

NORTHWAY PARISH COUNCIL

Minutes of a meeting of the Planning Committee held by Zoom on Wednesday, 16th December 2020

Following the passing of the Coronavirus Act 2020 (c.7), Councils are unable to meet in person during the COVID emergency. This meeting was therefore held via a Zoom link, with Councillors connecting remotely. The meeting began at 7:00 p.m.

Present: Cllr P Godwin (Chairman) Cllr G Shelton (Vice-Chairman)
 Cllr M Barnes Cllr C Blackmore
 Cllr J Roberts Cllr S Terry
 Cllr T Treacy Cllr S Ward

In Attendance: Cllr E MacTiernan
 Mrs L Stewart (Clerk's Assistant)
 Mrs C Woodward, Clerk of the Council

P/67/20 Apologies for Absence

Apologies were received from Cllr Porter, Phennah and Mackenzie. Cllrs Phennah and Mackenzie had asked for Christmas wishes to be passed on to Members. No further apologies were tendered.

P/68/20 Declarations of Interest

Cllr Godwin declared an interest in Planning Application No. 20/00896/FUL Land to the East of Hardwick Bank Road, Northway, as she sat on the Reference Panel for the Garden Town Group at the Borough. No further declarations of interest, as required by the Code of Conduct adopted by the Parish Council on 11th July 2012 (Min Ref C/159/12), including paragraph 12(2), were made.

P/69/20 Minutes of the Previous Minutes

Cllr Shelton PROPOSED that the Minutes from the Planning Committee Meeting that took place on 18th November 2020 should be approved as a true and accurate record. Cllr Roberts SECONDED.

FOR: Cllr Shelton Cllr Roberts
 Cllr Godwin Cllr Blackmore
 Cllr Terry Cllr Ward

ABSTENSIONS: Cllr Barnes Cllr Treacy

P/70/20 Matters arising from Previous Minutes

There were no matters arising from the previous minutes.

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P/71/20 **Planning Applications**

i. **Domestic Planning Applications**

New Planning Applications

20/00875/FUL - 58 Davey Road, Northway

Change of use of land to residential and erection of boundary fence (part retrospective)

Members reviewed this application, and were shown some photographs to give them a clearer understanding of what was/had taken place. The applicant had taken a section of land that had been filled with shrubs (probably from when the estate was developed), but which sat within their boundary, they had removed the shrubs and placed fencing along the boundary line.

Cllr Roberts pointed out that the road at that location was narrow but was not made worse by these modifications, in fact, it stopped the overhang of plants outside of the curtilage so allowed for slightly more road space. After a short debate Cllr Shelton PROPOSED no objections to this application. Cllr Ward SECONDED.

FOR: UNANIMOUS

20/01198/FUL - 26 Sallis Close, Northway

Erection of a two-storey side extension

The drawings were shown on screen for Members to see. The Clerk pointed out that this was the property that the Council had recently received enforcement information about. The occupier was applying for a two-storey extension, it was noted that this had previously been applied for, passed and expired.

It was noted that no objections had been received to date. Cllr Shelton PROPOSED no objection to the application provided that the materials used were in keeping with the existing ones and that there was a suitable method to deal with surface water run off. Cllr Roberts SECONDED.

FOR: UNANIMOUS

Amended Planning Applications *(Original details are in Italics)*

None received.

Decision Notices

20/00830/FUL - 16 Howard Close

Erection of a single storey rear extensionPermit

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P/71/20 **Planning Applications** (Continued)

i. **Domestic Planning Applications**

20/00721/FUL - 17 The Park, Northway

Erection of a single storey side attached garage extension Permit

ii. **Industrial Planning Applications**

New Planning Applications

20/00082/CONDIS - Land at Fiddington, Ashchurch

Application for approval of details subject to condition 8 (Site Wide Masterplan Document) of planning application ref 17/00520/OUT

There was a large Masterplan document (80 pages) attached to this application and details of the applicant's responses to various agencies that had raised queries.

Members considered the application which related to the discharge of conditions. Cllr Roberts PROPOSED that the previous response was reiterated but included the addition that the Council was very concerned the overload of traffic on the A46 would now be amplified as a result of the proposals relating to the M5 Junction 9 and A46 (Ashchurch) Transport Scheme being delayed. Cllr Ward SECONDED.

FOR: UNANIMOUS

(The previous response was - 'No Objections but the Parish Council requested assurances that adequate provision of public transport was incorporated and wanted assurances that full consideration was being given to flooding alleviation').

20/00896/FUL - Land to the East of Hardwick Bank Road, Northway

Development of a road bridge over the Bristol to Birmingham mainline railway North of Ashchurch, Tewkesbury (Ashchurch Bridge over rail - ABoR), including temporary haul roads for construction vehicles, site compounds, security fencing, surface water drainage channels and attenuation ponds.

The Clerk had contacted the Planning Officer regarding this application as it was difficult to see what was different to the previous application of the same reference. The response was that the planning application forms had been updated as the applicant details were incorrect on the original form (Gloucestershire County Council instead of Tewkesbury Borough Council). It also included the applicant's response to matters raised by Natural England. He went on to say that whilst discussions were ongoing the Parish Council and residents could continue to make comments prior to the determination of the application.

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P/71/20 **Planning Applications** (Continued)

ii. **Industrial Planning Applications**

Cllr Ward PROPOSED that the same response was made as previously. Cllr Terry SECONDED.

FOR: UNANIMOUS

(The previous response was - OBJECT to the application on the grounds of lack of information provided to allow the Council to make an informed decision and that, without prejudice, in the event that the application was approved the Council wished to add:-

- *that it had concerns relating to the increased risk of flooding, which could impact both Northway and Tewkesbury.*
- *that the Council should have been provided with details of traffic flow and road structure.*
- *that any building work should be carried out with great sensitivity, so as to minimise the impact to local residents, especially during Covid-19.*
- *As part of the scheme attention should be given to the road down to the old Mill and also Joan's Field. The temporary road access would significantly increase the danger to pedestrians visiting both locations and that a footpath should be included on the Joan's Field side of the road (from Sallis Close to Joan's Field) to allow residents a safe access.*
- *Environmental and Pollution concerns.*
- *What were the Borough Council plans in the event that the funds they have (£8.1 million) did not cover the cost of the bridge deck, where would the remaining funds be found?*
- *Could the Borough Council confirm whether the proposed bridge had an impact on Highways England changing their view on the Mitton Development i.e. roads?)*

20/01143/FUL - Units 5-8 Alexandra Way

Oversheeting of existing profile asbestos roof, installation of new roof lights, mineral wool insulation and external redecoration of profile metal cladding

Members perused this application and felt that it would have very little impact on any neighbouring properties. It was confirmed that no objections had been received. Cllr Ward, therefore, PROPOSED no objections to that application. Cllr Barnes SECONDED.

FOR: UNANIMOUS

Amended Planning Applications *(Original details are in Italics)*

None received.

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P/71/20 **Planning Applications** (Continued)

ii. **Industrial Planning Applications**

Decision Notices

20/00750/FUL - Mary P's Ltd, Ashchurch Parkway

Erection of a single storey side extension to provide new training room and revised entrance..... Permit

P/72/20 **Correspondence received after 10th December 2020**

- i. **Tewkesbury Borough Council** - Bin collection dates for the Christmas period.
- ii. **Citizens Advice** - Details of Christmas closing and emergency contact numbers.

Cllr Godwin wished the Committee a Merry Christmas.

As there was no other business the meeting concluded at 7:25 p.m.