

# TEWKESBURY TOWN COUNCIL

## PLANNING COMMITTEE

Friday 30<sup>th</sup> November 2018 at 7.00pm

# MINUTES

**Present:** Cllrs J Raywood (Chairman), C Danter (Mayor), T Walker (Deputy Mayor) and S Raywood

**1. Welcome and introductions**

The chairman welcomed everyone and noted that all knew each other.

**2. To receive apologies for absence**

None

**3. To receive declarations of interest**

Councillor	Interest	Items
Cllr. T. Walker	Disclosable Pecuniary Interest – Councillor is undertaking work for the applicants.	9, 10, 12 and 13

**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)

None

**6. To approve the minutes of the Planning Committee meeting held on 14<sup>th</sup> November 2018**

Proposed by SR, seconded by CD

**Approved**

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

Re. Item 8 (14<sup>th</sup> November 2018), JR has met Mrs Hanford, noting her concerns and trying to reassure where possible.

Re. Item 16 (14<sup>th</sup> November 2018), the position is now much clearer, the building will still be a veterinary surgery, but owned by a different company.

Re. Items 22 and 23 (14<sup>th</sup> November 2018), taking into consideration what was learned at the cluster meeting on 28<sup>th</sup> November this committee might consider ensuring that it has sufficient money within its budget to pay for the advice of a planning consultant, should the need arise. This matter could be one of the agenda items on the 12<sup>th</sup> December.

Also re. Item 23 (14<sup>th</sup> November 2018), a list of topics and dates has been sent to Annette Roberts at TBC.

**8. To note correspondence**

None

**9. Application for the change of use of ground floor from bank (A2) to offices (B1) and change of use of upper floors from bank (A2) to 2 no. apartments (C3) plus external alterations to the ground floor frontage**

Planning Application

71 - 73 Barton Street Tewkesbury Gloucestershire GL20 5PY

Ref. No: 18/01013/FUL

Letter reference	Date requested	Expiry date
DC/E07000083/PIHW95QD0GF03	Tue 20 Nov 2018	Wed 28 Nov 2018
Observations:  Objection.  The Town Council acknowledges the presence of greater detail regarding bike and bin storage but is concerned that access to the bins for the occupants upstairs is inconvenient and may lead to bins being left on the street.  We are also concerned that the occupants of the flats seem to have no access to the escape stairs. There is a discrepancy between the side elevation and the first floor plan which we would like to see resolved.  The Town Council would prefer to see a brick wall alongside the alleyway, rather than the security fence which currently exists.		

**10. Excavation and removal of material to create a 12 space car park with hi bar gates, kissing gate and perimeter boundary fence.**

Planning Application

Tewkesbury Nature Reserve Tewkesbury Bypass Tewkesbury Gloucestershire

Ref. No: 18/01060/FUL

Letter reference	Date requested	Expiry date
DC/E07000083/PGUK70QDJCO03	Wed 14 Nov 2018	Wed 05 Dec 2018
Observations:  The Town Council has no objection subject to the views of the County Highways Officer.		

11. **Proposed internal and external alterations to dwellinghouse, including replacement of existing windows and patio door to rear, with new bi-fold door, replacement timber casement windows within rear elevation, secondary glazing to ground floor window within front elevation. Demolition and re-building section of existing boundary wall, re-building of hipped roof and re-building wall to existing workshop - Grade II Listed Building ref: 30/342**

Planning Application

1 Tolsey Lane Tewkesbury Gloucestershire GL20 5AE

Ref. No: 18/00251/LBC

Letter reference	Date requested	Expiry date
DC/E07000083/PILH9ZQD0JB02	Thu 22 Nov 2018	Thu 06 Dec 2018
Observations:  The Town Council again defer to the opinion of the Conservation Officer.		

12. **Change of use from Betting Shop (Sui Generis) to Coffee Shop (Mixed Use Class A1 and A3) at ground floor level only and installation of new shop window**

Planning Application

16 High Street Tewkesbury Gloucestershire GL20 5AL

Ref. No: 18/01007/FUL

Letter reference	Date requested	Expiry date
DC/E07000083/PG132CQDJ4G17	Thu 15 Nov 2018	Thu 06 Dec 2018
Observations:  No Objection.		

13. **Installation of new shop window and signage and internal alterations at ground floor level and basement only, in association with proposed change of use from Betting Shop (Sui Generis) to Coffee Shop (Mixed Use Class A1 and A3) at ground floor level only**

Planning Application

16 High Street Tewkesbury Gloucestershire GL20 5AL

Ref. No: 18/01136/LBC

Letter reference	Date requested	Expiry date
DC/E07000083/PI8OB7QD0GF00	Thu 15 Nov 2018	Thu 06 Dec 2018
Observations:  No Objection.		

14. **Proposed internal and external alterations to dwellinghouse, including replacement of existing windows and patio door to rear, with new bi-fold door, replacement timber casement windows within rear elevation, secondary glazing to ground floor window within front elevation. Demolition and re-building section of existing boundary wall, re-building of hipped roof and re-building wall to existing workshop - Grade II Listed Building ref: 30/342**

Planning Application

1 Tolsey Lane Tewkesbury Gloucestershire GL20 5AE

Ref. No: 18/00250/FUL

Letter reference	Date requested	Expiry date
DC/E07000083/PILHIWQD0JB00	Thu 22 Nov 2018	Thu 06 Dec 2018
Observations:  The Town Council again defer to the opinion of the Conservation Officer.		

15. **Erection of single storey front extension and porch. Demolition of existing conservatory and erection of a double and single storey rear extension.**

Planning Application

45 Tirl Bank Way Newtown Tewkesbury Gloucestershire GL20 8ES

Ref. No: 18/01074/FUL

Letter reference	Date requested	Expiry date
DC/E07000083/PIAGYIQD0IP00	Fri 16 Nov 2018	Fri 07 Dec 2018
Observations:  No objection.		

16. **Change of use from retail unit with self-contained flat above to single dwelling, including two storey side/rear and single storey rear extensions and alterations**

Planning Application

5 St Marys Lane Tewkesbury Gloucestershire GL20 5SL

Ref. No: 18/01109/FUL

Letter reference	Date requested	Expiry date
DC/E07000083/PHPVY7QDJL906	Fri 16 Nov 2018	Fri 07 Dec 2018
Observations:  The Town Council defers to the opinion of the Conservation Officer.		

17. **To receive the working group's proposed response to the Borough Council's Preferred Options Plan (attached) and approve its submission.**

The deadline for submission having passed three hours earlier, the response was retrospectively approved, all members of the committee and working group having examined the final document and agreed via email, to its submission at 4.00pm that afternoon. An acknowledgement has been received, by email, from TBC.

- 18. To consider the Ministry of Housing, Communities and Local Government consultation on 'Planning reform: supporting the high street and increasing the delivery of new homes' and agree any further actions.**

Copies of Section 1(permitted developments rights and use classes) of the consultation document (pages 9-22) were distributed to committee members and were taken away to consider before the committee meets again. It was noted that the remaining three sections of the document may need consideration also. This item will return on the agenda of the committee's next meeting on 12<sup>th</sup> December 2018.

**There being no further business, the meeting closed at 20.23.**

**Signature of chairman**

**Date**