

**TEWKESBURY TOWN COUNCIL  
PLANNING COMMITTEE  
WEDNESDAY 1<sup>st</sup> NOVEMBER 2017**

**MINUTES**

**Present:** Cllrs S Raywood, J Raywood, C Danter, Cllr H Burns

Member of the public – Mr A Snarey

1. Apologies – Cllrs T Walker, P Clatworthy
2. To receive declarations of interest and consider requests for dispensations
3. To approve the minutes of the Planning Committee meetings held on the 10<sup>th</sup> May 2017, 24<sup>th</sup> May 2017, 7<sup>th</sup> June 2017, 21<sup>st</sup> June 2017, 5<sup>th</sup> July 2017, 19<sup>th</sup> July 2017, 6<sup>th</sup> September 2017, 20<sup>th</sup> September 2017, 4<sup>th</sup> October 2017 and 18<sup>th</sup> October 2017.

No print out was provided for the 21<sup>st</sup> June and this should be brought back to the next meeting. It was agreed by all that a number of amendments were required to the minutes presented. The changes agreed were as follows:

- On the minutes of the meeting of 5<sup>th</sup> July 2017 the attendance of committee members was not recorded and the minutes were amended to show that Cllr S Raywood and Cllr C Danter were present at this meeting.
- On the minutes of the meeting of 6<sup>th</sup> September 2017 it has been amended that Cllr P Clatworthy had interests on items 3 and 4.

It was then agreed that the committee agreed that minutes of the meetings held on the 10<sup>th</sup>, 24<sup>th</sup> of May 2017, 7<sup>th</sup> June 2017, 5<sup>th</sup>, 19<sup>th</sup> of July 2017, 6<sup>th</sup>, 20<sup>th</sup> September 2017, 4, 18<sup>th</sup> October 2017 could be signed by the Chair with these amendments.

- 4. Residential development (up to 850 dwellings), a primary school, local centre (comprising up to 2,000 sq m gross internal floor area (A1, A2, A3, A4, A5 and D1 uses) with no single A1 comparison unit exceeding 500 sq m gross internal area), supporting infrastructure, utilities, ancillary facilities, open space, landscaping, play areas, recreational facilities (including changing facilities and parking). Demolition of existing buildings. New primary access points from the A46(T) and Fiddington Lane defined as: Western Access point from A46(T) up to 153 metres measured from the southern edge of the carriageway of the A46(T) into the site, Eastern Access point from Fiddington Lane (via A46(T)) up to 50 metres measured from the western edge of the carriageway of Fiddington Lane into the site.**

Planning Application

Land At Fiddington Ashchurch

Ref. No: 17/00520/OUT | Received: Fri 12 May 2017 | Validated: Fri 21 Jul 2017 | Status: Pending Consideration

We are concerned that there is insufficient assessment of the needs of, and development impact on, non-motorised users, in line with what we would expect to see under HD 42/17 of DMRB.

We note the provision of a transport assessment and travel plan. We are concerned however, that it is insufficiently clear as to the assessed impact on the local highway network. The report contains references to the use of both LINSIG and S-PARAMICS for assessment but does not make clear how the data derived from the use of each of these has contributed to the conclusions reached. We are therefore concerned that the possible impact on the M5 junction 9 and the A46 corridor could be significant, even taking into account the mitigation measures intended. For example, the A46 east arm of M5 junction 9 in the pm peak (table 7.14) shows that the mean max queue increases by 14 PCUs between the 2016 base year and 2019, with committed development, proposed development and mitigation traffic, from 9 PCUs to 23. We know that this junction is already at, or around its practical capacity. We note that assessments have been made for 2016, 2019 as an opening year and 2022 as a future year. However, paragraph 5.1.5 of the environmental statement states that the proposed development is not expected to be fully operational until 2031.

We note that Chapter 1 of the environmental statement suggests that the proposed development will be located in flood zone one and that it will be designed to neither flood nor increase flood risk elsewhere. However, we are concerned that the access road will pass through zones two and three, where there is the potential for flooding on a regular basis, thus causing accessibility issues for new residents. Past experience within Tewkesbury prompts us to be sceptical of the claim that there will be sufficient capacity in the SUDS to affect flood risk adversely elsewhere. The residents of

Tewkesbury are experienced in handling a certain level of flooding with equanimity, but given the misery caused by excessive flooding, such as that caused in 2007, we must object strongly to any possible development that has the potential to heighten flood risk within the parish. We note that chapter 5 of the environmental statement details an air quality assessment for the proposed development. We note that table 5.2 summarises the results of nitrogen dioxide monitoring between 2011 and 2016. This data includes one unspecified site on Ashchurch Road but does not specifically give details of the current situation in and around junction 9 and Tewkesbury School. We are keen to ensure that there is good air quality at junction 9 and especially at Tewkesbury School in order to ensure the health and well-being of our future population. We are concerned that the air quality could be adversely affected by the proposed development.

We note that the outline development proposal includes a primary school. However, we are concerned about the ability of existing local infrastructure, for example, the secondary school, medical and dental facilities to accommodate an increase in population on the scale proposed. The wording of the transport statement in relation to trip generation suggests that, within the traffic flows assessed, an additional 50 houses could be accommodated within the development instead of a primary school. We feel that, for a development on this scale, the inclusion of a primary school is advisable.

Taking all these things into account, we therefore wish to object strongly to the proposed development.

### **5. Single dwelling at side of 15 Abbots Road and provision of associated vehicular access and parking**

Planning Application

15 Abbots Road Tewkesbury Gloucestershire GL20 5TB

Ref. No: 17/01101/FUL | Received: Wed 11 Oct 2017 | Validated: Wed 11 Oct 2017 | Status: Pending Consideration

#### **Requests for consultation**

Objection. We object on the following grounds:

Location of access and size of the driveway. We feel that the proposed vehicle access is too close to the junction of Abbots Road with Clarence Road and could prove hazardous due to on street parking, junction spacing and is a highly trafficked area for all modes.

The drawings as provided on the portal are substandard in quality and therefore unsatisfactory for making informed decisions.

***Meeting ended at 19:56 pm***