



TEWKESBURY TOWN COUNCIL PLANNING COMMITTEE

Wednesday 27th March 2019

Present: Cllrs J Raywood, S Raywood, G Preedy, T Walker.

Also present: One member of the Public.

MINUTES

The meeting commenced at 19:11

1. Welcome and introductions

The chairman welcomed all present, ensured that introductions were made and issued the usual housekeeping notices.

2. To receive apologies for absence

None

3. To receive declarations of interest

Item 15 and Item 16 - Tewkesbury Town Council owns the adjacent building.

4. To receive and consider requests for dispensations

None

5. Public participation *(to provide members of the public/press with the opportunity to comment on items on the agenda or raise items for future consideration. In accordance with Standing Orders this will not exceed 12 minutes in total and 3 minutes per person)*

No items of Public Participation were received.

6. To approve the minutes of the Planning Committee meeting held on 13th March 2019

Proposed by Cllr. G. Preedy Seconded by Cllr S. Raywood

Subject to removing Cllr Walker's name from Item 3, it was resolved to **approve the minutes.**

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

Item 8 – We don't yet have a date to meet with Gladman.

8. To note correspondence

The chairman received a communication from the Head of Development Services at TBC. Now that the information is no longer embargoed she is at liberty to say, what many people now know, that the go-ahead has been given for the creation of a garden town in Ashchurch.

9. Installation of eel screen and associated works at one water intake structure (known as 1941) at Mythe Water Treatment Works

Planning Application

Mythe Water Treatment Works Mythe Road Tewkesbury Gloucestershire GL20 6AA

Ref. No: 18/00639/FUL

Letter reference	Date requested	Expiry date
DC/E07000083/PO9CKEQD0IL08	Tue 12 Mar 2019	Tue 26 Mar 2019
Observations: No Objection.		

10. Sycamore (Acer Pseudoplatanus) (T8) - Remove dead wood and hanging branches. Crown lift up to 3m secondary branches only. Sycamore (Acer Pseudoplatanus) (T9) - Remove dead wood and hanging branches. Crown lift up to 3m secondary branches only. Common Beech (Fagus Sylvatica) (T10) - Remove dead and hanging branches. Crown lift all-round up to 3.6m secondary branches only. Lime (T11) - Remove 80% of the mistletoe and dead wood. Adjust multi nodal cuts from previous reduction works. London Plane (T15) - Crown lift all-round up to 3.5m secondary growth only, cut out multi nodal poorly pruned branches. London Plane (T16) - Crown lift all-round up to 3.5m secondary growth only, cut out multi nodal poorly pruned branches.

Planning Application

Walton House Elmbury Drive Newtown Tewkesbury Gloucestershire GL20 8EX

Ref. No: 19/00262/TPO

Letter reference	Date requested	Expiry date
DC/E07000083/PNZZJEQD08O01	Thu 07 Mar 2019	Thu 28 Mar 2019
Observations: The advice of the parish tree warden is that the lifting of the crowns should be no higher than 3 metres but, other than in that respect, the Town Council has no objection.		

11. Shop fascia sign - internally illuminated Projecting signs -2No. - internally illuminated

Planning Application
Units 1-2 Bishops Walk Tewkesbury Gloucestershire
Ref. No: 19/00254/ADV

Letter reference	Date requested	Expiry date
DC/E07000083/PO06Q2QD0LQ01	Thu 07 Mar 2019	Thu 28 Mar 2019
Observations: Objection. The Town Council understands that internally illuminated signs are contrary to the character prevailing in the Conservation Area.		

12. Installation of replacement PVCu windows and doors.

Planning Application
2 Newland Place Barton Road Tewkesbury Gloucestershire GL20 5QR
Ref. No: 19/00190/FUL

Letter reference	Date requested	Expiry date
DC/E07000083/PO7OZBQD0IP03	Mon 11 Mar 2019	Mon 01 Apr 2019
Observations: No Objection subject to the opinion of the Conservation Officer.		

13. Erection of a two storey front extension.

Planning Application
81 Churchill Grove Newtown Tewkesbury Gloucestershire GL20 8DW
Ref. No: 19/00260/FUL

Letter reference	Date requested	Expiry date
DC/E07000083/POD0J1QD0IP00	Thu 14 Mar 2019	Thu 04 Apr 2019
Observations: No Objection.		

14. Erection of a single storey side/rear extension to care home.

Planning Application

Mythe End House Mythe Road Tewkesbury Gloucestershire GL20 6EB

Ref. No: 18/01165/FUL

Letter reference	Date requested	Expiry date
DC/E07000083/POCZ19QD0IP00	Thu 14 Mar 2019	Thu 04 Apr 2019
Observations: No Objection.		

15. Internal alterations at ground floor level only in association with proposed change of use from retail (use class A1) to residential (use class C3)

Planning Application

63 Barton Street Tewkesbury Gloucestershire GL20 5PX

Ref. No: 19/00037/LBC

Letter reference	Date requested	Expiry date
DC/E07000083/POEPL9QD0GF00	Fri 15 Mar 2019	Fri 05 Apr 2019
Observations: No Objection.		

16. Change of use at ground floor level only from retail (use class A1) to residential (use class C3)

Planning Application

63 Barton Street Tewkesbury Gloucestershire GL20 5PX

Ref. No: 19/00036/FUL

Letter reference	Date requested	Expiry date
DC/E07000083/POEPRRQD0GF00	Fri 15 Mar 2019	Fri 05 Apr 2019
Observations: No Objection.		

17. To receive an update with regard to 3, Saffron Road and agree further action.

On 19th March 2019 Tewkesbury Borough Council's Planning Committee reluctantly voted to permit the application to build a two story extension just one metre away from the rear wall of the Tudor Room. It was acknowledged that the Tudor Room would lose some light, but the Borough Planning Officer persisted in saying that the impact would not be significant, despite all the evidence to the contrary that was provided by the Town Council. Rights to light are no longer the consideration that they used to be, especially for non-residential buildings and the widespread advice amongst legal companies who advise in such situations is that owners should seek compensation for a loss of light due to development, as soon as possible. What the Town Council ought to do now.

The committee chairman's research indicates that the Town Council should now check the conveyance documents to see if an easement for a right to light for the Tudor Room exists. If it does, then this should be brought to the attention of the owner of 3, Saffron Road, if it does not, then the Town Council should take legal advice, with the aim to notify the owner, sooner rather than later, that it will seek compensation for the loss of light. The Town Council should also seek advice regarding the maintenance strip, which belongs to the Town Council, because the owner cannot practically build his extension without entering onto or over the maintenance strip, so he may need to seek permission from the Town Council in order to do this.

With regard to compensation, the Town Council needs to consider the costs it will incur from the loss of light, eg. Higher energy costs, costs of seeking advice from an interior designer, to counteract the loss of light, costs of seeking advice from an architect to explore the possibility of creating roof lights. Part of the argument that was put forward by the Borough Councillor proposing to permit the development, was that we could install roof lights above the Tudor Room but it has not been established whether or not that is possible.

Another matter regarding the Tudor Room:

It has been noted by members of the Town Council's Planning Committee and also by members of the Borough Council's Planning Committee that the walls to the rear of the Watson Hall and Tudor Room are in need of repair, with some bulging and frost damage being apparent. It may be easier to get this work done before the extension to 3, Saffron Road is built, than it would be to do it afterwards.

Recommendation:

Since the Planning Committee's remit does not extend to such activities as those outlined above, this report should be referred to the next Full Council meeting, so that further actions can be discussed and agreed there.

Proposed by Cllr. T. Walker

Seconded by Cllr G. Preedy

It was **resolved to refer this matter to the Full Council in line with the recommendation.**

18. To receive an update on Tewkesbury Borough Council's bid for Future High Streets funding.

Tewkesbury Borough Council submitted an outline bid for Future High Streets funding last Friday. The bid was supported by letters from TTC and TTRP members, as well as interested parties from other organisations within the town. This source of funding excited a great deal of interest from all over the country. We can but wait and see if the Tewkesbury bid will be successful.

There being no further business, the meeting closed at 20:19.

Signature of Chairman

Date