



## PLANNING COMMITTEE

**Wednesday 13<sup>th</sup> August 2025**

Present: Cllrs. J Raywood, S Raywood, P Jones, R Gurney, H Bowman

In attendance: Kate Chambers (Admin)

## MINUTES

**P.25/26.108 Welcome.**

The chairman welcomed everyone when the meeting opened at 7.34pm.

**P.25/26.109 To receive apologies for absence**

Cllr Hayes

**P.25/26.110 To receive declarations of interest**

None

**P.25/26.111 To receive and consider requests for dispensations**

None

**P.25/26.112 To approve the minutes of the Planning Committee meeting held on 23<sup>rd</sup> July 2025**

Proposed by Cllr Jones and seconded by Cllr Gurney. It was resolved to approve the minutes.

**P.25/26.113 To receive updates on matters arising from the minutes – for information only**

**P.23/24.375** – Accessibility project – ongoing

**P.24/25.325** – the chairman met with Nick Bryant, Associate Director of Planning at TBC. It was a constructive meeting, which should lead to a better understanding of the two councils' relative positions in respect of a number of issues, such as aged applications, the role of enforcement, the special character of Tewkesbury's built environment, issues of especial interest to people in the town and councillors' local knowledge.

**P.25/26.114 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.25/26.115 To note correspondence**

None

**P.25/26.116 To receive the Borough Councillor's report (if applicable)**

Cllr Bowman reported that she is carrying out an investigation into the ownership of the various green spaces around Churchill Grove. This may involve some work at the Gloucestershire Heritage Hub. It may be sensible to consider adoption of those areas where ownership remains uncertain. This is to ensure appropriate tree maintenance and grass cutting in the future.

**P.25/26.117 To receive an update on Healings Mill**

It is understood that a meeting between the developer and borough officers took place on 7<sup>th</sup> August. It is perhaps too early to expect a report from that meeting.

**P.25/26.118 To ratify the final response, agreed via email, to**

**Outline planning permission for demolition of existing buildings; up to 2,800 residential dwellings (use class C3); two Local Centres including residential (use class C2 and C3), community, employment, commercial, retail, leisure and/or public house, health facilities and public open space (use classes E(a, b, c, d, e, f, g (i)), F2 and Sui Generis up to 11,000 sqm); education provision including two primary schools including early years facilities (up to 4FE and 3.5FE respectively) and secondary school (up to 6FE) (use class F1); green infrastructure and public open space, including informal public open space, amenity parks, formal recreation (sports pitches), community gardens / orchards and strategic landscape planting; footpath diversions; a new pedestrian (over rail) bridge crossing; and all associated infrastructure, including surface water drainage features and energy infrastructure. All matters reserved, save for details of access in respect of the vehicular/pedestrian/cycle accesses from Hardwick Bank Road, B4079, and A46; and the construction of a spine road (Central Street) connecting the A46 to the east with Hardwick Bank Road to the west, including a new bridge over the railway line.**

**Planning Application**

**Land North Of Ashchurch Tewkesbury**

**Ref. No: 25/00490/OUT**

**P.25/26.119 Observations:**

In principle, the committee has no objection to the proposed development, but we require the developers to consider three serious concerns for Tewkesbury Town and immediate environs, namely the impact that these proposals will have on traffic management, water displacement in the area and thirdly, archaeological storage logistics.

Our specific issues are as follows;

On Traffic Management.

- The capacity of Hardwick Bank Road to cope with the additional generated traffic, particularly around the motorway bridge - it is noted that the vision for this development is that the preferred modes of travel will be walking, cycling and by public transport, which we consider very desirable. However, to achieve that will require a considerable cultural change, for the residents to be fit and active, for parents to have confidence that their children can walk to school, for access to sufficient local employment, particularly given the trend

away from home working, and for people to feel that active and public transport are still viable options for them in the increasingly extreme weather conditions we experience.

There is a concern that the current road network around this site is already working at around capacity and that even a small amount of additional traffic will cause problems for local communities which have not been designed with active and public transport in mind. It is noted that the A46 is not a pleasant environment for walkers or cyclists and could present a significant severance between the proposed development and the retail outlets to the south. This proposal is the latest in a series of proposed developments around the A46 and there are concerns that the cumulative impact of these on the road system has not been considered in sufficient detail.

- Active travel – we are pleased to see segregated cycle ways in the plan. It is a shame that they peter out at priority roundabouts.
- Buses – the Town Council is concerned by the potential impact on Tewkesbury town centre, of the proposed extension of the no 41 bus route to Bishops Cleeve.
- Regarding the bridge over the railway, Tewkesbury Town Council has concerns regarding the impact that it will have on our parish during the construction period. The route to the site taken by plant and other equipment, perhaps containing abnormal loads, will need careful consideration, due to weight restrictions on local roads and also their largely residential nature. The Town Council suggests that it would be most practical for plant and materials to be brought on site by rail instead.

#### On water displacement and drainage.

- It feels unacceptable to us that surface water drainage and flood risk could be a reserved matter for a development as large as this, so close to the flood plain, and that permission in principle can be obtained without a full understanding of how this development could affect properties and infrastructure downstream. While we note that a Flood Risk Assessment (FRA) and Flood Estimation Report have been submitted, the conclusions must now be underpinned by enforceable design commitments. In particular, we are concerned that the FRA does not guarantee active betterment, nor does it appear to translate its findings into measurable design obligations within the outline plans. Tewkesbury Town Council expects to see a clear improvement on the current situation. It will not be satisfactory merely to provide SUDs that compensate for lost greenfield absorbency. SUDs must be designed to deliver both peak flow attenuation and water quality improvement, with due consideration for future climate change rainfall projections. We would want to see nature-based solutions such as reed beds, biofiltration systems, and attenuation ponds prioritised, and aligned with a clear, enforceable strategy for implementation and maintenance.
- Management of water outflows into the Carrant Brook, regarding both capacity and contamination - the applicant must take full account of the findings of recent water quality monitoring, which show that the Carrant Brook is already highly polluted. This raises significant concerns for both water capacity and the ecological consequences of increased discharges from the

development site. Carrant Brook ultimately drains into the Severn Ham SSSI, an environmentally sensitive area that cannot be exposed to additional floodwater without appropriate mitigation.

Although the submitted FRA references these watercourses, it does not demonstrate how downstream risks, particularly pollution migration during flooding, will be effectively managed. The Council strongly favours the use of integrated, nature-based water treatment systems to address contamination before discharge, and we expect these to be a core feature of any surface water strategy for this development.

- The future management of SUDs and green spaces - there must be a robust, long-term plan for the management and maintenance of all SUDs and associated green infrastructure. This should include named responsible bodies, defined inspection regimes, guaranteed funding mechanisms, and legal enforceability. Without this, the long-term functioning of these systems is not assured, and the risk of system failure, leading to downstream flooding or ecological damage, remains unacceptably high.  
In addition, we would expect the site to comply with the statutory requirement to deliver a minimum 10% Biodiversity Net Gain (BNG). This must be embedded within the site's layout and green space design, not offset remotely, and should enhance the ecological function of SUDs, improve habitat connectivity, and contribute meaningfully to local biodiversity targets. Given the nearby SSSI and degraded condition of the Carrant Brook, this development should demonstrate a clear ecological uplift, supported by pre- and post-development monitoring.

#### On ecological issues

- A site of this size should certainly have the financial flexibility and the longevity to make a real difference towards a "beautiful" environment. It would be nice to think that fish could re-enter the waterway and spawn and that curlew could be encouraged.

#### On archaeological issues

- The deposition and storage of archaeology from the site - the local depository is Tewkesbury Museum, which is at capacity, but its personnel have the skills to manage other archaeology storage premises if they were made available. Indeed, archaeological storage is at a premium right across the county. It appears that the archaeological consultee considers that there could be significant finds on site. Provision needs to be made for their preservation, accommodation and care.

#### On local governance

- Although the site mostly lies within Ashchurch Rural Parish, we believe the impacts will most strongly be felt in Northway and consideration needs to be given to the long-term management of the area.

Without specific strategies to deal with our stated concerns for traffic, water and archaeological artefact management, the Committee has difficulty in fully endorsing this proposal.

Proposed by Cllr Jones and seconded by Cllr Gurney

It was agreed to ratify the response above, which was submitted on Friday August 1<sup>st</sup>.

- P.25/26.120** **To revisit in light of the County Council response, and agree further actions on Extend dropped Kerb with an extra six lower kerbs for driveway entrance**  
Planning Application  
53 Gloucester Road Tewkesbury Gloucestershire GL20 5SS  
Ref. No: 25/00223/FUL

**Observations:**

The Town Council thanks Gloucestershire Highways for their response and we would urge that the approach suggested by them should be followed in this particular case.

- P.25/26.121** **Change of Use of No 5 from a Bed and Breakfast (Use Class C1) to a Children's Day Nursery (Use Class E(f)) to be operated in conjunction with the adjoining existing nursery at No 7. Other ancillary works to facilitate the works at both properties.**  
Planning Application  
5 And 7 Ashchurch Road Tewkesbury Gloucestershire GL20 8DS  
Ref. No: 25/00546/FUL

**Observations:**

No objection

- P.25/26.122** **Conversion of existing redundant barn to 1no. self-build dwelling house, including associated residential amenity space, landscaping, parking and access (resubmission of planning application 24/00398/FUL)**  
Planning Application  
Bankfield Farm Woodend Lane Shuthonger Tewkesbury Gloucestershire GL20 6EE  
Ref. No: 25/00518/FUL

**Observations:**

No objection

- P.25/26.123** **To note any additional applications on the Planning Portal which will expire within the next 21 days and agree further actions**

**T1: Mixed hedge species. Roughly 90m of mixed hedge species of trees require crown lifted off the footpath by 2.5m**

Planning Application  
Land Adjacent Candleford Abbots Walk Tewkesbury Gloucestershire  
Ref. No: 25/00641/TCA

**Observations:**

No objection
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**Application for new premises licence: International Food Market, 105 High Street,  
Tewkesbury, Gloucestershire, GL20 5JZ**

<b>Observations:</b>
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No objection
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**P.25/26.124 To note any additional information on the Planning Portal regarding applications to which this committee has already responded, and agree further actions**

None

**P.25/26.125 To note the decisions made in July 2025, in respect of planning applications to Tewkesbury Borough Council**

Noted

There being no further business, the meeting closed at 8.45pm

Chairman's signature

3<sup>rd</sup> September 2025