

TEWKESBURY TOWN COUNCIL

PLANNING COMMITTEE

Wednesday 30th May 2018

MINUTES

Present: Cllrs J. Raywood, S. Raywood, C. Danter and T. Walker. D. Hill
(Town Clerk)

The meeting commenced at 19:18 following the conclusion of a Full Council Meeting.

1. To receive apologies for absence

No apologies were received

2. To receive declarations of interest

There were no declarations of interest received

3. To receive and consider requests for dispensations

None

4. To approve the minutes of the Planning Committee meeting held on 16th May 2018 (attached)

The draft minutes were reviewed by the committee and approved.

Proposed: Cllr S. Raywood **Seconded:** Cllr C. Danter. **Approved**

5. To receive updates on matters arising from the minutes – for information only.

- Re. Development of land to the east of Bredon Road

The committee was updated that following the Full Council meeting on the 21st May 2018 a response to the Outline planning application for development of up to 500 dwellings with all matters reserved except for access (18/00771/OUT) had been drafted and would be submitted following this meeting. The response is appended to these minutes.

6. Erection of 1 no. dwelling with associated detached garage and external works

Planning Application

Land Adjacent And To The North Of Plot 3 Tredington Park Tredington
Tewkesbury Gloucestershire

Ref. No: 18/00195/FUL | Received: Tue 27 Feb 2018 | Validated: Sat 12 May 2018 | Status: Pending Consideration

Requests for consultation

Letter reference	Date requested	Expiry date
DC/E07000083/P8KD1AQD0IU00	Tue 15 May 2018	Tue 05 Jun 2018
Observations:		
No objection.		

7. Erection of detached garage (part retrospective)

Planning Application

11 Barton Road Tewkesbury Gloucestershire GL20 5QG

Ref. No: 18/00424/FUL | Received: Thu 26 Apr 2018 | Validated: Sat 12 May 2018 | Status: Pending Consideration

Requests for consultation

Letter reference	Date requested	Expiry date
DC/E07000083/P8K393QD0IU02	Wed 16 May 2018	Wed 06 Jun 2018
Observations:		
No objection.		

8. To consider the draft pre-application policy and agree its adoption

The committee considered the draft pre-application policy which was presented, and the view was taken that the committee should recommend adoption of this policy. It was agreed that it was advisable for the Planning Committee to recommend adoption of this policy to the Full Council.

Proposed: Cllr S. Raywood **Seconded:** Cllr C. Danter. **Approved**

There being no further business the meeting concluded at 20:00.

Signature of Chairman

Date: 13th June 2018

Development of approximately 500 residential 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.

The application for outline planning consent for this proposed development was discussed at TTC's Planning Committee meeting on Wednesday 16th May and then at Full Council on Monday 21st May. A representative from the developers – RPS, was present at both meetings, to give a short presentation of the proposals and answer questions.

TTC is disappointed at not being listed as a consultee with respect to this development proposal. This proposed development, situated right on the edge of the parish will inevitably have an impact on it. It is TTC's duty to ensure that the Parish of Tewkesbury suffers no net negative impact as the result of any development.

TTC's concerns focus on the following aspects of the proposed development:

- **The potential impact on flooding within Tewkesbury.** *The developer's representative referred to proposed drainage attenuation strategies, saying that they would be designed to conform to more robust requirements than those which existed before 2007. It is noted that the proposed new houses will not be placed at risk of flooding but TTC is seriously concerned about the potential increase in flood risk to existing houses within its parish. The Outline Planning Proposal provided, contains insufficient detail on which to make a judgement as the robustness of the proposed scheme.*

TTC seeks detailed and justified assurances that the flood risk to properties within its parish will not be increased by the proposed development.

- **The potential impact upon Tewkesbury's foul drainage infrastructure.** *The developer appears to be relying on STW to respond to the prospect of greater housing provision in the local area by modifying its infrastructure and does not seem to consider that this is an issue with which it needs to concern itself. TTC notes that STW has asked for more detailed information that would allow suitable modelling to be carried out, in order to identify what additional foul drainage infrastructure would be required. The developer's consultant does not appear to have acceded to this request. Since TTC is aware that the current infrastructure in northern Tewkesbury is already inadequate and is supported by tankers removing waste by road, this is a serious concern.*

TTC seeks evidence that the developer has engaged fully with STW, in order to improve the foul drainage infrastructure around the Bredon Road, so that waste does not back up in people's properties, or have to be transported away by tankers.

- **The potential impact upon Tewkesbury's transport infrastructure.** *Transport modelling provided by the developer's consultant raised concerns in respect of:*
 - *the likelihood of queueing on the approach to the Black Bear mini roundabout from Bredon Road,*
 - *the curious disappearance of 14% of vehicles generated by the development, along the High Street. We suspect this is the result of the use of data at the Medium Level*

Super Output Area, which suggests a pattern of driver behaviour that our local knowledge of the High Street leads us to believe is not practicable.

- *the potential impacts on Hardwick Bank Road, Bredon Road and a number of assessed junctions, that we believe will be significant. TTC notes that the junction of Hardwick Bank Road with Tewkesbury Road is the only one for which mitigation is proposed and we believe that it is necessary to explore what mitigation is possible at other junctions.*
- *The TEMPRO Growth Factors used were based on those for Rural Principle Roads within the Wychavon 019 Medium Level Super Output Area (MSOA). TTC is concerned that this does not appropriately reflect the Urban Principle nature of roads in Tewkesbury as it suggests a lower base line for background traffic and thus potentially masks the impact on junctions above their practical reserve capacity.*
- *Access to the development site from Bredon Road is a concern, in respect of the proximity of the southern access to the top of Arundel Drive. We feel it is undesirable for the taper of the ghost island to encroach on the Arundel Drive T-junction. TTC notes concerns expressed about both access points in the Stage 1 Road Safety Audit.*
- *TTC notes a lack of background information on the consultant's use of TRICS sites.*

TTC is concerned that the potential impact of this development on the local highway network will significantly disadvantage the residents of the parish.

- **The potential impact upon Tewkesbury's air quality.** *Modelling carried out by the developer's consultant suggests that, at peak times, the increase in traffic approaching the Black Bear roundabout from Bredon Road, as a result of the proposed development, will result in vehicles queuing for around eight and a half minutes. This will inevitably result in a decline in air quality around this junction, which is already within an Air Quality Management Site. Other assessed junctions, which the transport modelling suggests will be operating close to, or at, full capacity, also lie within the Air Quality Management Site.*

TTC wants to see air quality improve within the parish and will not favour any scheme that is very likely to cause further deterioration that would negatively impact the health and safety of its residents.

- **Issues concerning active transport and public transport.** *TTC has concerns in respect of:*
 - *The link between the proposed development and Derwent Drive. The developer's representative stated that there is currently no intention to provide vehicular access at this point. However, he then suggested that it could be used as an emergency access and mentioned 'future-proofing'.*
 - *The lack of a roadside footpath to the north of the site, despite references within the planning application to local facilities (Croft Farm, pub etc) in that area.*
 - *No stated firm commitment on the part of the developer to encourage the use of public transport, beyond the inclusion on site of a bus shelter and potential upgrades to off-site bus stops.*
 - *TTC notes that the Stage 1 Road Safety Audit refers to a 3 metre-wide cycle track to the west of Bredon Road but can find no reference to this in the submitted scheme.*

TTC is concerned that residents of the proposed development will be largely dependent on private cars in order to access facilities, except for those facilities based within Tewkesbury itself, which would be accessible on foot for the able-bodied.

Tewkesbury Town Council therefore objects in the strongest possible terms to the proposed development, on the grounds listed above.

In the event of further applications for this site, or the approval of this application, Tewkesbury Town Council wishes to be amongst the consultees. Also, in consideration of the potential net negative impact of such a development, Tewkesbury Town Council would expect any such scheme to include commensurate mitigation measures, including through Section 106 Planning obligations. Tewkesbury Town Council would expect further applications to place more emphasis on active travel and public transport facilities.

Signature of Chairman

Date: 13th June 2018