

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B.	P0121/26/FUL Land At The Lighthouse Trade Park Including Units 18 And 20 Lighthouse Trade Park Church Road Lydney Gloucestershire GL15 5EN Erection of an asphalt pavement preservation product plant and associated works on land at the Lighthouse Industrial Estate and the associated use of Units 18 and 20 **Decision: Granted Permission**
C.	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. **Decision: Approved**
D.	P0503/26/FUL Destination Harbourside Harbour Road Lydney Gloucestershire GL15 4ER Retention of temporary modular building for E(b) use for a further 5-year fixed term **Decision: Granted Permission**
E.	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. **Decision: Granted Permission**
F.	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. **Decision: Granted Permission** Agenda Items 8A to 8F were noted en-bloc
9.	**LICENSING CONSULTATIONS**
9.1	None received
10.	**PLANNING CORRESPONDENCE**
	To note correspondence received and answered and to agree responses, as appropriate.
10.1	To receive correspondence from Planning Inspectorate, Appeal Ref: 6006083 relating to land at 33 High Street, Lydney (Application P0089/25/FUL). **Decision – Appeal Dismissed** **Received and noted**

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10.2	To receive an update and consider implications in practice in respect of The National Scheme of Delegation – Changes to how planning applications will be managed. It was noted that, following the introduction of changes to government legislation at the end of October, planning applications can no longer be 'called in' to committee for review, and decisions will be delegated to planning officers. FoDDC will be holding one final planning meeting, scheduled for October. A query was raised regarding what will happen to ongoing applications that have been requested to be called into committee. District Cllr Topping agreed to look into this further. 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 Taylor asked if there were any plans to clear up the weeds and vegetation on Templeway corner, clerk advised members that when the new cycle storage is installed there are plans for the area to be tidied up at the same time. Cllr Gregory queried whether, following the publication of the new NPPF, there had been any changes to the material considerations when considering planning applications. The Clerk will check. Cllr Saunders raised concerns regarding the stability and safety of a large tree located at a private residence in Woodland Rise. It was agreed that photographs would be obtained and the matter reported.
12.2	To consider whether any points raised require agenda scheduling: No items identified
13.	**REMIT OF COMMITEES**
	To review, update and approve the Remit of Committees, with particular reference to the Planning & Highways Committee. The Planning & Highways Remit was reviewed and no amendments or updates were identified. Chair proposed to approve the Planning & Highways Remit of Committees with no identified changes. **Resolved: Unanimously Approved**
14.	**BREAM ROAD SPEED CAMERA**
14.1	To consider and approve the purchase and installation of a solar boost panel for the roadside AutoSpeedWatch unit located on Bream Road. Following discussion, chair proposed to approve the purchase of a solar boost panel for Bream Road at a cost of £112, with the expenditure to be taken from Budget Code 4800/700 – Planning Committee. **Resolved: Majority Approved**

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14.2	To consider and approve purchasing another year of data connectivity for the Bream Road speed camera. Chair proposed to approve renewing the data connectivity for Bream Road speed camera at a cost of £179 with expenditure being taken from Budget Code 4805/700 Highways General. **Resolved: Majority Approved**
15.	**DATE OF NEXT MEETING**
	The next Committee meeting has been scheduled for **Monday 12th October 2026,** starting time to be confirmed, at Council Chambers, Claremont House, High Street, Lydney.

THE MEETING CLOSED AT 6.56PM

SIGNED: ..... DATE: 13.10.26