

## NORTHWAY PARISH COUNCIL

Minutes of a meeting of the Planning Committee held by Zoom on Wednesday, 19<sup>th</sup> August 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 Mrs P Godwin (Chairman)                    Cllr G Shelton (Vice Chairman)  
                                 Cllr M Barnes    Cllr P Mackenzie  
                                 Cllr E Phennah                                        Cllr J Roberts  
                                 Mrs S Terry    Cllr S Ward

In Attendance:        Mrs C Woodward, Clerk of the Council

### P/38/20    Apologies for Absence

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

### P/39/20    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/40/20    Minutes of the Previous Minutes

Cllr Shelton PROPOSED that the Minutes from the Planning Committee Meeting that took place on 15<sup>th</sup> July 2020 should be approved as a true and accurate record. Cllr Terry SECONDED.

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

ABSTENSIONS:            Cllr Mackenzie                    Cllr Phennah

### P/41/20    Matters arising from Previous Minutes

There were no matters arising.

### P/42/20    Planning Applications

#### i.    Domestic Planning Applications

##### New Planning Applications

**20/00686/FUL - 10 Wagtail Drive, Northway**

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P/42/20 **Planning Applications** (Continued)

i. **Domestic Planning Applications**

**New Planning Applications**

**Erection of a first-floor extension to create additional living space above converted garage.**

The Clerk tabled a copy of the plans and it was noted that there was already a precedent in Kestrel Way, and the adjacent cul-de-sacs, for similar developments. No objections had been received from neighbours and Cllr Terry, therefore, PROPOSED that the Council had no objections to the application provided that the materials used were in keeping with existing and a suitable method was found to dispose of surface water run-off. Cllr Ward SECONDED.

FOR: UNANIMOUS

**20/00721/FUL 17 the Park, Northway**

**Erection of a single storey side garage extension**

The Clerk tabled a copy of the plans for Members to review. Cllr Ward PROPOSED no objections to the application provided that the materials used were in keeping with existing and a suitable method was found to dispose of surface water run-off. Cllr Terry SECONDED.

FOR: UNANIMOUS

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

None received.

**Decision Notices**

**20/00551/FUL - 50 The Park, Northway**

Erection of a single storey side and rear extension ..... Permit

ii. **Industrial Planning Applications**

a) **New Planning Applications**

**20/00645/FUL - Land north of the A46 (known as the former Trelleborg Site)**

**Proposed manufacturing facility (Use Class B1c, B2 and B8) of up to 21,531 sqm in total, delivered in two phases, together with outbuildings, service yard, hard parking, hard and soft landscaping, plant and associated works infrastructure**

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P/42/20 **Planning Applications** (Continued)

ii. **Industrial Planning Applications**

**New Planning Applications**

Because of the size of the application it was impossible to table it or show it on zoom so, in anticipation of this, the Clerk had emailed the Planning Committee and requested that they review the application on line before the meeting.

Members felt that the application was a very positive one and would offer jobs. They also felt that the appearance and standard of the existing Moog building by the railway was a good example of what to expect. Cllr Ward PROPOSED no objections. Cllr Shelton SECONDED.

FOR: UNANMOUS

**20/00082/CONDIS - Land at Fiddington**

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

Due to the size of this Site Wide Masterplan Document (64 pages) the Clerk had emailed the Committee suggesting they look at the details online. Members were reminded that this application had been won on Appeal and was, therefore, already approved. This document was a condition on the original application and detailed Site Context, Design Parameters, Design Principles, Appearance and Character.

Cllr Roberts thought the following should be included in any response:

- Assurances that adequate provision of public transport was incorporated
- Assurances that full consideration was being given to flooding alleviation.

Cllr Terry PROPOSED no objections and said that Cllr Roberts comments should be included in the response as noted as above. Cllr Shelton SECONDED.

FOR: UNANIMOUS

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

None received.

**Decision Notices**

None received.

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P/42/20 Planning Applications (Continued)

b) **Section 106/Community Infrastructure Levy (CIL) in relation to application 20/00645/FUL - Moog**

The Clerk reminded Members that the previous application for Sainsburys (12/00640/FUL) included some funds to be allocated to mitigate any detriment to Northway that the application caused as it was believed that the Co-op could have reduced footfall as a direct result of a large Sainsburys Supermarket being built in the area. In a Deed dated 31<sup>st</sup> January 2014 between Tewksbury Borough Council, Easter Developments, Sainsburys, KPMG and the Bank of Scotland the sum of £100,500.00 towards improvements to the centre of the Northway area of Tewkesbury was agreed. This would not now be progressing as Sainsburys were no longer going forward with the application. The Clerk enquired whether Members wished this to be addressed and if so in what way.

Cllr Mackenzie said he had seen reports that the Moog Development was going to be a Centre of Excellence and that people from all over the world would be visiting it. This could result in additional people visiting Northway and the Co-op as a result, and improvements would help to attract them. Other suggestions included: -

- Improved parking at the Railway Station
- Additional bus shelters
- Real Time bus timetables
- Traffic calming.
- Improvements to Playing Field as may be used for lunchtimes
- Improvements to the Green at the Northway Centre and Pub was suggested as it was said to be 'shocking'.
- The pathway at the side of the existing Moog which would allow walkers and cyclists to have a safer journey by by-passing the hump-back bridge on Northway Lane. Improved cycleways (although it was noted County Councillor Smith had already advised that this was in the pipeline).

Cllr Roberts PROPOSED these suggestions were put forward. Cllr Terry SECONDED.

FOR: UNANIMOUS

P/43/20 Correspondence for Action

- i. **Ministry of Housing, Communities & Local Government** - A White Paper from the Government had been released with three sections to it 'Planning for the Future', 'Transparency and Competition', 'Changes to Current Planning System'. The documents had been forwarded to Members to give them an opportunity to go through the papers. The Clerk advised Members that this was a very important consultation proposing huge changes to the current planning system. Cllr Roberts added that it was essential the Members read and understood the proposals regarding the deregulation of Planning.

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P/43/20 **Correspondence for Action** (Continued)

The Consultation would be running until 1<sup>st</sup> October 2020 and Members AGREED that they required more time to look at the document, Cllr Terry PROPOSED it was deferred until the September meeting. Cllr Mackenzie SECONDED.

FOR: UNANIMOUS

- ii. **Tewkesbury Garden Town** - Draft Terms of Reference had been attached to the Agenda relating to the Ashchurch Rural Parish and Northway Parish Sub-Group which had already met once and was due to meet again on 20<sup>th</sup> August 2020. Cllr Shelton PROPOSED approval of the Terms of Reference. Cllr Roberts SECONDED.

FOR: UNANIMOUS

- iii. **Mitton Bank Development** - The Clerk informed Members that she had been notified that some type of resolution had been found to the Highway Issues surrounding this Development (it sits in Worcestershire). The Clerk had contacted County Cllr Smith for further information, but he was not aware of any resolution but would investigate. The name of one of the officers from Wychavon was going to be forwarded to the Clerk so she could try and find out further information.

There was a suggestion that the new bridge in Northway may be part of that resolution, but this was unknown at this time. Members asked the Clerk to bring back more information when it was available.

P/44/20 **Correspondence for Information**

**Tewkesbury Borough Council:-**

- a) Planning Committee Recommendations were tabled.
- b) The pre-application enquiry relating to installation of a shed behind Northway Village Hall was tabled, this had already been received by Full Council.

P/45/20 **Correspondence received after 13<sup>th</sup> August 2020**

None received.

As there was no other business the meeting concluded at 7:28 p.m.