

M I N U T E S (subject to agreement at the next Committee meeting)  
OF A MEETING of Twyning Parish Council Planning Committee  
held at <https://us04web.zoom.us> on Monday 8<sup>th</sup> February 2021 at 7.00pm

Councillors Present: Cllr Hadley (Chair), Ellis, Horsfall, Murray,  
Also Present: County Councillor Kevin Cromwell, Borough Councillor Philip Workman, Clerk/RFO/7  
members of the public

**149. To receive Apologies**

Apologies were accepted from Cllr Nottage (personal)

**150. To Receive Declarations of Interest/Requests for Dispensation**

There were no declarations or requests

**151. To approve the Minutes of the Committee meeting held on 11<sup>th</sup> January 2021**

**The Minutes were agreed as a true record**

**152. Planning Applications:**

21/00057/APP Construction of 834 sq.m of business space (Class E) together with associated highway, drainage infrastructure and landscaping. Bockeridge Park

**Comment: HGV traffic trying to find this site will be directed by satnav through the village. Developer should provide adequate signage to direct construction & future delivery lorries to the site from the M5.**

21/00012/LBC & 21/00011/FUL Installation of an air source heat pump to replace Oil fired boiler Harolds Barn, High Street,

**No Objection**

21/00086/PDAD Prior approval for change of use of agricultural building into 1no. smaller dwellinghouse (use class C3) and associated building operations. Timber Agricultural Building, Wimber Hill, Dingle Lane

**No Objection**

21/00102/LBC Remove and replace existing bedroom window. 2 Thimble Cottage, 2 Pound Close, Twyning

**No Objection**

**153. Planning Decisions:**

20/01185/TCA Mulberry tree at front of house to be reduced as per submitted photograph - currently overhangs the road. Churchend House **No Objection**

20/01199/FUL Erection of a single storey rear extension (revised application) Tie Bar Cottage **Permit**

20/01038/FUL Variation of condition 2 (approved plans) and condition 3 (materials) for planning application 16/01152/FUL Stratford Bridge Garage **Permit**

20/01018/FUL Change of use of land from agriculture to mixed agriculture and equestrian for the expansion of existing cross country schooling facility Church End **Permit**

20/01002/CLE Continued residential use of a dwelling without complying with an agricultural occupancy condition and parcel of land for residential use for a period in excess of 10 years.

(Revision of application 20/00288/CLE to include residential garage). The Bungalow Phelps Farm Stratford Bridge **Permit**

**154. Receive a report on the Worcestershire Minerals Local Plan (Cllr Ellis)**

**To be circulated in writing**

**155. Attendance at South Worcestershire Development Plan Review - Forthcoming**

**Consultations Briefing Session, 1st March 2021**

**Cllr Horsfall & Cllr Ellis to attend**

**156. Consultation on Right to Regenerate – consider the position of common land**

**Councillors to provide comments to the Clerk**

**157. Neighbourhood Plan Review**

The Council discussed a recent email received from a Planning Officer at Tewkesbury Borough Council suggesting that the Council change its comments on Planning Application 1061 at Church End “The Twyning Parish Neighbourhood Development Plan (NDP) became part of the development plan more than two years ago and is therefore no longer considered to be an up-to-date neighbourhood plan. The latest published evidence (the Tewkesbury Borough Five Year Housing Land Supply Statement – December 2020) concludes that the Council is not currently able to demonstrate a five year supply of deliverable housing sites, and the Council's policies for the supply of housing are therefore considered to be out-of-date having regard to paragraph 11 of the National Planning Policy Framework (NPPF). Therefore, paragraph 11 of the NPPF specifies that, in these circumstances, the presumption should be that planning permission is granted unless:

- (i) the application of policies in the NPPF that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
- (ii) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies of the NPPF taken as a whole.

The presumption in favour of sustainable development is a material consideration which must be considered in the overall planning balance. Within the appeal decision for the development on the adjacent site (as attached), the Inspector concluded that, when the tilted balance was taken into account as an important material consideration, the adverse impact of the proposal would not significantly or demonstrably outweigh the benefits, and on this basis the Inspector considered it appropriate that permission be granted. As a result of this allowed appeal, the currently proposed dwelling on the application site at Kimberley would have a dwelling on either side of it, and would be considered as comprising infill development within this rural settlement. Within the attached appeal decision the Inspector acknowledged that, as the site was closely surrounded by a small community of other houses in a rural area, it could reasonably be interpreted as a ‘rural settlement’. By virtue of its location, and taking into consideration the current planning policy circumstances and the conclusions of the recent appeal decision on the adjacent site, the principle of the development proposed under application reference 20/01061/FUL is considered to be acceptable”.

**The Council agreed to stand by its original comments on the application and to further explore the published evidence with a review of the NDP and to alert the public to this problem.**

**Lengthy discussion took place regarding the change of Tewkesbury Borough Council’s position on the Newlands development. This appeared to follow recent Planning Inspectorate derision of the Borough’s housing supply and therefore the NDP. A further meeting to take place to draw up firm objection to the site. Clerk to arrange Zoom meeting.**

**158. Public Comments (if time allows)**

Cllr Cromwell advised that TBC seemed to think that they had sufficient housing supply.

**159. Date of Next Meeting**

8<sup>th</sup> March 2021