



MINUTES (subject to agreement at the next Planning Committee Meeting)
Of AN EXTRAORDINARY MEETING of Twyning Parish Council Planning Committee
held on Thursday 28th October 2021 at 7.30pm in the village hall

Members of the public and parish councillors are welcome to attend. For personal safety you may wish to wear masks/sanitizer

Councillors Present: Cllr Hadley (Chair), Horsfall, Murray,
Also Present: 57 members of the public, Clerk/RFO

239. To receive Apologies

Apologies were received from Cllr Ellis

240. To Receive Declarations of Interest/Requests for Dispensation

None

241. To agree the Minutes of the meeting held on the 11th October 2021

The Minutes were agreed as a true record

242. Bow Lane – report circulated from Information Meeting. Decision likely in March 2022 following discussion by Worcestershire County Council. Impact of HGV traffic/dust/noise does not appear to concern GCC official – waiting for response to questions raised

There was concern about the impact on the landscape and number of vehicle movements.

243. Explanation of current applications, status of the Tewkesbury Borough Local Plan, Review of the JCS and the Neighbourhood Development Plan, recent decisions and Government focus

Dave Luckett explained current policy is driven by Government expectation of delivery of 345000 houses per year in which there is supposedly a significant shortfall. The National Planning Policy Framework focuses on a presumption in favour of planning permission for sustainable development being granted unless there is significant harm to the landscape. The slides in the presentation explained the typical sustainability excuses. Locally the problem is that Tewkesbury Borough have taken since 2011 to review their Local Plan and are unlikely to get a new Plan adopted until 2022. The Joint Core Strategy is also due for review and already identified a shortfall in housing. The good news is that there is over supply in the service villages but recent appeal decisions and a high court judgement have not taken this into account due to the lack of adopted Local Plan and lack of proven 5 year deliverable supply. The Neighbourhood Development Plan took 4 years to construct and is now considered out of date on housing policy. The Council is considering whether to review this but it may be better to wait until a Local Plan is in place.

244. What are the threats/opportunities/public perceptions?

The presentation outlined the threats particularly from expansion of Brockeridge Business Park (which may be delayed if Tewkesbury Borough decide it is a strategic site to be considered under the JCS, Bow Lane Sand and Gravel processing plant (likely to be nodded through by Glos County Council if not effectively opposed) and inappropriate development such as housing on the village amenity woodland. Steps have been taken to protect the woodland through a Community Right to Bid and a temporary Tree Preservation Order. There may be the opportunity of S106/CIL funding but the village needs to decide how this will benefit the community.

What are public perceptions? Increased traffic would make life unpleasant, problems with drainage, noise. Lack of facilities e.g. no primary school places available. Building should be on brownfield sites. Change in village life and unique identity.

245. Do we have the expertise in the village to assist with Planning Matters or should the Parish Council raise the precept to pay for expert advice

A straw poll was taken from the participants on whether the Council should directly employ a planning expert 52 for 3 against 2 abstentions

Volunteers were invited to come forward to offer their assistance by forming a working group to draw up planning comments.

246. Discuss opportunities to lobby/engage with other parties including the Press

Volunteers were invited to assist in circulating advisory notices and everyone was encouraged to comment on planning applications/lobby planning committee (borough council) and MP

247. Date of Next Meeting

8th November 2021