

**TEWKESBURY TOWN COUNCIL**

**PLANNING COMMITTEE**

**Wednesday 19<sup>th</sup> September 2018**

**MINUTES**

**Present:** Cllrs J Raywood (Chairman), C Danter (Mayor), T Walker (Deputy Mayor), S Raywood, H Burns (co-opted), D. Hill (Town Clerk) plus one member of the public

**The Committee meeting commenced at 19:15, following the conclusion of an earlier meeting relating to pre-application discussions with a developer.**

**1. Welcome and introductions**

Councillors and public were welcomed, housekeeping notices given out and it was noted that everyone present knew each other.

**2. To receive apologies for absence**

None

**3. To receive declarations of interest**

None

**4. To receive and consider requests for dispensations**

None

**5. Public participation** *(to provide members of the public with the opportunity to comment on items on the agenda)*

The member of the public declined the opportunity to speak.

**6. To approve the minutes of the Planning Committee meeting held on 5<sup>th</sup> September 2018**

Proposed by CD, seconded by SR,

**Approved**

**7. To receive updates on matters arising from the minutes – for information only**

- Item 22 – 5<sup>th</sup> September 2018 - Open events prior to Planning Meetings: The first of our 6.00pm planning forum meetings happened this evening, with seven councillors in attendance and the next one will take place on Wednesday 3<sup>rd</sup> March, with Annette Roberts and Alice Goodall from TBC. All councillors will be invited to attend.
- Item 22 – 5<sup>th</sup> September 2018 - Open events prior to Planning Meetings: Further meetings will also be open to the public and will cover a range of different planning topics, eg, CIL, section 106, conservation areas, etc. Annette Roberts has offered to arrange for Borough Planning officers to attend these meetings, starting

in January, in order to provide information and advice. We need to compile for her a list of suitable topics for discussion.

- Item 23 – 5<sup>th</sup> September 2018: Re. proposed development to the east of Bredon Road, the developer has responded to comments made by Bredon Parish Council and submitted further documentation. The developer would appear to be trying to exploit the policy differences between the two County Councils and also between Wychavon District Council and Tewkesbury Borough Council. SR and JR have identified the Bredon Parish Councillor and member of Wychavon Planning Committee to whom representation may be made on behalf of this committee.

**8. Demolition of existing garage, erection of a two storey side and single storey rear extension. Replacement front porch and conversion of loft.**

Planning Application

18 Malmsey Close Tewkesbury Gloucestershire GL20 5FH

Ref. No: 18/00835/FUL | Received: Wed 15 Aug 2018 | Validated: Tue 21 Aug

2018 | Status: Pending Consideration

**Requests for consultation**

Letter reference	Date requested	Expiry date
DC/E07000083/PDI42NQDIFT0F	Fri 31 Aug 2018	Fri 21 Sep 2018
Observations:		
No objection		

**9. To identify the key points of action required from this committee over the next twelve months.**

The following actions were identified:

- To develop greater engagement with the community, through the 6.00 planning forum schedule, and also by offering meeting schedules and information for publication in Tewkesbury Direct
- To maintain this committee’s engagement in consultations, both local and national
- To continue to develop a closer relationship with Tewkesbury Borough Council

**10. To consider the preparation of the committee budget for the 2019/2020 financial year and initial development of the budget for this committee for financial years 2020/2021 and 2021/2022.**

The committee held a discussion on the budget for this Committee for Financial Year 2019/2020 and the foreseeable requirement for funding in Financial Years 2020/2021 and 2021/2022.

It was agreed that Cllr Danter would research costs associated with new presentational equipment to support the Town Council.

It was agreed that an allowance of £500.00 would be required to cover the costs of the engagement strategy this committee was intending to implement.

**11. To formulate a response to the South Worcestershire Development Plan, Boundary Review and Proposed Methodology Consultation.**

The consultation letter and methodology was discussed and agreed-with, in principle. However, in its response, this Committee will request that TTC be approved as a consultee for planning applications that have a potential impact on Tewkesbury's transport and waste water infrastructures, its health or education services. In addition, a request will be made, in respect of potential flood risk, the impact of development on the entire river basin be considered, rather than just focusing on zones 2 and 3.

**12. To receive an update with regard to 17/00520/OUT (850 dwellings at Fiddington) and agree any further measures required at this time.**

This application is now subject to a non-determination appeal. As a consultee, TTC has a right to submit further comments during the appeal process. It was agreed to keep a watching brief and to prepare and submit a statement, should it become appropriate to do so.

*D. Hill (Town Clerk) entered and the member of the public left the meeting at this point.*

**13. To review potential Planning Obligations (Town and Country Planning Act 1990, Section 106 and Community Infrastructure Levy) and agree further measures required.**

There is some confusion at present, as to whether or not there is any Section 106 funding available to TTC at present and it was agreed that a request should be made to TBC for a detailed list of the items for which funding has been earmarked in relation to Sainsbury's (agreed in 2014) and the retail park (agreed in 2016).

This committee's own proposals of suitable projects for Section 106 funding was discussed and enlarged-upon.

**14 . To receive an update on Applications 18/00602/FUL & 18/00603/LBC - 2 Barton Street, Tewkesbury.**

Communication has been received from the Borough Planning officer to the effect that he has consulted Building Control with regard to the ability of the neighbouring kitchen roof to provide a safe route of egress from the property, in the case of an emergency. Subject to that being found to be satisfactory, this committee has withdrawn its objection to the application.

**There being no further business, the meeting closed at 21.18.**