

NORTHWAY PARISH COUNCIL

Minutes of a meeting of the Planning Committee held on Wednesday, 18th March 2026 in the Ray Skill Room at Northway Community Hub, Northway, commencing at 7.00 p.m.

Present: Cllr P Godwin (Chairman) Cllr J Llewellyn (Vice-Chairman)
Cllr M Barnes Cllr G Fancourt
Cllr R Godwin Cllr O Kareem
Cllr J Roberts Cllr G Shelton
Cllr S Terry Cllr S Ward (From Min Ref: P/17/26)

In Attendance: Mrs C Woodward, Clerk of the Council
Mrs L Steward, Clerk's Assistant

P/13/26 **Apologies for Absence**

Cllrs Poole and Beadle had tendered their apologies. Cllr Ward had advised he may be late. No further apologies were received.

P/14/26 **Declarations of Interest**

There were no declarations of interest.

P/15/26 **Minutes of the Previous Meeting**

Cllr Terry PROPOSED that the Minutes of the meeting that took place on 25th February 2026 should be approved as a true and accurate record. Cllr Roberts SECONDED.

FOR: UNANIMOUS

P/16/26 **Matters arising from Previous Minutes**

There were no matters arising from the previous Minutes.

P/17/26 **Planning Applications**

i. **Domestic Planning Applications**

New Planning Applications

26/00205/FUL - 39 Cromers Close, Northway

Addition of a carport to fully protect cars from the elements. It is to be built off the side of the existing garage and front of house. It will have a 2m protrusion from the front existing garage elevation which will be cantilevered in order to minimise visual disruptions as you look down the road. It will be built from wood with a flat rubber roof to match the existing garage roof.

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P/17/26 **Planning Applications** (Continued)

Members viewed this application and it was noted that the house was at the end of the road adjacent to 'The Spine' so the impact of the structure would be lessened. Cllr Llewleyn PROPOSED no objections. Cllr Terry SECONDED.

FOR: UNANIMOUS

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

None received

Decision Notices

25/01022/FUL 23 Sallis Close, Northway

Proposed two storey extensionPermit

ii. **Industrial Planning Applications**

New Planning Applications

Three applications had been received from Wychavon District Council all relating to the same site, so the response was agreed for all.

W/23/00683/OUT Land East of Bredon Road, Off Tewkesbury Road, Bredons Hardwick

Outline application with all matters reserved for a primary school (with up to seven classrooms) and ancillary facilities to serve the local community - use Class D1.

W/25/00596/OUT Land at (OS 91403472), Tewkesbury Road, Bredon's Hardwick

An outline application for phased residential development capable of being severed for up to 500 new homes, a neighbourhood centre (Use Classes C3, E, F2, and Sui Generis (Hot Food takeaways, and pubs/bars)), means of access (from Hardwick Bank Road, and from the proposed Mitton A development to the south) drainage, landscaping, open space, and associated infrastructure with all matters reserved except for access.

W/23/00682/OUT Land East of Bredon Road Off, Tewkesbury Road, Bredons Hardwick.

Outline application for phased residential development capable of being severed for approximately up to 500 dwellings (C3 Use Class) including means of access (two vehicular access points from the B4080 and a pedestrian/cycle access from Derwent Drive) and associated infrastructure and landscaping including provision of formal and informal open space and drainage attenuation basins, with all matters reserved except for access.

Members held a detailed discussion regarding the three planning applications. It was noted by Cllr Barnes that similar proposals had previously been refused twice and subsequently dismissed at appeal.

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P/17/26 Planning Applications (Continued)

The applications related to a development of approximately 1,000 dwellings, which Members agreed would have a significant impact on the local area. While it was acknowledged that a development of this scale would necessitate the provision of a new school, concerns were raised that such infrastructure was often delivered significantly later than the housing itself.

7.10 p.m. Cllr Ward joined the meeting.

Cllr Llewellyn PROPOSED that the Parish Council object to the applications. The following concerns were highlighted:

- **Drainage and Sewerage Infrastructure:** There was no clear indication that the existing sewage system would be upgraded to accommodate the development. Members expressed concern that surface water runoff would flow downhill into the brook, increasing the risk of flooding. There would also be additional pollution.
- **Highways and Traffic Impact:** The developers do not yet appear to have provided an adequate transport solution. The anticipated increase in traffic was considered to be unmanageable. There was a new exit directly onto Hardwick Bank Road where the splay is not good and could be dangerous. It was noted that a significant proportion of vehicles would likely use Northway as a shortcut, particularly for access to the M5. Hardwick Bank Road and The Park were not designed as major routes and would be unable to accommodate such additional traffic. This would be further compounded by the proposed development of approximately 450 dwellings by Newland Homes in Northway as well as the proposed development behind the army camp to include the 'Bridge over Rail'
- **Infrastructure Capacity:** It was noted that the current infrastructure was not sufficient to support a development of this scale.
- **Impact on Local Facilities:** It was considered that residents of the proposed development would place additional pressure on facilities located in Northway, including the community centre, play parks and playing fields. The impact of these developments would be felt predominantly by the local community and not the district (Wychavon) within which they were to be built. There will also be an additional strain on NHS services within Tewkesbury and Bredon.

Cllr Terry SECONDED the proposal.

FOR:	Cllr Llewellyn	Cllr Terry
	Cllr Barnes	Cllr Fancourt
	Cllr P Godwin	Cllr R Godwin
	Cllr Kareem	Cllr Roberts
	Cllr Terry	

ABSTENSIONS: Cllr Ward

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P/17/26 **Planning Applications** (Continued)

Amended Planning Applications (Original details are in Italics)

None received.

Decision Notices

None received

P/18/26 **Licensing**

A Street Trader application for variation of the existing consent hours had been received for Roosters Kebab Van trading on the Highway from Alexandrer Way. They wished to extend their time by two hours. Members reviewed the application and Cllr Roberts PROPOSED no objections. Cllr Terry SECONDED.

FOR; UNANIMOUS

P/19/26 **Correspondence received after 12th March 2026**

As invitation for Cllr Terry had been received from Northway Pre-School Playgroup and Kidz Club to the opening of their additional space for children with a dedicated 'SEND' environment. Cllr Terry had confirmed she would attend.

As there were no further matters raised, the meeting concluded at 7.25 p.m.