

NORTHWAY PARISH COUNCIL

Minutes of a meeting of the Planning Committee held by Zoom on Wednesday, 21st October 2020 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 (from Min P/57/20i*) Cllr C Blackmore
Cllr P Mackenzie Cllr E Phennah
Cllr J Roberts Cllr S Terry
Cllr S Ward

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

P/53/20 Apologies for Absence

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

P/54/20 Declarations of Interest

Cllr Godwin declared an interest in Agenda Item 5ii planning application 20/00896/FUL Land to the North East of Hardwick Bank Road - Development of a road bridge over the Bristol to Birmingham mainline railway. 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/55/20 Minutes of the Previous Minutes

Cllr Ward PROPOSED that the Minutes from the Planning Committee Meeting that took place on 16th September 2020 should be approved as a true and accurate record. Cllr Terry SECONDED.

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

ABSTENSIONS: Cllr Blackmore Cllr Mackenzie
Cllr Shelton

P/56/20 Matters arising from Previous Minutes

There were no matters arising.

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P/57/20 Planning Applications

i. Domestic Planning Applications

New Planning Applications

20/00566/CLE - Northway Court Farmhouse, Northway

Lawful Development Certificate (existing) for use of the building as 3 No dwelling houses (Class C3)

This application was presented via zoom for Members to peruse.

The existence of three dwelling houses at this location had been challenged, but the applicant provided evidence to show that the 3 dwellings had always existed, and no conversion works had been undertaken and that the properties were lawful.

*7.10 pm Cllr Barnes joined the meeting.

Members considered the application and Cllr Mackenzie PROPOSED no objections. Cllr Phennah SECONDED.

FOR: UNANIMOUS

Amended Planning Applications (Original details are in Italics)

None received.

Decision Notices

20/00470/FUL - 24 The Hopyard, Northway

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

20/00508/FUL - 19 Westfield Avenue, Northway

Erection of a single storey front extension Permit

20/00686/FUL - 10 Wagtail Drive, Northway

Erection of a first floor extension to create additional living space above converted garagePermit

ii. Industrial Planning Applications

New Planning Applications

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

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P/57/20 Planning Applications (Continued)

ii. Industrial Planning Applications (Continued)

New Planning Applications

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.

Cllr Blackmore declared an interest in this application as her property backed on to the site in question.

Cllr Godwin was excluded from taking part in any discussion or vote relating to the application as she had declared an interest and such Cllr Shelton took over as Chairman.

Due to the size of the application Members had been asked to review the application prior to the meeting. Cllr Mackenzie queried why it was referred to as Ashchurch Bridge as he believed it should be Northway. It was pointed out that it straddled both parishes and was more to do with the name of the train station. The application was discussed at length with a number of points raised:

- Noise during night work disturbing residents.
- Access to Joan's Field.
- Inadequate information to make an informed decision (no road network plans).
- Weight limit on Hardwick Bank Road Bridge (confirmed environmental).
- Blot on the landscape
- Surrounded by building to all sides, South A46, east of the railway line, west of Northway (Mitton Development) and North with the bridge. It could affect the wellbeing of residents of Northway, especially because of Covid-19, where peoples mental health was already being impacted.
- Concerns relating to flooding and where the additional surface water would go. The field already floods and concerns were raised that this could affect both Northway and Tewkesbury.
- Members felt that the plan had been handled in an underhanded manner. The roads should have been included in the bridge application. Possibly more to do with the Mitton development, which was previous rejected because of Highways England who had recently changed their decision (possibility because of the proposed bridge).
- Believe it was a done deal as they had already received £8.1million from the Government.
- The initiator was Tewkesbury Borough Council (TBC), Gloucestershire County Council (GCC) was the applicant (using Atkins as designer) and TBC would consider and determine the application.
- Loss of amenity, used by a lot of Northway residents
- Why the need for the bridge when other routes could be used, unless the bridge was to open up much larger developments. The Planners should be completely transparent as to what the bigger picture was to allow an informed decision to be made.

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P/57/20 **Planning Applications** (Continued)

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

New Planning Applications

- The name of the bridge was making local residents think that the bridge was in Ashchurch and would not affect Northway.
- Concerns that this was part of a masterplan scheme that may in the future form a ring road around Tewkesbury

Cllr Ward pointed out that although the Council had been told that comments relating to road infrastructure would not be taken into consideration it has been confirmed that they would be. The Clerk clarified the situation in that the Garden Town Programme Co-ordinator had advised, by email, that the planning application was just for the bridge and that residents would be able to comment on houses and roads when those applications were submitted. This was contrary to the information received from Paul Instone (the Planning Officer responsible) saying that he would take into consideration comments made relating to roads.

Cllr Ward PROPOSED an objection to the application on the grounds of lack of information provided to allow the Council to make an informed decision. Cllr Terry SECONDED.

FOR:	Cllr Ward	Cllr Terry
	Cllr Barnes	Cllr Blackmore
	Cllr Mackenzie	Cllr Phennah
	Cllr Roberts	Cllr Shelton

ABSTENSIONS: Cllr Godwin

Cllr Roberts requested that further information was included in the response for consideration and that, without prejudice, in the event that the application was approved the Council should 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.
- 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?

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P/57/20 **Planning Applications** (Continued)

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

New Planning Applications

Cllrs Ward and Terry accepted the addition, without prejudice, to the proposal.

FOR: UNANIMOUS

20/00712/APP Land South of the A46 and North of Tirlle Brook, Ashchurch Road, Tewkesbury

Approval of reserved matters (appearance, layout, scale, and landscaping) comprising Phase 2 West of Outline planning permission ref 17/01203/FUL (as varied by 20/0001`7/NMA) for the erection of a Garden Centre and associated works.

Members had been asked to review this application prior to the meeting due to the size of it.

The Clerk informed Members that she had been contacted by a member of the public who had expressed concerns relating to the watercourse that ran into the Tirllebrook. This watercourse came from north of the army camp, under the railway line by the iron bridge, under Northway Lane, through the back of Fairway and under Saxon Park coming out on the east side of the BP garage, crossing the field to the Tirllebrook. The reason for concern was that if this watercourse was filled in and it did not have free access into the Tirllebrook, it could have significant implications for Northway causing a backup of water and possible flooding. Maps of the water course were tabled (on zoom).

Cllr Ward PROPOSED that this application was objected to on the grounds of lack of assurance that this watercourse would remain unobstructed. Also permeable surfaces should be used in the car parking areas. Cllr Mackenzie SECONDED.

FOR: UNANIMOUS

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

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

A copy of the Plan was tabled for Members consideration. Cllr Terry PROPOSED no objections to the application. Cllr Ward SECONDED.

FOR: UNANIMOUS

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

None received.

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P/57/20 **Planning Applications** (Continued)

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

Decision Notices

20/00645/FUL - Land North of A46, 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, car parking, hard and soft landscaping, plant and associated works infrastructure Permit

P/58/20 **Planning Enforcement Issues:**

The Clerk tabled details of an ongoing investigation into a suspected unauthorised pergola/Lean to in Stanford Road. (For Information)

P/59/20 **Correspondence received after 10th September 2020**

There was no further correspondence received.

As there was no other business the meeting concluded at 7:55 p.m.