

Councillors Present: Cllr Ellis, Horsfall, Murray,

Also Present: Cllr. Nottage, Borough Councillor Philip Workman, Catherine Ashby (Planning Officer)

10 members of the public, Clerk/RFO

At the commencement of the meeting Cllr Horsfall took the Chair and welcomed Catherine Ashby to answer planning questions set out by councillors:

1. Provide a realistic appraisal of the main modification justification that the Borough now has 7.15 supply. By the time the TBP is adopted there will be 7.15 years supply using the trajectory of already built housing. The last statement in 2020 was that there was 3.4 years supply without taking built housing into account. Housing supply will last until 2028 when the JCS review will have been completed.
2. How does this submission change the precedent set by the Coombe Hill and Alderton appeal decisions and the recent judgement in the High Court?
The Appeal decisions are not binding precedents. All 3 decisions gave some support to the oversupply but were decided on different criteria.
3. Why has the application 21/00291 Hill End (Nut Orchard) not been heard at committee. As it is now subject to the applicant appealing against your non-determination, what is the likelihood that the Planning Inspectorate will take the application?
TBC have not determined the application because details were outstanding. The Appeal will go to the TBC Committee in Jan/Feb.
4. Give your assessment of the value of the emerging TLP after it has gone through the major modification process and how relevant and more to the point enforceable, will the new policies be?
Appeals will be ongoing after the Local Plan is adopted. The LP gains weight particularly on any policies not being modified. Work on the modifications continues until 14th December then the Inspector will give another report. TBC will have 2 weeks to fact check the report and it will then go back to the Inspector to be signed off.
5. At this present time is it worth Twyning considering to upgrade or re-write their NDP?
Joanne Symonds has sent round advice to parishes and where there are policies which do not align with the emerging Local Plan it is worthwhile making a review.
6. How can we justify the permanent status of the TPOs on the Hillend/Nut Orchard land?
It is temporary at present and can be over-ruled by an Appeals Inspector.
7. Given the housing numbers in the main modifications and the letter from David Reed, can we assume you agree that no further development is required in Service Villages?
That is the line TBC are taking as the Inspector has suggested 880 new homes have been provided. A settlement audit is being undertaken and not certain what will happen in the JCS review. The fact that there is sufficient service village supply is not an over-riding factor.
8. Are the measures/definitions of sustainability ever questioned?
Yes – and the definitions will be reviewed in the JCS to make them more robust.
9. How do the Council balance the ecological differences in opinion of the respective so called experts?
TBC employ their own adviser and take reports from Natural England etc. Proportionate information requests may be made.
10. What progress has been made in the JCS review?
Commenced in 2018 and now going through Regulation 18 draft. There is currently no timetable.
11. How relevant is the PM's announcement about development on brownfield sites?
Not really applicable in Gloucestershire where there is a lack of brownfield land.
12. How do we deal with self-build applications now that they are becoming more prolific and mainly outside the development boundary?
Decided on their own merit. Self-builder do not have to be on the Council register and no checks are made as to occupation after the build.

248. To receive Apologies

Apologies were accepted from Cllr Hadley

249. To Receive Declarations of Interest/Requests for Dispensation

There were no declarations of interest/requests

250. To agree the Minutes of the extraordinary meeting held on the 28th October 2021

The Minutes were agreed as a true record

251. Planning Consultations

21/01235/FUL Erection of agricultural barn and associated hard standing for hay and straw storage. Twitlocks Farm, Twyning, Tewkesbury

No Objection

21/01021/FUL Erection of a dwelling. Birds Farm, High Street, Twyning

No objection but we believe conditions should be imposed to ensure that all materials, skips, vehicles are enclosed on the site and not to be parked in Kilmore Lane, on the grass verge or footpath.

21/01282/OUT Erection of 5 dwellings with access from Green Acres, with all other matters reserved

Objection The site is outside the NDP settlement boundary and in the flood zone

252. Date of Next Meeting

13th December 2021