

## NORTHWAY PARISH COUNCIL

Minutes of a meeting of the Planning Committee held by Zoom on Wednesday, 18<sup>th</sup> November 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 C Blackmore Cllr P Mackenzie  
Cllr E Phennah (From \*P/57/20) Cllr J Roberts  
Cllr S Terry Cllr S Ward

In Attendance: Cllr E MacTiernan  
Mr T Treacy, Admin Assistant (Temp)  
Mrs C Woodward, Clerk of the Council

### P/60/20 Apologies for Absence

Apologies were received from Cllr Porter. No further apologies were tendered.

### P/61/20 Declarations of Interest

No declarations of interest, as required by the Code of Conduct adopted by the Parish Council on 11<sup>th</sup> July 2012 (Min Ref C/159/12), including paragraph 12(2), were made.

### P/62/20 Minutes of the Previous Minutes

Cllr Terry PROPOSED that the Minutes from the Planning Committee Meeting that took place on 21<sup>st</sup> October 2020 should be approved as a true and accurate record. Cllr Roberts SECONDED.

FOR: UNANIMOUS

### P/63/20 Matters arising from Previous Minutes

The Clerk read an email that had been received from the Vice Chairman of Ashchurch Rural Parish Council relating to the Ashchurch Bridge and Garden Town. He was enquiring as to whether Northway Parish Council would like to team up with it and Bredon Parish Council (and possibly Kemerton and Beckford) and fight via planning the issues that the Garden Town would throw up as he believed a combined effort would carry more weight. The Clerk suggested that the Committee should consider bearing this in mind when considering the budget later in the meeting.

It was suggested that Cllr Ward (who the email was addressed to) should contact the Vice Chairman to gain a fuller understanding.

**NORTHWAY PARISH COUNCIL**

P/64/20 **Planning Applications**

i. **Domestic Planning Applications**

**New Planning Applications**

**20/00982/FUL - 19 Gould Drive, Northway**

**Erection of a single storey rear extension**

\*7.02 p.m. Cllr Phennah jointed the meeting.

This application was presented via zoom for Members to peruse. Members could see no objection to the application and Cllr Mackenzie PROPOSED approval subject to materials matching existing and a suitable method was found to dispose of surface water run off. Cllr Shelton SECONDED.

FOR: UNANIMOUS

**20/01082/FUL - 20 Cherry Orchard, Northway**

**Erection of a single storey rear extension**

Cllr Ward declared an interest as the applicant was known to him.

Plans for this extension were shown via zoom and it was noted that the extension was quite large but the house next door already had a large extension so a precedent had been set. Cllr Terry PROPOSED approval subject to materials matching existing and a suitable method was found to dispose of surface water run off. Cllr Phennah SECONDED.

FOR:	Cllr Terry	Cllr Phennah
	Cllr Blackmore	Cllr Godwin
	Cllr Mackenzie	Cllr Roberts
	Cllr Shelton	

ABSTENSIONS: Cllr Ward

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

None received.

**Decision Notices**

None received.

**NORTHWAY PARISH COUNCIL**

P/64/20 **Planning Applications** (Continued)

ii. **Industrial Planning Applications**

**New Planning Applications**

**20/00442/APP - Land South of the A46 and North of Tirlle Brook, Ashchurch**

**Approval of reserved matters (appearance, scale and landscaping) comprising Part Phase 2 East of Outline planning permission ref: 17/01203/FUL for the erection of a Retail Outlet Centre and associated works.**

The Clerk informed Members that as part of the application there was a covering letter from RPS who acted on behalf of Robert Hitchins Ltd. This letter suggested that both this application and 20/00443/FUL (next item on the Agenda) should be considered together to show context. It went on to say that the Retail Outlet Centre (Phase 2 East) was proposed to be built in two stages, this was in order to assist the Retail Outlet in becoming established and financially viable with the second phase extension meeting the demand of retailers keen to establish themselves within the scheme.

The temporary car park application was seeking approval for car parking spaces to serve the first phase of the Retail Outlet Centre. It was proposed because the land to the east of phase 1 was both well located relative to this first phase of development and because it would otherwise be left fallow pending the future development phase of the Retail Outlet Centre. It was only intended as an interim position until the second phase of the Centre was brought forward for development, alongside a new car parking strategy. From an operational point of view phase 1 of the Retail Outlet Centre was unlikely to be built out if there was insufficient car parking provision. It was also important to note the application was for a limited period of 5 years. (The Clerk informed Members that the full letter could be read on the Tewkesbury Borough Council website).

Members went on to consider the Approved Matters application and various aspects of details were presented via zoom, i.e. landscaping, bricks, plantings, lighting etc. Cllr Terry PROPOSED no objections to this application. Cllr Ward SECONDED.

FOR: UNANIMOUS

**20/00443/FUL - Land South of the A46 and North of Tirlle Brook, Ashchurch**

**Provision of a temporary car park (comprising 346 spaces) for a period of five years in connection with the Retail Outlet Centre**

Members considered this application in light of the letter that had been tabled earlier in the meeting. Cllr Roberts expressed concern that the temporary car park could easily become permanent. Cllr Ward pointed out that the letter had also used other outlets as an examples such as Grantham, Swindon, York, East Midlands, Dalton and Wembly and suggested there was not going to be enough car parking spaces anyway if those examples were anything to go by.

**NORTHWAY PARISH COUNCIL**

P/64/20 **Planning Applications** (Continued)

ii. **Industrial Planning Applications** (Continued)

**New Planning Applications**

Cllr Roberts PROPOSED that the response to Tewkesbury Borough Council should be that the Parish Council had concerns about the temporary car park application on the basis that it would not remain a temporary car park but become a permanent part of the scheme. The original application was granted on the basis of the original drawings, that did not include this temporary car park and the Parish Council also had added concerns relating to the impact on the environment and the impact on water drainage and flood risk. Cllr Ward SECONDED.

FOR: UNANIMOUS

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

None received.

**Decision Notices**

None received.

P/65/20 **Financial Requirement for 2021/22**

Members had a copy of the recommended draft budget attached to their Agenda. It was very rare for any payments to be made by the Planning Committee and normally a sum of £50 was set in the budget but Members wished to consider the possibility of a budget to cover any planning related costs (i.e. consultant fees) that may arise, especially relating to the Garden Town and the Ashchurch Bridge applications. Members considered this and Cllr Roberts PROPOSED a budget of £10,000 was set. Cllr Phennah SECONDED.

FOR: UNANIMOUS

P/66/20 **Correspondence received after 12<sup>th</sup> November 2020**

- i. **Gloucestershire County Council** - The Clerk tabled details of an overnight road closure on Grange Road from 31.01/21 until 01.02.21.
- ii. **Tewkesbury Borough Council** - The Clerk reminded Members that she had forwarded them details of the possibility of a seminar relating to proposed changes to the Planning System. Cllr Barnes had expressed an interest so had been added to the list of attendees.

As there was no other business the meeting concluded at 7:30 p.m.