

NORTHWAY PARISH COUNCIL

Minutes of a meeting of the Planning Committee held on Wednesday, 15th July 2026 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 J Beadle Cllr G Fancourt
Cllr R Godwin Cllr R Roberts
Cllr S Terry

In Attendance: Mrs C Woodward, Clerk of the Council
Mrs L Stewart, Clerk's Assistant
8 Residents from Saxon Park (until Min Ref: P/46/26)
2 Residents (for General Purposes Committee) (from Min Ref: P/46/26)

P/42/26 Apologies for Absence

Cllrs Llewellyn, Kareem, Poole, Shelton and Ward had had tendered their apologies. No further apologies were received.

P/43/26 Declarations of Interest

There were no declarations of interest.

P/44/26 Minutes of the Previous Meeting

Cllr Roberts PROPOSED that the Minutes of the meeting that took place on the 17th June 2026 should be approved as a true and accurate record. Cllr Beadle SECONDED.

FOR: UNANIMOUS

P/45/26 Matters arising from Previous Minutes

There were no matters arising from the previous Minutes.

P/46/26 Planning Applications

Cllr P Godwin PROPOSED bringing forward the following Industrial Planning Application on the agenda: -

26/00476/FUL - Unit K, Northway Trading Estate, Northway Lane

Change of use of existing Class E warehouse to Pet Crematorium with associated stack

FOR: UNANIMOUS

Cllr Godwin reminded members of the public that the Council was a consultee and would have no final say in any decision that Tewkesbury Borough Council made relating to this application.

7.10pm - 2 residents joined the meeting.

A number of residents raised concerns regarding the proposed change of use application Unit K, Northway Trading Estate from a Class E Warehouse to a Pet Crematorium including: -

- Odour
- Dust and debris
- Proximity to houses (23m)
- Effect on Asthma
- Pollution - potential to cause cancer
- Effect on environment, wildlife and animals
- Running early until 10.00 p.m.
- Difficulty in selling properties and devaluation
- Emotional wellbeing
- Additional traffic
- Air quality
- Health impact
- Visual impact - Tall, ugly chimney
- Noise

The Planning Committee went on to discuss its concerns and Cllr Roberts PROPOSED that the Council object to the development for change of use of the existing Class E warehouse to a pet crematorium, Unit K, Northway Trading Estate, including residents' objections as well as the Councils to highlight that the proposed use was considered incompatible with the surrounding businesses, the predominantly residential nature of the area, and the presence of nearby schools. It had the potential to generate noise, odour, emissions and other environmental impacts that could adversely affect the living conditions and health of neighbouring residents. Concerns remained regarding the impact on local air quality, including emissions from the cremation process, and whether sufficient evidence had been provided to demonstrate that the development would not adversely affect public health or the environment.

The proposed flue/chimney would introduce an intrusive industrial feature into the street scene, and the Council had no confidence that sufficient information has been provided regarding its final height, appearance or visual impact.

The proposal was likely to result in additional traffic movements, including customer vehicles and commercial collections and deliveries, increasing congestion and potentially affecting highway safety within the local area.

The close proximity of residential dwellings, with some located approximately 23 metres from the proposed crematorium, gave rise to concerns that the development would have an unacceptable impact on residential amenity.

The proposed hours of operation, particularly extending into the evening, had the potential to cause disturbance to neighbouring occupiers through increased activity, vehicle movements and associated noise.

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P/46/26 **Planning Applications** (Continued)

The Council also noted residents' concerns regarding the potential effects on mental wellbeing arising from the siting of a pet crematorium in such close proximity to homes, together with concerns regarding impacts on wildlife and the wider environment.

Cllr Terry **SECONDED**

FOR: UNANIMOUS

7:25pm - 8 residents left the meeting.

i. **Domestic Planning Applications**

New Planning Applications

26/00442/FUL - 40 Westfield Avenue, Northway

Erect a lounge and porch extension to the front elevation.

Members considered this application; no objections had been received from residents. Cllr Roberts **PROPOSED** no objections to this application as long as the materials used matched existing and that a suitable method was found to dispose of surface water run-off. Cllr R Godwin **SECONDED**.

FOR: UNANIMOUS

26/00506/FUL - 31 Gould Drive, Northway

Second storey to existing annex

Cllr Terry **PROPOSED** no objections to this application. Cllr Godwin **SECONDED**.

FOR: UNANIMOUS

26/00548/FUL - 43 Stanford Road, Northway

Proposed Outbuilding

Members reviewed the drawings. A resident, present at the meeting, stated that this was a neighbour and she had no objections to the plans.

Cllr Roberts **PROPOSED** no objections to the application. Cllr Fancourt **SECONDED**.

FOR: UNANIMOUS

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

W/25/00596/OUT - Land at (Os91403472), 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. Environmental Statement Addendum – Mitton B

This amendment related to an Environmental Statement which did not change the overall proposal, but included updated traffic surveys and modelling and updated ecology reports relating to curlew surveys, ecological mitigation, updated habitats.

Cllr Roberts PROPOSED that the same objection was submitted as previously (noted below). Cllr Terry SECONDED.

FOR: UNANIMOUS

- **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 would also be an additional strain on NHS services within Tewkesbury and Bredon which are already under pressure.

Decision Notices

26/00205/FUL – 39 Cromers Close, Northway

Erection of a carport to the front/side of the dwelling Permit

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P/46/26 **Planning Applications** (Continued)

ii. **Industrial Planning Applications**

New Planning Applications

26/00510/FUL – Ashchurch Business Centre, Alexandra Way

Refurbishment of industrial units to include overlaying of existing roofs including new roof lights and insulation, respraying of external elevations and installation of new roller shutters in existing openings.

Cllr Barnes PROPOSED no objections to this application. Cllr Fancourt SECONDED.

FOR: UNANIMOUS

Amended Planning Applications (Original details are in Italics)

None received.

Decision Notices

26/00154/FUL – Beshara House, Northway Lane

Removal and replacement of 3 No Existing antennas with 6 No new antennas (3 No antennas to be installed on new support poles fixed to the exterior wall). The installation of 1 No 0.3m transmission dish, an internal upgrade of the existing equipment cabinets at ground level, and ancillary development thereto.....**Permit**

26/00400TPO – Northway Infants School, Virginia Road

TPO 108 – T1 Dead Wood Removal – To include the removal of dead, dying, diseased and broken branches down to 20mm in diameter. Removal of all arisings.....**Consent**

iii. **Planning Enforcement Notices**

None received.

P/47/26 **Correspondence received after 9th July 2026**

None received.

As there was no further business the meeting concluded at 7.40 p.m.