



## TEWKESBURY TOWN COUNCIL PLANNING COMMITTEE

Wednesday 8<sup>th</sup> December 2021

Present: Cllrs. J Raywood, S Raywood, H Bowman, C Danter and Mr R Maggs

### MINUTES

**P.21/22.172 Welcome and introductions.**

The meeting commenced at 7.05pm. The chairman welcomed all present, ensuring that each person present is known to the others.

**P.21/22.173 To receive apologies for absence**

Cllr. R Gurney, Mr R Carey, Cllr. S Raywood would be late due to work

**P.21/22.174 To receive declarations of interest**

Item P.21/22.182 – S Raywood - DPI

**P.21/22.175 To receive and consider requests for dispensations**

None

**P.21/22.176 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.21/22.177 To approve the minutes of the Planning Committee meeting held on 24<sup>th</sup> November 2021**

**Proposed by HB and seconded by RM**  
It was **resolved** to approve the **minutes**



**P.21/22.178 To receive updates on matters arising from the minutes – for information only**

None

**P.21/22.179 To note correspondence**

An email was received from the parish tree warden regarding the wych elm under discussion at item P.21/22.184. His opinion is that the tree has not succumbed to the disease. If it was to be replaced, he advised choosing a native species and he recommended that we consult the TBC landscape officer

The Town Clerk has received a reminder from Gloucestershire County Council to respond to the draft Duty to Cooperate Scoping Paper Consultation. This is actually the first TTC has heard of it and the deadline for responses is 21<sup>st</sup> December, the day before our next meeting. A working group will meet by Zoom on Tuesday 14<sup>th</sup> Dec at 7.00pm in order to agree a response that will be ratified at the next in person meeting, on 22<sup>nd</sup> December.

(Cllr. S Raywood arrived at this point in the meeting.)

We have been alerted to the fact that the TBC public access portal will be unavailable this coming weekend in order for infrastructure improvements to be implemented.

**P.21/22.180 Erection of a first floor side extension.**

Planning Application

11 Moulder Road Newtown Tewkesbury Gloucestershire GL20 8EB

Ref. No: 21/01379/FUL

**Observations:**

No objection

Cllr. C Danter left the meeting at this point.

**P.21/22.181 Repair and restore 4no. windows.**

Planning Application

1 Abbey Cottage Abbey Precinct Tewkesbury Gloucestershire GL20 5SR

Ref. No: 21/01227/LBC

**Observations:**

No objection



**P.21/22.182 Outline application for residential development (up to 460 dwellings), a primary school, associated works, ancillary facilities and infrastructure, open space, recreation facilities and landscaping. Vehicular access from the A46 (T) and Fiddington Lane.**

Planning Application

Land To The North West Of Fiddington Fiddington Tewkesbury Gloucestershire

Ref. No: 21/01348/OUT

**Observations:**

The Town Council notes that this application does not differ from the scheme to which we responded in July 2021. However, since that time the Environment Act 2021 has been passed, which we believe will require greater rigour in the assessment of potential environmental harms caused by the development and also stronger mitigation measures. Since the details of such requirements are not yet clear the Town Council is unable to comment on how this current scheme complies. It will, however, reiterate its previous concerns, which do not appear to have been addressed in the meantime.

**The proposed Garden Town**

- There are concerns that ad-hoc developments in this location obstruct the planned development that is required to ensure a high-quality built environment in the future for all.
- The proposed development will occupy land that has been deemed appropriate for industry and other types of employment opportunity. Where is it supposed that the occupants of the houses will work, without having to travel considerable distances to their place of employment?

**Transport**

- The existing road network cannot cope with the increased traffic. Particular areas of concern are the junctions, some of which are already operating close to, or over capacity, and also the roads leading to the north and south of the junction at Aston Cross.
- It is noted that the transport assessment may not take full account of the impact of some smaller local housing developments that have come to fruition or have been consented since 2016.
- The Town Council notes that the majority of the site is remote from the A46 and that access to it from that one junction will be via estate roads. That is as it should be, in order to avoid creating rat runs along the existing country roads and the Town Council would not want it to be otherwise but is concerned that access for emergency vehicles to the southernmost parts of the site could be slow and difficult.
- The Town Council wishes to know what measures will be used to prevent green lanes from being used as short cuts by vehicle drivers.



### **Flooding**

- The Town Council has concerns over the potential impact of the development on flooding, both locally and further downstream. The Tirlbrook is of particular concern in this respect.
- On what evidence does the Government base its opinion that the risk of flooding within the area is low? Local experience has shown that evidence based on rainfall will indicate vastly different results from evidence based on river levels.
- It would appear that it is anticipated that, at times of high water levels and rainfall, a great deal of water is likely to end up on the Nature Reserve and floodplains to the south of Tewkesbury Town. The impact of this on local residents must be considered carefully.

### **Green infrastructure and ecological impact**

- The Town Council is keen to ensure that, where development takes place, this will not result in a net loss for wildlife.
- Milnes Covert is currently a habitat for deer and foxes. Although the proposed outline plan suggests that the covert will be retained, its suitability as a home for wildlife is likely to be affected by the proposed development of homes, a school and sports fields close by. How will the developer ensure that the covert remains an attractive habitat with ready access to food sources and safe movement to and from the site?
- It is important that all the habitats within the designated site area do not become isolated.
- There are concerns regarding the protection of safety and amenity for users of public footpaths and bridleways within the curtilage of the proposed development and especially at places where they are to be crossed by access roads. The Town Council also wishes to know if there are any plans to enhance the bridleway bridges to reduce the severance that the motorway creates.
- The Town Council notes the conditions suggested by the ecological advisor but is concerned that they are insufficiently stringent. For example, the current ecological value of the site may not be great but, given that there will be less of it, should there not be a requirement to improve the value of that which is left? The Town Council's own conservation advisor has indicated that the named bat species and grass snakes merit greater consideration, particularly in respect of access to food and there should be more specific information available about the species of birds present on the site.
- The Town Council is concerned at the lack of unbroken wildlife corridors indicated within the design and wishes to know more about how wildlife will be enabled to cross the access roads in particular. Some of these corridors seem to be quite narrow.
- The Town Council wishes to know if the developer plans to incorporate pollinator corridors into its proposals.



- The Town Council notes that there are lots of green spaces on the masterplan and wishes to know how these will be enabled to add to the amenity of the site rather than being areas of land left over after development.

#### **Local amenities**

- The Town Council questions the proposed location of the sports field in the part of the site which will be most subject to floods, especially when there is more demand for such spaces during the months when flooding is more likely.
- The Town Council would like to know what facilities will be provided for teenagers.
- The Town Council notes the proposal to include scattered small local areas of play and wonders if it might be more appropriate to replace some of them with a larger play park that can incorporate more complex equipment to challenge children's fitness and imaginations.

#### **The wider context of the site**

- The identification of Alderman Knight school in the Design and Access Statement as the local secondary school indicates poor quality background research into the context of the site. With such a large development, in addition to other large developments already in the pipeline, this suggests insufficient knowledge of existing facilities and their ability to accommodate a larger population.
- The Town Council notes that pedestrian and cycle access to the local secondary school is poor, particularly at times of flooding.
- The surrounding area consists of a number of small hamlets and the Town Council is keen to insist that the character of these existing small communities must not be completely overwhelmed by the new development.
- The Design and Access Statement points to Tewkesbury Town centre as an influence of local character. The Town Council wishes to point out that the character of Tewkesbury Town centre is unique to itself and inappropriate to potential development in Fiddington, where the context of the built environment is, and should be, completely different.
- The Town Council notes that local people are concerned at the new development being considered to be part of Fiddington. It is important that Fiddington can keep its existing identity.

#### **P.21/22.183 Repair and rebuild garden wall.**

Planning Application

18 Church Street Tewkesbury Gloucestershire GL20 5PD

Ref. No: 21/01393/LBC

#### **Observations:**



No objection

- P.21/22.184** **T1 - Wych Elm (Ulmus Glabra) - Remove - Specification to include complete removal by sectional dismantling to ground level. Stump removal by mechanical stump grinding machine to a depth below ground level of 300mm. Replant with one Liriodendron Tulipifera Aureomarginatum, Carpinus Betula Fastigata, Tilia Europea or Quercus Robur Fastigate at 2.5m+ within 3m of same location. Reason: It is highly likely that this tree has succumbed to Dutch Elm disease.**

Planning Application

7 Webber House Shephard Mead Gloucester Road Tewkesbury Gloucestershire GL20 5FT

Ref. No: 21/01433/TCA

**Observations:**

No objection, following discussion with both the parish tree warden and the Landscape Officer. The Town Council would like to encourage the applicant to replace the tree with a native species.

- P.21/22.185** **Removal of WC, basin and shower. Removal of section of internal first floor wall.**

Planning Application

5 Barton Street Tewkesbury Gloucestershire GL20 5PP

Ref. No: 21/01350/LBC

**Observations:**

No objection

- P.21/22.186** **To receive an update on proposed changes to Tewkesbury Borough's Planning Scheme of Delegation. (Tewkesbury Borough Council agenda for 7<sup>th</sup> December 2021) and to agree further actions.**

**Planning Scheme of Delegation**  PDF 68 KB

Planning Scheme of Delegation - Appendix 1, item 8.  PDF 93 KB

By the time the agenda for the TBC Council meeting was published on the 29<sup>th</sup> November the deadline for items from the public had already passed four days earlier.

The main motivation for this Borough Council initiative seems to be to save money. JR wrote to each Borough Councillor individually, asking them not to support such an undemocratic move. Several councillors responded positively to the email.

During the meeting there were 9 people in the public gallery, including a large contingent from Bishops Cleeve Parish Council. After some debate an amendment was proposed, to defer the item for one month, during which time parish councils



would be informed about the proposal. This was further amended to allow for consultation with parish councils and the time limit was removed to enable this to happen. This amendment was passed, with about 27 councillors voting for it and 5 against. There were some abstentions.

This matter will be brought to the attention of Full Council.

Town Councillors who are also Borough Councillors will be asked to alert the Planning Committee to applications from within the parish that are going to committee for determination.

**P.21/22.187 To note any additional applications on the Planning Portal which will expire before 22<sup>nd</sup> December 2021 and agree further actions**

None

**P.21/22.188 To note any additional information on the Planning Portal regarding applications to which this committee has already responded, and agree further actions**

21/00652/FUL - The Maltings

The Borough Planning Officer has written to JR to inform that the applicant has reverted to a proposal that no longer includes arched windows and has advised that, were the application refused, an appeal against the decision would be successful. He supported this view by sending examples of two appeal decisions which were about the use of uPVC.

Due to a technical error on the portal the revised drawing was not able to be displayed.

**Observation:** The Town Council maintains its objection to the use of plain rectangular windows to replace those that currently have the curved heads. There is no objection to the use of uPVC so long as the colour is brown.

All business being completed, the meeting closed at 20.42

Signature of chairman

Date