

TEWKESBURY TOWN COUNCIL

PLANNING COMMITTEE

Wednesday 5th September 2018

MINUTES

Present: Cllrs J. Raywood, C. Danter, S. Raywood and H. Burns (ad hoc)

Also present: One member of the public

The meeting commenced at 19.05

1. Welcome and introductions

The chairman gave a housekeeping announcement and observed that all present were known to each other.

2. To receive apologies for absence

Cllr. Walker sent his apologies, due to pain from a back injury.

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 committee was told that item 16 had been flagged to Northway Parish Council, the site being in their parish rather than Tewkesbury. The chairman replied that an apology had been received from the Borough, for erroneously placing that application in the Town Council's in-tray.

6. To approve the minutes of the Planning Committee meeting held on 15th August 2018

Proposed by Cllr S Raywood, seconded by Cllr C Danter

Approved

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

In response to the question posed at the last meeting by a member of the public, regarding the Tree Warden’s training and responsibility, the chairman explained that Cllr Aldridge had received training when the tree warden scheme was introduced many years ago and we are fortunate that he is one of the few who are still able to take that role seriously. An apology had been made for not specifically consulting him prior to the meeting and an assurance was given to the meeting that he will be shown that courtesy in the future. The tree warden was consulted for his advice on item 14 of this agenda.

8. To note that the National Planning Policy Framework (on which this committee provided feedback) has been finalised.

The Government has published its response to its consultation on the draft revised national Planning Policy Framework. The full response may be found on www.assets.publishing.service.gov.uk The Town Council was one of 204 neighbourhood planning bodies, parish councils and town councils that responded.

Some minor amendments have now been made:

- In favour of sustainable development and the protection of public open spaces
- In favour of not meeting housing needs at the expense of other needs such as infrastructure and environment
- In favour of a more flexible and positive approach to planning for the future of town centres
- The requirement that 20% of new housing sites should be of an area of one hectare or less has now been changed to say that 10% of the housing requirement should be on sites of an area of one hectare or less in order to facilitate the building of more affordable homes and also the development of brownfield sites.
- Additional detail will be provided to aid in plan making.
- Further advice is to follow regarding the testing of highway impacts from development, with a greater emphasis on road capacity, rather than highways safety.
- Additional text has been added in recognition of the need for large scale transportation facilities to grow.
- Rewording has taken place to maintain protection to historic environments

It is not clear when the new NPPF comes into effect. It can be assumed that it has come into effect immediately.

9. Demolition of existing extension and erection of a single storey rear extension.

Planning Application

7 Grayston Close Mitton Tewkesbury Gloucestershire GL20 8AY

Ref. No: 18/00799/FUL | Received: Mon 06 Aug 2018 | Validated: Wed 08 Aug

2018 | Status: Pending Decision

Requests for consultation

Letter reference	Date requested	Expiry date
DC/E07000083/PD10E1QDIB40G	Thu 09 Aug 2018	Thu 30 Aug 2018
Observations:		
No objection.		

10 Conversion and extension of domestic garage to form an annexe.

Planning Application

28 Moulder Road Newtown Tewkesbury Gloucestershire GL20 8EE

Ref. No: 18/00775/FUL | Received: Mon 30 Jul 2018 | Validated: Wed 08 Aug 2018 | Status:

Pending Consideration

Requests for consultation

Letter reference	Date requested	Expiry date
DC/E07000083/PD8ZCTQD0IP01	Fri 10 Aug 2018	Fri 31 Aug 2018
Observations: Request for further information, since there are inconsistencies between the block plan and the proposed ground floor plan. We also have concerns over the blocking of light from the neighbouring garden.		

11. Demolition of existing lean-to. Erection of a single storey side extension and installation of rooflights to east elevation.

Planning Application

The Old Mission Hall Trinity Street Tewkesbury Gloucestershire GL20 5LH

Ref. No: 18/00769/FUL | Received: Thu 26 Jul 2018 | Validated: Fri 10 Aug 2018 | Status:

Pending Consideration

Requests for consultation

Letter reference	Date requested	Expiry date
DC/E07000083/PCHE9HQDI5X13	Tue 14 Aug 2018	Tue 04 Sep 2018
Observations: The Council has no objection to this application in principle, so long as the Borough Planning Officer is satisfied that the access rights to the adjoining property are protected.		

12. Installation of new signage - 2No illuminated hanging signs, 1No illuminated logo sign and 1No illuminated menu board.

Planning Application

103 - 105 Church Street Tewkesbury Gloucestershire GL20 5AB

Ref. No: 18/00817/ADV | Received: Fri 10 Aug 2018 | Validated: Tue 14 Aug 2018 | Status:

Pending Consideration

Requests for consultation

Letter reference	Date requested	Expiry date
DC/E07000083/PDK8IGQD0IP02	Thu 16 Aug 2018	Thu 06 Sep 2018
Observations: No objection.		

13. **Repainting of existing shop front. Installation of new signage - 2No illuminated hanging signs, 1No illuminated logo sign and 1No illuminated menu board. Erection of 3No external swan neck light fittings. Installation of 3No decorative stain glass panels above entrance door.**

Planning Application

103 - 105 Church Street Tewkesbury Gloucestershire GL20 5AB

Ref. No: 18/00818/LBC | Received: Fri 10 Aug 2018 | Validated: Fri 10 Aug 2018 | Status:

Pending Consideration

Requests for consultation

Letter reference	Date requested	Expiry date
DC/E07000083/PDK7U9QD01P00	Thu 16 Aug 2018	Thu 06 Sep 2018
Observations:		
No objection		

14. **Self-seeding Elder tree to be removed or reduced down to 25%. Complaints from neighbouring flats up to 2nd floor as tree obstructs their view and is growing around telephone cables.**

Planning Application

Abbey Cottage St Marys Lane Tewkesbury Gloucestershire GL20 5SQ

Ref. No: 18/00836/TCA | Received: Wed 15 Aug 2018 | Validated: Wed 15 Aug

2018 | Status: Pending Consideration

Requests for consultation

Letter reference	Date requested	Expiry date
DC/E07000083/PDLZH5QD01P01	Fri 17 Aug 2018	Fri 07 Sep 2018
Observations:		
No objection. However, if the tree is completely removed the Council requests that it should be replaced with another, more suitable tree.		

15. **Installation of fall protection system (including metal safety line, posts and anchor points) to the roof.**

Planning Application

Abbey Office Church Street Tewkesbury Gloucestershire GL20 5RZ

Ref. No: 18/00813/LBC | Received: Thu 09 Aug 2018 | Validated: Wed 15 Aug 2018 | Status:

Pending Consideration

Requests for consultation

Letter reference	Date requested	Expiry date
DC/E07000083/PDR6F8QD01P00	Mon 20 Aug 2018	Mon 10 Sep 2018
Observations:		
No objection.		

16. TBC/TR 61 Tree Preservation Order T1: Walnut tree. Remove excessive weight on the large lateral limbs that overhangs neighbouring properties. Balance on all sides.

Planning Application

16 Bowler Road Northway Tewkesbury Gloucestershire GL20 8RZ

Ref. No: 18/00703/TPO | Received: Mon 09 Jul 2018 | Validated: Fri 17 Aug 2018 | Status:

Pending Consideration

Requests for consultation

Letter reference	Date requested	Expiry date
DC/E07000083/PDUXFSQD08O01	Wed 22 Aug 2018	Wed 12 Sep 2018
Observations: The committee gave no response, since this site does not lie within the parish.		

17. Removal of existing fence and installation of new fence along Southern and Eastern boundaries. Replace roof on existing conservatory with tiles.

Planning Application

10 Mowbray Avenue Tewkesbury Gloucestershire GL20 5FA

Ref. No: 18/00858/FUL | Received: Wed 22 Aug 2018 | Validated: Wed 22 Aug

2018 | Status: Pending Consideration

Requests for consultation

Letter reference	Date requested	Expiry date
DC/E07000083/PDY YO AQD0IP01	Fri 24 Aug 2018	Fri 14 Sep 2018
Observations: No objection.		

18. Retrospective change of use of ground floor from A1 (shops) to C3 (dwellinghouse).

Planning Application

75 & 76 High Street Tewkesbury Gloucestershire GL20 5LA

Ref. No: 18/00774/FUL | Received: Tue 26 Jun 2018 | Validated: Wed 22 Aug 2018 | Status:

Pending Consideration

Requests for consultation

Letter reference	Date requested	Expiry date
DC/E07000083/PDY L1QQD0IP00	Fri 24 Aug 2018	Fri 14 Sep 2018
Observations: No objection.		

- 19. Variation of condition 5 (external joinery) of planning permission ref: 15/00557/FUL - Conversion of former boathouse including internal and external alterations to provide 2nos. dwellings. Creation of car parking area within the rear garden of 11 High Street to provide parking for bank employees and local residents, including occupiers of 'The Boathouse'.**

Planning Application

Land At Tolsley Lane Tewkesbury Gloucestershire GL20 5UW

Ref. No: 18/00740/FUL | Received: Wed 18 Jul 2018 | Validated: Wed 18 Jul 2018 | Status:

Pending Consideration

Requests for consultation

Letter reference	Date requested	Expiry date
DC/E07000083/PC29ORQDI3H03	Wed 29 Aug 2018	Wed 19 Sep 2018
Observations:		
No objection, subject to conservation officer's comments		

- 20. To note the decisions made in August 2018, in respect of planning applications to Tewkesbury Borough Council**

The committee noted the outcomes in August 2018, of planning applications submitted to Tewkesbury Borough Council.

A list is appended to the minutes.

- 21. To discuss the South Worcestershire Development Plan, Boundary Review and Proposed Methodology Consultation which is running from Monday 20th August to Monday 8th October 2018 and agree any further actions required.**

In the light of the proposed development to the east of Bredon Road it was felt that the Planning Committee should formulate a response to this consultation. This subject will be addressed during our next meeting.

- 22. To discuss potential topics for future open events prior to Planning Committee meetings.**

A range of potential topics was discussed and agreed.

- 23. To discuss the decision of the Planning Committee, Tewkesbury Borough Council in respect of the proposed development to the east of Bredon Road, Mitton and to determine whether any further response is required from the Town Council.**

The committee received an update regarding the discussions and response of the Borough Planning Committee. It was noted that the response was policy-led and focused around a duty to cooperate; and consequently did not result in an objection to the scheme.

This committee took the view that we have a duty to ensure that the impacts to the proposed development are mitigated as far as possible and to this end will prepare itself to speak directly to Wychavon District Council.

There being no further business, the meeting closed at 20.58.