



TEWKESBURY TOWN COUNCIL PLANNING COMMITTEE

Thursday 5th November 2020

Present: Cllr. Joanne Raywood, Cllr. Simon Raywood, Cllr. Hilarie Bowman, Mr Ryan Maggs and Mr Richard Carey

Also present: None

MINUTES

The meeting commenced at 19.01

- P.20.183 Welcome and a reminder of how the meeting will be conducted.**
After it was established that everyone present could hear everyone else, the chairman welcomed everyone to the meeting. It was explained that, in the event of a loss of connection, everyone should try to reconnect as soon as possible. If this could not be achieved within 10 minutes then the meeting would be deemed to have been adjourned and would be reconvened on another occasion.
- P.20.184 To receive apologies for absence**
None
- P.20.185 To receive declarations of interest**
None
- P.20.186 To receive and consider requests for dispensations**
None
- P.20.187 Public participation** *(to provide members of the public/press with the opportunity to comment on items on the agenda or raise items for future consideration. In accordance with Standing Orders this will not exceed 12 minutes in total and 3 minutes per person)*
None
- P.20.188 To approve the minutes of the Planning Committee meeting held on 21stth October 2020**
Proposed by H. Bowman Seconded by S. Raywood.
It was **resolved** to **approve** the minutes



P.20.190 To receive updates on matters arising from the minutes – for information only
P.20.178 A TTRP briefing was held on the 23rd October. As Rob Weaver is leaving TBC, Sandra Ford will become the lead for TTRP. A presentation was given by consultants, V8, with a proposal for new, more pedestrian-friendly signage, aimed at improving social distancing in the town, consisting of black text on bright yellow hexagons – the key messages being:
Open safely
Protect others, not yourself
We are all connected
The messages will be positive, rather than negative in tone.
The Town Council has asked for the signage to be extended into the alleyways. Work will be done to improve the appearance of social distancing measures in the High Street, perhaps using planters rather than the red and white barriers. This may involve the temporary relocation of a couple of items of street furniture. Hand sanitiser dispensers will be placed at key bus stops and road crossings. TTC has been asked to assist by providing personnel to maintain and replenish them.

P.20.191 To note correspondence
Notice of enforcement investigation:
Alleged non-compliance with planning permission 18/00968/FUL due to non-implementation of chimneys.
AT: Doctors Surgery Chance Street Tewkesbury Gloucestershire GL20 5RF

P.20.192 T19 of TBC/TR/114 Tree Of Heaven (on plan shown as Walnut), See tree report by arborist B J Unwin - Tree has root death, large areas of exposed trunk wood which will decay, and cambial death is progressing upwards. Re plant with a Walnut, slightly off to one side of the original tree.
Planning Application
12 Kings Gate Newtown Tewkesbury Gloucestershire GL20 8EU
Ref. No: 20/00979/TPO

Observations:

No objection

P.20.193 Demolition of an existing double garage and erection of two and single storey side, rear and front extensions
Planning Application
22 Gloucester Road Tewkesbury Gloucestershire GL20 5SY
Ref. No: 20/00986/FUL

Observations:

No objection



P.20.194 Installation of rooflight to conservatory lean to, removal of lean to glazing panels and replace with tiles. Remove existing double glazed vertical windows to the conservatory and replace with new double glazing. Remove and replace one ground floor fixed window on the western elevation.

Planning Application

1 - 2 Riverside Court Red Lane Tewkesbury Gloucestershire GL20 5BQ

Ref. No: 20/00864/FUL

Observations:

No objection

P.20.195 Development of a road bridge over the Bristol to Birmingham mainline railway North of Ashchurch, Tewkesbury (Ashchurch Bridge over Rail - ABoR), including temporary haul roads for construction vehicles, site compounds, security fencing, surface water drainage channels and attenuation ponds.

Land To The North East Of Hardwick Bank Road Northway Tewkesbury Gloucestershire

Ref. No: 20/00896/FUL

Observations:

While the Town Council understands that Tewkesbury Borough is under pressure to provide substantial additional land for housing, which cannot realistically be delivered without a significant improvement in highway infrastructure, it has grave concerns that these proposals for a bridge, in isolation, without the means to provide access is most unhelpful and will only cause alarm amongst the local population. Surely, such a major remodelling of the built environment between the parishes of Northway and Bredon, needs to be considered as a whole, rather than as a series of individual elements without the context in which they will sit. Consideration of the bridge project should be delayed until we can also know where the access roads will go as well as the location of the houses that these developments will serve. It is unrealistic to ask local residents to judge whether or not the proposals for this bridge are acceptable if they are unable to understand the wider context of it.

Tewkesbury Town Council has concerns regarding the impact that this bridge proposal will have on its own parish during the construction period. The response given by Highways England contains hypothetical assumptions as to how plant and materials will reach the site. The suggestion that construction traffic could gain access from M50, junction1, has not taken into account the fact that the route to the site would take vehicles, perhaps containing abnormal loads, either on weight-restricted roads, 7.5T, in our parish (in the town centre from the Black Bear roundabout) or through residential areas (Mitton), neither of which would be acceptable. The suggested alternative access, from M5, junction 9, would either mean that these vehicles would have to pass along Shannon Way, where there are traffic calming measures in operation on and in the vicinity of the bridge over the motorway (which we understand to be weak) or they would have to pass through residential areas in Northway. The Town Council suggests



that it would be more practical for plant and materials to be brought on site by rail instead.

The Town Council notes that the applicant and some of the consultees, eg the Lead Flood Authority are part of the same organisation i.e. the County Council. We consider that, so that the consultation process can be perceived to be carried out fairly and without prejudice, the consultees should be independent, especially touching on an aspect like flood risk, which is of key importance within our parish. We note that the site is within the catchment of the Carrant Brook, which flows into our parish, and we are keen to ensure that there should be no development upstream that causes water to move more quickly towards our parish which would exacerbate the frequent flooding events that we already experience here. We disagree with the view that the area around the proposed bridge site itself does not present a problem with regard to flooding. We understand that the ground around there quickly becomes waterlogged and that water will be displaced when the bridge and its accompanying road infrastructure are built and during construction.

The Town Council, being the owner of a SSSI, is very much aware of the importance of protecting endangered species. We note the advice submitted by the Ecology Planning Consultant and support the opinions expressed therein.

In summary, due to its concerns regarding the passage of construction vehicles and the long term uncertainty with regard to consequential developments arising from the bridge, Tewkesbury Town Council wishes to lodge its objection to this proposal.

P.20.196 Proposed improvements to the A417

www.highwaysengland.co.uk/our-work/south-west/a417-missing-link/

Tewkesbury Town Council notes that the proposed improvement to this road will not have a significant impact on its own parish. As the owner of a SSSI, the council is very sympathetic to environmental concerns, but is also very conscious of the constraints surrounding this key transport link. With this mind, councillors have considered the consultation questions and agreed responses.

Answer 1a – Support. Although Tewkesbury is not directly impacted by the crossing we support an improved facility for non-motorised users.

Answer 1b – Support. We support the mitigation of severance for non-motorised users and wildlife. The habitat on the bridge should match that on either side of it.

Answer 2 – Support. Although the town Council would rather it was not necessary to cut through this landscape, we appreciate that the increased gradient in the revised scheme has a more limited environmental impact than previously proposed.

Answer 3 – Neither support nor oppose. The operation of Cowley junction is largely irrelevant to our parish.

Answer 4 - Neither support nor oppose. The operation this re-routing is largely irrelevant to our parish.



Answer 5 – Support. Anything that improves the quality of the public right of way infrastructure is something that we can support, in principle.

Answer 6 – Neither support nor oppose. The Town Council is pleased to note that there has been consideration of the replacement of common land. We feel unable to judge whether or not the details of this proposal are suitable.

Answer 7 – The Town Council appreciates that the introduction of multiple green bridges reduces the severance that might be created by such a large highway scheme. The new common land being further away from a major road will be less disturbed and will provided better protection for protected species.

Answer 8 – The Town Council is not convinced that the Cotswold Way bridge will afford as much of a view of the Vale of Gloucester as the consultation documents suggest.

Answer 9 – The Town Council has no other comments to make.

In accordance with Standing Order (3y), which says that a remote meeting shall not exceed one and a half hours, it was unanimously agreed, prior to determining answer 7, to extend the length of the meeting by 5 minutes.

P.20.197 To note any additional applications on the Planning Portal which will expire before 18th November 2020 and agree further actions

None

P.20.198 To note any additional information on the Planning Portal regarding applications to which this committee has already responded, and agree further actions

20/00805/FUL Tallets, St Mary's Lane

In the light of further information provided by the applicant and the County Highways response to that, the Town Council withdraws its objection.

20/00392/FUL & 20/00393/LBC 67-8 Church Street

In the light of further information from the applicant and the Planning Officer, the Town Council withdraws its objection.

P.20.199 To note the decisions made in October, in respect of planning applications to Tewkesbury Borough Council

Noted

There being no further business, the meeting concluded at 20.36

Signature of Chairman

Date