



PLANNING COMMITTEE

Wednesday 28th February 2024

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

In attendance: 1 member of the public

MINUTES

P.23/24.390 Welcome.

The Chairman welcomed everyone present when the meeting opened at 7.30 pm

P.23/24.391 To receive apologies for absence

Mr R Maggs

P.23/24.392 To receive declarations of interest

Cllr S Raywood - Items 10, 11 and 12, (Employed by the Planning Inspectorate)

Cllr Dimond-Brown – Borough Councillor

P.23/24.393 To receive and consider requests for dispensations

None

P.23/24.394 To approve the minutes of the Planning Committee meeting held on 7th February 2024

Proposed by Cllr Jones and seconded by Mr Carey

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

P.23/24.395 To receive updates on matters arising from the minutes – for information only

P.23/24.375 – The report of the Accessibility Working Group has been sent to the Town Clerk. It is not yet clear whether or not it will make it onto the March full Council agenda.

P.23/24.379 – The Deputy Town Clerk has submitted the agreed response to EDF, regarding the Pre-Application consultation on material changes to the DCO for Hinkley Point C.

P.23/24.396 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.23/24.397 To note correspondence

The chairman has written to Laurence Robertson MP, to enquire about his opinion regarding the possible material changes to Hinkley Point C. His assistant has responded to say that Laurence monitors such things very closely and he is currently reviewing it in detail.

Within the same communication, the chairman thanked Laurence for securing in the House the debate on flooding on 6th February. His assistant's reply explained that Laurence has recently tabled several Parliamentary Questions about flooding and he will forward the answers when they have been received. The email went on to say that Sir Greg Knight recently tabled the following to the Department:

Q: To ask the Secretary of State for Levelling Up, Housing and Communities, if he will require local authorities to give greater weight to the risk of local flooding before granting of planning permission for (a) housebuilding and (b) other future developments.

A: The National Planning Policy Framework (NPPF) is clear that all sources of flood risk need to be considered, including future flood risk, to ensure that any new development is safe for its lifetime without increasing the risk of flooding elsewhere. The Framework sets out strict tests on flood risk which are in place to protect people and property. Where they are not met, it is clear that local authorities should not be permitting new development.

Laurence agrees with the chairman that proper infrastructure must be in place, and has previously raised this in the Commons, specifically in regard to drainage. He has been clear that this should be implemented before any development commences, which is in line with the NPPF.

The chairman will respond, expressing the opinions that the NPPF could offer stronger direction on these points and that it is necessary for EA to update the baseline data that is used in calculating flood risk, as it is out of date and does not reflect the flood levels that Tewkesbury is experiencing with increasing frequency. It was pointed out by a member of committee that a one-in-a-hundred-year flood risk actually means that, in any given year, there is a 1% risk of that flood occurring.

P.23/24.398 To receive the Borough Councillor's report (if applicable)

Cllr Dimond Brown reported on three key developments in Borough Planning Strategy

- Adoption of a garden communities charter
- Regulation 18 consultation on the Strategic and Local Plan (consultation period ends on 13th March)
- Joining the new Gloucestershire City Regions Board

Cllr S Raywood left the room at this point (7.56pm)

P.23/24.399 To agree a response to Tewkesbury Borough Council's Regulation 18 Strategic and Local Plan

<https://strategiclocalplan.org/consultations/>

The draft response that was circulated with the agenda was unanimously agreed upon.

Proposed by Cllr Hayes, seconded by Cllr Jones

P.23/24.400 To agree a submission to the Planning Inspector re:

Residential Development (up to 165 dwellings), associated works, including infrastructure, open space, landscaping and pumping station. Construction of a new vehicular access from Mythe Road and demolition of existing structures.

Part Parcel 2352 Mythe Road Tewkesbury Gloucestershire

Ref. No: 22/00610/OUT

The draft submission that was circulated with the agenda was unanimously agreed upon.

Proposed by Mr Carey, seconded by Cllr Jones

P.23/24.401 To determine whether Tewkesbury Town Council should register as an interested party or maintain a watching brief, with regard to the M5 Junction 10 Improvements Scheme.

<https://national-infrastructure-consenting.planninginspectorate.gov.uk/having-your-say-guide>

The deadline for registering as an IP (Interested party) is 12th March, the day before our next meeting. At the point of registration, we only need to make a brief representation, so long as it explains clearly the nature of our interest. If we are then accepted as an IP, there will be opportunities to make more detailed representations if we so wish.

The committee feels that it is important for the Town Council to be an IP. Although improvements to junction 10 have the potential to relieve significantly the issues this parish experiences in terms of traffic congestion, with its attendant impacts on local air quality and on the environment, it is recognised that the improvements will open up land to the west of Cheltenham for development and thus increase traffic in that area. Of greatest concern is the impact of motorway closures. Currently, if an accident occurs between junctions 9 and 10 the road will close between junctions 9 and 11. Such closures tend to cause gridlock in Tewkesbury. If, after the improvement, the road closes between junctions 9 and 10, there are fewer options available for drivers to avoid Tewkesbury and this could lead to greater congestion. Committee members are also interested to understand better the impact of improvements at junction 10 on the A46.

Due to his employment in the National Infrastructure section of the Planning Inspectorate, Cllr S Raywood will excuse himself from all discussions of this application, as will Cllr J Raywood. Cllrs Hayes and Jones will manage the committee's involvement in the NSIP process instead, with assistance from the Town Council Admin Officer.

Cllrs Hayes and Jones will write the committee's initial representation, based on members' initial observations.

Cllr S Raywood returned to the meeting at this point (8.10pm)

P.23/24.402 Replacement illuminated fascia sign. Replacement illuminated projecting hanging sign and Hello Tewkesbury illuminated sign

Planning Application

26 - 29 High Street Tewkesbury Gloucestershire GL20 5AT

Ref. No: 22/00895/ADV

Observations:

The Town Council has no objection to the hanging sign but the council has reservations regarding the internally illuminated sign and the halo lit sign. We request that these are only illuminated during working hours and are switched off at all other times. It must be remembered that this is also a residential street and that such illuminations are disturbing to the sleep of residents and therefore their wellbeing. In addition, it should be remembered that the Borough and Town Councils have declared a climate emergency; the use of such lighting should be minimised overnight to conserve electricity.

P.23/24.403 Retention of signage fascia design.

Planning Application

50 High Street Tewkesbury Gloucestershire GL20 5BH

Ref. No: 23/00654/LBC

Observations:

The Town Council objects to the current proposal as it is out of keeping with the character of the Town Centre and Conservation area. We feel that it does not follow the principles of the Shopfront Supplementary Planning Document.

P.23/24.404 Four trees are growing on top of a main inlet pipe which may lead to the root systems potentially damaging underground pipes T1 Cherry remove to ground level T2 Alder remove to ground level T3 Alder remove to ground level T4 Hawthorn remove to ground level Stump grind all roots. We will however be more than happy to replant as per the LPA request to the south of the site beyond the flood defence and as suggested trees that can cope with seasonal flooding on the land in the south such as willow, alder, aspen, Betula nigra and swamp cypress

Planning Application

Mythe Water Treatment Works Mythe Road Tewkesbury Gloucestershire GL20 6AA

Ref. No: 24/00116/TCA

Observations:

We strongly encourage that two trees are planted for each removed, following the advice of our Parish Tree Warden, and there is a management plan in place to ensure their survival.

P.23/24.405 To note any additional information on the Planning Portal regarding applications to which this committee has already responded, and agree further actions

None

P.23/24.406 To note any additional applications on the Planning Portal which will expire before Wednesday 13th March and agree further actions
None

P.23/24.407 To note the decisions made in January 2024, in respect of planning applications to Tewkesbury Borough Council
Noted

There being no further business, the meeting closed at 8.48pm.

Chairman's signature

13th March 2024