

## **NORTHWAY PARISH COUNCIL**

Minutes of a meeting of the Planning Committee held on Wednesday, 16<sup>th</sup> July 2025 in the Ray Shill Room at Northway Community Hub, Northway, commencing at 7.00 p.m.

Present:                    Cllr P Godwin (Chairman)                    Cllr M Barnes  
                                Cllr G Fancourt                                  Cllr R Godwin  
                                Cllr K Poole                                        Cllr J Roberts  
                                Cllr S Terry                                        Cllr S Ward

In Attendance:        Cllr O Kareem  
                                Mrs C Woodward, Clerk of the Council  
                                Mrs L Stewart, Clerk's Assistant

### **P/41/25    Apologies for Absence**

Apologies had been received from Cllrs Llewellyn (undertaking GAPTC training) and Beadle. No further apologies for absence had been received.

### **P/42/25    Declarations of Interest**

No declarations of interest were made.

### **P/43/25    Minutes of the Previous Minutes**

Cllr Terry PROPOSED that the Minutes of the meeting that took place on 18<sup>th</sup> June 2025 should be approved as a true and accurate record. Cllr Roberts SECONDED.

FOR:                      Cllr Terry                    Cllr Roberts  
                                Cllr Barnes                   Cllr Fancourt  
                                Cllr P Godwin              Cllr R Godwin  
                                Cllr Poole

ABSTENTIONS:        Cllr Ward

### **P/44/25    Matters arising from Previous Minutes**

There were no matters arising.

### **P/45/25    Planning Applications**

#### **i.    Domestic Planning Applications**

##### **New Planning Applications**

None received.

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P/45/25 Planning Applications (continued)

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

None received.

### Decision Notices

**25/00312/FUL 60 Northway Lane, Northway**

Installation of an Air Source Heat Pump to be installed to the property ..... Permit

### ii. Industrial Planning Applications

#### New Planning Applications

**25/00521/FUL Unit C, Alexandra Way, Ashchurch**

**Demolition of existing building and erection of a new single storey Class E discount food store (2,185 sqm gross; 1,516 sqm net sales) with access, car parking and servicing areas, drainage, landscaping and associated works.**

This application was discussed at length with visuals on the projector.

Cllr Roberts PROPOSED no objections to the planning application; however, the Council wished to request that the following requests were taken into consideration to mitigate the impact on the A46 and residents of Northway:

- The width of the pathway on the application side, particularly at the corner of the A46 and Alexandra Way, should be increased on safety grounds to ensure safer access for pedestrians, cyclists and those with mobility issues.
- Installation of box junctions and enforcement cameras at the A46 junction with Alexandra Way and Diamond Road, as well as at other key points along the A46, to ease congestion and improve traffic flow.

The Council also wished to highlight that, although the planning application and associated correspondence referred to 'Ashchurch', the proposed development site was in fact located within the parish of Northway. Cllr Terry SECONDED.

FOR:	Cllr Roberts	Cllr Terry
	Cllr Barnes	Cllr P Godwin
	Cllr R Godwin	Cllr Poole
	Cllr Ward	

AGAINST: Cllr Fancourt

**25/00490/OUT Land North of Ashchurch, Tewkesbury**

**Outline planning permission for demolition of existing buildings, up to 2,800 residential dwellings (use class C3); two Local Centres including residential (\*use class C2 and C3), community, employment, commercial, retail, leisure and/or public**

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P/45/25 Planning Applications (continued)

house, health facilities and public open space (use classes E(a,b,c,d,e,f,g(i)), FD and Sui Generis up to 11,000sqm); education provision including two primary schools including early years facilities (up to 4FE and 3.5 FE respectively) and secondary school (up to 6FE) (use Class F1); green infrastructure and public open space, including informal public open space, amenity parks, formal recreation (sports pitches) community gardens / orchard and strategic landscape planting; footpath diversions; a new pedestrian (over rail) bridge crossing; and all associated infrastructure, including surface water drainage features and energy infrastructure. All matters reserved, save for details of access in respect of the vehicular/ pedestrian/cycle access from Hardwick Bank Road, B4079, and A46 and the construction of a space road (Central Street) connection to the A46 to the east with Hardwick Bank Road to the west, including a new bridge over the railway line.

This application was discussed at great length, some drawings were viewed but there were 360 documents, most containing many pages, so it was hoped that Members had already viewed the application on the Tewkesbury Borough Council website prior to the meeting.

Members talked about the intended closure of the B4079 and the impact that this would have on where HGV's were directed. There would be a great environmental impact if HGV's went along Centre Street which would be most unsuitable as it would be a residential area with schools and shops.

It was noted that this site did not easily connect to Ashchurch Railway Station and, if travel by train was to be encouraged, there was a shortage of parking spaces at the Station car park.

This huge planning application was for land adjacent to Northway and residents who lived there would feel like they were living on a building site for probably 10-20 years with all of the disadvantages that come along with that (noise, dust, disruption, increased traffic and potential mental health implications) and at no point would residents have any benefit from this development. Questions were also raised as to how the deck of the new bridge would be transported in one piece to its location.

A meeting had taken place earlier in the day with National Highways regarding the safety of Northway Lane M5 overbridge in regard to 'concern for welfare' as well as the general dangers to the pedestrians and cyclists using the bridge. It was agreed that the Council should ask for a condition to be put on any planning permission granted that the bridge must be upgraded and made safer. The development would significantly increase traffic over the bridge causing more safety concerns, so a condition was essential.

Cllr Roberts PROPOSED an objection to the application on the grounds of:

- a) The projected traffic impact based on the increased number of vehicles, including HGV's was likely to cause congestion, the development would also create a rat-run through Northway, adversely affecting local roads and residential areas.

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P/45/25 **Planning Applications** (continued)

- b) Concerns remained regarding the potential for increased flooding as a result of the development.
- c) Any approved development must be fully compliant with the principles and requirements set out in the Charter.
- d) The Council requested that the figures associated to the need for additional primary schools be reviewed as existing schools in Northway currently had low pupil numbers and were operating under capacity.
- e) The inclusion of a new public house within the development could undermine the viability of the existing public house in Northway, which served as an important community asset.
- f) The local station was not easily accessible from the development site, offered limited parking capacity, and was served by an infrequent train service. Public transport options in general were not considered adequate to support this development.
- g) The scale and nature of the development would significantly and negatively affect the quality of life of existing Northway residents.
- h) The local road network was already under strain. Any development must be supported by suitable infrastructure in advance, not retrospectively.
- i) If permission was granted, a planning condition **MUST** be included requiring improvements to the Northway Lane overbridge, which would see increased foot, cycle and vehicle traffic, to ensure user safety, including the installation of upgraded height railings.

Cllr Barnes **SECONDED**

FOR: UNANIMOUS

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

None received.

**Decision Notices**

**25/00354/FUL Northway Playing Field, Northway**

The installation of 4no. 8m high lighting columns to illuminate the new wheeled sports facility at Northway Playing Field between the hours of 8am and 9pm .....Permit

- iii. **Licensing - The Ice Cream Cottage - Mary P's Nursery Car Park, Ashchurch Railway and Gupshill Manor Public House Car Park.** It was the intention two use both venues.

Cllr Ward declared an interest. Cllr Roberts **PROPOSED** approval of the Northway site. Cllr Barnes **SECONDED**.

FOR:	Cllr Roberts	Cllr Barnes
	Cllr Fancourt	Cllr P Godwin
	Cllr R Godwin	Cllr Poole
	Cllr Terry	

ABSTENSIONS: Cllr Ward

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### P/46/25 Tewkesbury Borough Council Application No. 25/00490/OUT - Land North of Ashchurch

The Clerk reported that Tewkesbury Borough Council had invited the Parish Council to comment on potential Section 106 (S106) obligations relating to planning application 25/00490/OUT for up to 2,800 dwellings and associated infrastructure on land north of Ashchurch. Although the site was situated outside of Northway, adjacent parishes were being consulted due to potential local impact.

Members noted that S106 requests needed to comply with the planning policy tests (as follows):

- Be necessary to make the development acceptable in planning terms.
- Be directly related to it, and;
- Be fairly and reasonably related in scale and kind to the development.

The Council agreed the development would increase pressure on Northway's infrastructure and facilities. The following preliminary S106 suggestions were made:

- Safety improvements to the Northway Lane M5 overbridge to mitigate risk to users. The development would see significant increase in pedestrian, cyclist and vehicular traffic (this had also been included in the Planning Response).
- Introduction of pedestrian crossings within Northway.
- Enhancements to Joan's Field.
- Improvements to the BMX track.
- Speed humps to manage increased traffic.
- An extension to allow for additional storage at the Village Hall, which was currently at capacity.
- Digital signage and/or improvements to local bus stops.

Improvements to the area around the Co-Op and public house would be beneficial, though this land was not parish-owned, but some parts belonged to Tewkesbury Borough Council.

It was AGREED that these suggestions should be submitted as preliminary S106 proposals, reflecting the anticipated impact on Northway.

### P/47/25 Correspondence received after 9<sup>th</sup> July 2025

None received.

As there were no further matters raised, the meeting concluded at 8.00 p.m.