

## NORTHWAY PARISH COUNCIL

**Minutes of a meeting of the Planning Committee held on Wednesday, 19<sup>th</sup> August 2026 in the Ray Shill Room at Northway Community Hub, Northway, commencing at 7.00 p.m.**

Present:                    Cllr P Godwin (Chair)                    Cllr G Shelton (Vice Chair)  
                                Cllr M Barnes                                Cllr J Beadle  
                                Cllr G Fancourt                              Cllr R Roberts  
                                Cllr S Terry                                    Cllr S Ward

In Attendance:        Mrs C Woodward, Clerk of the Council

**P/48/26    Apologies for Absence**

Cllrs R Godwin and Poole had tendered their apologies. No further apologies were received.

**P/49/26    Declarations of Interest**

There were no declarations of interest.

**P/50/26    Minutes of the Previous Meeting**

Cllr Barnes PROPOSED that the Minutes of the meeting that took place on the 15<sup>th</sup> July 2026 should be approved as a true and accurate record. Cllr Terry SECONDED.

|      |               |               |
|------|---------------|---------------|
| FOR: | Cllr Barnes   | Cllr Terry    |
|      | Cllr Beadle   | Cllr Fancourt |
|      | Cllr P Godwin | Cllr Roberts  |

|              |              |           |
|--------------|--------------|-----------|
| ABSTENTIONS: | Cllr Shelton | Cllr Ward |
|--------------|--------------|-----------|

**P/51/26    Matters arising from Previous Minutes**

Cllr Roberts gave a brief update on the application for a Pet Crematorium at Unit K, Northway Trading Estate. It was noted that Cllrs Bocking and Godwin had 'called this application in' meaning it would go to Planning Committee and be decided by the Committee not just an officer. This would also mean objections could be raised at the meeting by the Parish Council, a representative of the Saxon Park residents and the Borough Councillors. It could also have input from supporters. It was noted that Highways and Environmental Health would object to it in its current form. Cllr Roberts said there would be an increase in air pollution, but it was a minimal increase. He also added that Cllr Bocking had relayed a thorough update on Northway Noticeboard.

**P/52/26    Planning Applications**

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**i. Domestic Planning Applications**

**New Planning Applications**

None received

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

None received

**Decision Notices**

**26/00548/FUL – 43 Stanford Road, Northway**

Erection of a detached ancillary annex in the rear garden ..... **Permit**

**ii. Industrial Planning Applications**

**New Planning Applications**

**26/00101/ADV – Ashvale 1, Alexandra Way**

**Retrospective permission for internally illuminated and non-illuminated signage and totem sign.**

Members enquired whether any objections had been received, the Clerk confirmed there had been none. Cllr Ward PROPOSED no objections. Cllr Barnes SECONDED.

FOR: UNANIMOUS

**26/00597/ADV – Unit 5E, Alexandra Way**

**Advertisement Consent for installation of non-illuminated fascia sign.**

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

FOR: UNANIMOUS

**Amended Planning Applications**

None received

**Planning Decision Notices**

**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 opening.....**Permit**

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### iii. Planning Enforcement Notices

None received.

The Clerk tabled a document received from Tewkesbury Borough Council 'Town and Country Planning (Environmental Impact Assessment) Regulations 2017 Screening Opinion Request under Regulation 5'.

**26/00002/SCR - EIA Screening Opinion in relation to a prospective planning application for the erection of a retail foods store (c.2,185 sqm GIA) and associated development at Unit C, Alexandra Way, Ashchurch (Proposed Lidl store).**

The rules stated that certain large developments automatically required an Environmental Impact Assessment (EIA), although this application did not fall into that automatic category. An assessment could be requested because the site was over one hectare. The document attached was from Carney Sweeny acting on behalf of Lidl and it surmised that they had looked at all the possible environmental issues and did not think there would be any significant effects. Lidl wanted to adopt an EIA Screening Opinion and confirm that the Lidl proposal was not an EIA development, they did not believe a full EIA was necessary. The report contained the following:-

Traffic and Transport - Normally three deliveries per day.

Noise - All noise would remain within the relevant noise guidelines.

Flooding and Drainage - The site was a Flood Zone 1, the lowest flood risk category.

Air Pollution - The site was not within an Air Quality Management Area

Wildlife - The site was within a Great Crested Newt Risk Zone - but the findings showed that their presence was highly unlikely.

Members considered the information and whether the Council should request an EIA based on Air Quality and Traffic. Cllr Terry PROPOSED that the Council responded that there was a need for an EIA to cover Traffic and Transport as well as Air Quality:

**Traffic** - Potential traffic and transport impacts required more comprehensive assessment through an EIA, especially considering the cumulative impact of this development alongside all the committed and proposed development in the area which would place additional pressure on the local highway network, the assessment should consider:-

- the anticipated traffic generated by the Lidl development;
- the cumulative impact of traffic from other existing, committed and proposed developments in the area;
- the effect on the capacity and operation of the surrounding highways network;
- potential congestion and queueing;
- the impact on local junctions and surrounding roads;
- the interaction between customer traffic and delivery vehicles;
- pedestrian and cycling movements and safety;
- the potential for increased traffic through neighbouring residential areas; and
- the longer-term impact as further development in the area is delivered.

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P/52/26 **Planning Applications** (Continued)

**Air Quality** - The proposed development would generate additional vehicle movements, including customer traffic and delivery vehicles. The potential impact of these additional movements should be considered in conjunction with the cumulative increase in traffic resulting from the significant amount of development proposed and being delivered in the surrounding area.

The EIA should therefore consider:

- emissions associated with customer and delivery traffic;
- cumulative traffic emissions from surrounding developments;
- the effect of increased congestion and vehicle queuing on emissions;
- impacts on nearby residential areas and other sensitive receptors;
- the longer-term air-quality implications as the surrounding population and traffic levels increase; and
- appropriate mitigation measures where significant effects are identified.

Cllr Roberts **SECONDED**.

FOR: UNANIMOUS

P/53/26 **Correspondence received after 13<sup>th</sup> August 2026**

None received.

As there was no further business the meeting concluded at 7.20 p.m.