



TEWKESBURY TOWN COUNCIL PLANNING COMMITTEE

Wednesday 31st May 2023

Present: Cllrs. J Raywood, S Raywood, A Hayes, P Jones and Mr R Carey

MINUTES

P.23/24.037 Welcome.

The chairman welcomed everyone at 7.30pm when the meeting began.

P.23/24.038 To receive apologies for absence

Cllr S Raywood – may be late, due to work commitments

P.23/24.039 To receive declarations of interest

Cllr S Raywood – Item 10 (P.23/24.046)– employed by the Planning Inspectorate

P.23/24.040 To receive and consider requests for dispensations

None

P.23/24.041 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.23/24.042 To approve the minutes of the Planning Committee meeting held on 17th May 2023

Proposed by Mr Carey and seconded by Cllr Hayes

It was resolved to **approve** the minutes.

P.23/24.043 To receive updates on matters arising from the minutes – for information only
Re P.23/24.019 – the comment was passed on to the applicant, who replied as follows:

Thank you for sending through the comments made by a member of the public, as below. I acknowledge safe receipt and have forwarded this to our Directors. We appreciate the concerns raised and are always working to provide excellent levels of service within the constraints of our historical building but new developments will adhere to current legislation.

Re. P.23/24.010 - There has been no further information forthcoming on 23/00287/LBC

Re. P.22/23.392 - There has been no further information forthcoming on 22/00462/LBC

Re **P.23/24.022**

- No further information is available yet on 23/00163/TCA
- At the Borough Planning committee meeting on 24th May the decision regarding 22/00834/OUT - Land To The South-east Of Bluebell Road And East Of Rudgeway Lane, Wheatpieces, Tewkesbury was a Delegated permit
- The complaint in respect of non-compliance by a fast food outlet has been passed to TBC's planning enforcement team.

P.23/24.044 To note correspondence

Wychavon District Council has granted an extension of time for the Town Council to respond to W/23/00682/OUT.

P.23/24.045 To receive the Borough Councillor's report

None

P.23/24.046 To agree the draft response to W/23/00682/OUT

Land East Of Bredon Road Off Tewkesbury Road Bredons Hardwick
Outline application for phased residential development capable of being severed for approximately up to 500 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, with all matters reserved except for access.

The following response was proposed by Cllr Hayes, seconded by Cllr Jones and unanimously approved for presentation to Full Council for approval on 12th June 2023.

Observations:

Tewkesbury Town Council has noted that the current application is essentially the same as the previous one - 1800771/OUT, particularly with regard to the issues which cause concern. We consider that all our previous objections still stand but have added further observations below, in bold type.

In November 2021 Tewkesbury Town Council objected in the strongest possible terms to the previous proposal for this site -, on the grounds listed below:

- **The potential impact on flooding within Tewkesbury.** In June 2018 we responded – *“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 Town Council also responded, in November 2019, to the South Worcestershire Development Plan Preferred Options in respect of proposed housing site SWDP NEW EDGE 3, land at Mitton, immediately

adjacent to Tewkesbury, as follows: *“on this site, the Town Council would expect the drainage attenuation strategies to be proven to conform to the most robust standards. It would not be sufficient, in our view, for a developer to present their own flood risk assessment and attenuation scheme without it being subjected to close independent scrutiny, in order to reassure neighbours that they will not be inundated. Tewkesbury Town Council seeks detailed and justified assurances that robust measures will be taken to ensure that the flood risk to properties within its parish will not be increased by any proposed development on this site.”*

In November 2021 TTC noted that none of the documentation submitted by the developer since June 2018 had provided the requested assurances.

In the latest flood risk assessment (2023) it is noted that the ground is not considered to be suited to infiltration methods for dealing with surface water. Building houses on this site will just exacerbate this situation. It is noted that preferred method for management of surface water will be the use of attenuation ponds, with an outfall to the Carrant Brook. While the Town Council accepts that the proposed housing, being at least 2m above the 1/100 year flood level, are unlikely to be flooded the same cannot be said for houses and business premises in Mitton, Newtown, and around the Carrant Brook, which have already been subject to severe flooding. The proposed siting of the attenuation ponds is at too low a level to protect existing buildings and infrastructure in Tewkesbury Parish, from the likely surface water run-off from this development.

- **The potential impact upon Tewkesbury’s foul drainage infrastructure.**

In June 2018 we responded – *“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. 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.”*

In November 2021 TTC responded that it had not found the required evidence in any of the documentation submitted by the developer since June 2018. **This latest application provides no reassurance on this point, as the developer doesn’t seem to be getting the required responses from Severn Trent Water.**

- **The potential impact upon Tewkesbury’s transport infrastructure.**

In June 2018 we expressed 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.*

In November 2021 TTC noted that the Temprow growth factors are now based on the Tewkesbury 002 SMOA, which seems to us to be more appropriate. However, we understand that there has been an adjustment to assumptions as to the extent of other housing developments. It is therefore very difficult for us to tell which assessment is actually the more accurate. Current proposals do not appear to show any improved mitigation measures and the Town Council is concerned about the decision not to connect with Shannon Way in order to avoid causing traffic and ecological problems within the development site. TTC is concerned that the potential impact of this development on the local highway network will significantly disadvantage the residents of our own parish. The decision not to connect with Shannon Way actually imposes the problem onto our residents in the centre of the town, where mitigations may be more difficult to achieve, and this is something that we cannot countenance. In our response to the South Worcestershire Development Plan Preferred Options consultation we sought *“an assurance that transport assessments that are submitted by potential developers will be independently scrutinised and repeats that it is extremely important, in its view, that those who stand to profit from any proposed development on this site should bear the cost of it, rather than the residents of Tewkesbury.”* We also commented on *“the need for a clear and robust common methodology for transport assessments on this cross-boundary site. This is necessary to ensure that there is consistency in approach between the two county authorities concerned.”*

In 2021 TTC sought an assurance that the transport assessments for this site will be rigorously and independently scrutinised and that all Planning Authorities concerned will adopt a common approach. **Since that time, a Planning Inspector has examined the very same transport assessments that have been resubmitted with this application and found them wanting. We understand that the inadequacies of the transport assessments were a very significant factor in his decision to dismiss the appeal. They are based on old data and insufficiently rigorous use of that data. There may well be significant differences in the way that people travel now, compared with in 2011. We do know that the use of buses, for example, has significantly declined since the outbreak of the COVID pandemic. TTC is extremely concerned about the potential impact of this proposed development on its traffic infrastructure, which is already overstretched, with negative consequences for air quality, safety and public health.**

- **The potential impact upon Tewkesbury's air quality.** In June 2018, we noted that – *“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 queueing 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.”*

Tewkesbury Town Council noted in November 2021 that the latest transport assessments on junctions predict significantly increased queueing within the parish, especially at the Cross and along the High Street, which is surrounded by historic buildings that are vulnerable to the impairment of air quality. In addition, this will have a negative impact on the health of residents. It will also have a potential negative impact on the commercial success of the town centre, because it will render the environment less pleasant to visitors and shoppers. The Town Council has not seen evidence of any potential mitigation in respect of this, on the part of the developer.

- **Issues concerning active transport and public transport.** In June 2018 we expressed 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.”

In November 2021 TTC noted that the developer had made an arrangement with Stagecoach, to extend the 42 service. However, there appeared to have been no attempt to make a public transport connection to service centres within the Wychavon area.

The Town Council has noted that the planning statement which accompanies this current application states that buses run between Tewkesbury and Bredon at 10 minute intervals. (paragraph 2.9) This is simply not true.

Tewkesbury Town Council considers that this proposed development within Wychavon will exert no positive impacts on our parish, but it is very likely to exert considerable negative impacts on it. The last decade has seen something in the region of 15% population growth in and around Tewkesbury. As a consequence, our facilities are stretched to the limit. Our health services are working at capacity and it is impossible to find a local NHS dentist. The Ashchurch Road and the High Street suffer heavy congestion and local people find it difficult to park their cars close to their homes.

This current application appears to contain no material improvements on its predecessor with regard to the issues which concern us most, which are the potential impacts on our transport, sewer and drainage infrastructures. That previous application was refused and the appeal against that refusal was dismissed. In addition, the emerging local plan contains far more stringent requirements which we believe would go a long way towards protecting Tewkesbury but this current application doesn't seem to acknowledge a need to try and meet those more stringent requirements.

In view of this, Tewkesbury Town Council objects to this application in the strongest possible terms. The developers consistently appear to forget that the world doesn't end at the Worcestershire/Gloucestershire border. It continues. We cannot comment on whether or not the impacts of this proposed development appear manageable from a Worcestershire point of view but we are certain that our parish beyond the border is likely to suffer very adversely from it.

TTC repeats its request to be formally consulted on any further proposals for this site.

P.23/24.047 Internal alterations to the configuration of the second floor.

Planning Application
66A And 67 Church Street Tewkesbury Gloucestershire GL20 5RX
Ref. No: 23/00287/LBC

Observations:

The Town Council is still awaiting a response to its previous comments. Without further clarification we cannot comment further.

Cllr S Raywood arrived in the meeting at 7.48pm.

P.23/24.048 Construction of a plant room to house 2x combined heat power units and the installation of LPG tanks (Part Retrospective)

Planning Application
Tewkesbury Park Hotel Lincoln Green Lane Tewkesbury Gloucestershire GL20 7DN
Ref. No: 23/00105/LBC

The Town Council will thank the applicant for supplying the additional information that was requested. We now have no objection to the proposals. However, since the consultation period has expired and a decision has been made, we are unable to make a comment to that effect, through the planning portal.

P.23/24.049 Construction of a plant room to house 2 combined heat power units and the installation of LPG tanks (Part Retrospective)

Planning Application
Tewkesbury Park Golf And Country Club Lincoln Green Lane Tewkesbury
Gloucestershire GL20 7DN
Ref. No: 22/01221/FUL

The Town Council will thank the applicant for supplying the additional information that was requested. We now have no objection to the proposals. However, since the consultation period has expired and a decision has been made, we are unable to make a comment to that effect, through the planning portal.

P.23/24.050 Demolition of existing conservatory and erection of a two storey side extension. Erection of a single storey front and side extension and erection of a raised patio.

Planning Application
55 Tirlle Bank Way Newtown Tewkesbury Gloucestershire GL20 8ES
Ref. No: 23/00323/FUL

Observations:

No objection

P.23/24.051 Replacement fascia for sign writing purposes

Planning Application
Abbey Tea Rooms 59 Church Street Tewkesbury Gloucestershire GL20 5RZ
Ref. No: 23/00409/LBC

Observations:

No objection

P.23/24.052 Change of use from commercial (osteopathic practice) to residential (three bedroom dwelling)

Planning Application

Halifax Cottage St Marys Lane Tewkesbury Gloucestershire GL20 5SF

Ref. No: 22/01080/FUL

Observations:

No objection

P.23/24.053 Variation of Condition 2 (approved plans), Condition 3 (materials) and removal of Condition 4 (treatment of materials) to allow for amendments and minor alterations to planning application 21/01451/FUL

Planning Application

The Bolt Hole Swilgate Road Tewkesbury Gloucestershire GL20 5PJ

Ref. No: 23/00395/FUL

Observations:

No objection

P.23/24.054 Retrospective application for the provision of a single storey rear extension, a dormer window, recladding and the re-laying of an existing patio

Planning Application

15 Tretawn Gardens Newtown Tewkesbury Gloucestershire GL20 8EF

Ref. No: 23/00428/FUL

Observations:

The Town Council regrets that this was not presented prior to construction as this might have resulted in an improved design that might have been more aesthetically pleasing and easier to maintain. That said, the Council cannot find a material reason to object.

P.23/24.055 To note any additional applications on the Planning Portal which will expire before Wednesday 14th June 2023 and agree further actions

None

P.23/24.056 To note any additional information on the Planning Portal regarding applications to which this committee has already responded, and agree further actions

Observations;

Objection

The Town Council has no objection to the materials and the aspiration to have photovoltaic units but is concerned that safe egress from the site has not been demonstrated. The wall to the side of the site entrance encroaches on the visibility

splay shown and in time the vegetation on the northern side of the entrance has the potential to impede vision form 2.4 metres back from the highway. The Council would like to see EV charging points and would also appreciate a tracking assessment being shown on the plan for the car parking area. The Town Council notes that there is no visitor car parking and only one space per household.

P.23/24.057 To receive the CIL report

Noted. Tewkesbury Town Council has not yet been entitled to receive any CIL funding and is not likely to receive any in the foreseeable future.

P.23/24.058 To review the Forward Plan and agree next steps

It was agreed that this committee's next priority should be the creation of a Planning Committee web page on, or linked to, the Town Council's website. The content should include

- Our role within the planning system
- What the Planning Committee does
- A description of the ways in which we work in partnership with other organisations
- Our Pre-applications policy
- Links to our agendas and minutes
- Links to advice on making applications for Listed Building Consent, Planning Permission, etc
- Our forward plan
- Invitations to the public to engage with us

It was agreed that we should also proceed with our community planning initiative about the Back of Avon and consider encouraging other organisations to engage with us in exploring the possibility of a parish-wide project to improve accessibility.

There being no further business, the meeting closed at 9.13pm.

Chairman's signature

14th June 2023