



## TEWKESBURY TOWN COUNCIL PLANNING COMMITTEE

**Wednesday 1<sup>st</sup> May 2019**

To: Councillors Joanne Raywood (Chairman), Simon Raywood and Gavin Preedy

You are summoned to a meeting of the Planning Committee, to be held in the **Court Room**, Town Hall, High Street, Tewkesbury, on **Wednesday 1<sup>st</sup> May 2019 at 7.00 pm**.

**Members of the public and press are welcome to attend.**

Debbie Hill  
Town Clerk  
25<sup>th</sup> April 2019

## AGENDA

1. **Welcome and introductions**
2. **To receive apologies for absence**
3. **To receive declarations of interest**
4. **To receive and consider requests for dispensations**
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)*
6. **To approve the minutes of the Planning Committee meeting held on 17<sup>th</sup> April 2019**
7. **To receive updates on matters arising from the minutes – for information only**
8. **To note correspondence**



**9. To note the planning applications received and the Town Council's responses made outside of a Town Council Planning Committee meeting due to timescales**

Proposed new fascia sign and replacement hanging sign.

Planning Application

Crescent Veterinary Centre 31 Church Street Tewkesbury Gloucestershire GL20 5PD

Ref. No: 19/00183/LBC

Proposed new fascia sign and replacement hanging sign.

Planning Application

Crescent Veterinary Centre 31 Church Street Tewkesbury Gloucestershire GL20 5PD

Ref. No: 19/00187/ADV

**11. Section 73 application for the variation of condition (M) (Hours of delivery/collection) from Planning Permission Ref: 93/8622/0136/FUL for a retail store class A1 with coffee shop and associated car parking facilities, petrol filling station and car wash, public car park and improvements to Station Road (Revised siting).**

Planning Application

Morrisons Ashchurch Road Tewkesbury Gloucestershire GL20 8AB

Ref. No: 19/00272/FUL

Letter reference	Date requested	Expiry date
DC/E07000083/PPQY1SQD0IL00	Wed 10 Apr 2019	Wed 01 May 2019
Observations:		

**12. Installation of a traditional awning to the front of the restaurant (78 Church Street). Reinstall a fire exit at the rear of the property.**

Planning Application

78 Church Street Tewkesbury Gloucestershire GL20 5RX

Ref. No: 19/00371/FUL

Letter reference	Date requested	Expiry date
DC/E07000083/PPSESQQD0JE00	Thu 11 Apr 2019	Thu 02 May 2019
Observations:		



**13. Installation of a traditional awning to the front of the restaurant (78 Church Street). Reinstall a fire exit at the rear of the property.**

Planning Application  
78 Church Street Tewkesbury Gloucestershire GL20 5RX  
Ref. No: 19/00372/LBC

Letter reference	Date requested	Expiry date
Observations:		

**14. Siting of a prefabricated, single storey 'Car Store' sales premises.**

Planning Application  
Morrisons Ashchurch Road Tewkesbury Gloucestershire GL20 8AB  
Ref. No: 19/00383/FUL

Letter Reference	Date requested	Expiry Date
DC/E07000083/PPOX9LQDLV018	Thu 19 Apr 2019	Thu 09 May 2019
Observations:		

**15. To receive a report from Cllr S Raywood with regard to Planning Application**

**Oldbury Car Park Oldbury Road Tewkesbury Gloucestershire**  
Ref. No: 19/00128/FUL

**16. To note any additional information on the Planning Portal regarding applications to which this Committee has already responded and agree further actions.**

**17. To discuss the content of the Chairman's proposed email to Tewkesbury Borough Council re. proposed Garden Town at Ashchurch and agree any amendments.**

NB: All information relating to the Planning Applications listed above can be obtained in a digital format, through the Planning Portal. Access to these can be gained by holding the cursor over the Application's title within the agenda, and following the instructions in the dialogue box that appears on the screen, as shown, right.

Letter reference	Date requested	Expiry date
DC/E07000083/PPOX9LQDLV018	Thu 19 Apr 2019	Fri 15 Jun 2018
Observations: <a href="http://publicaccess.tewkesbury.gov.uk/online-applications/applicationdetails.do?activeTab=summary&amp;appNo=plp90gqthnc00&amp;prepages=tray">http://publicaccess.tewkesbury.gov.uk/online-applications/applicationdetails.do?activeTab=summary&amp;appNo=plp90gqthnc00&amp;prepages=tray</a> Ctrl+Click to follow link		
<b>8. <u>Single storey front and rear extension.</u></b>		
Planning Application 10 Abbey Meadow Tewkesbury Gloucestershire GL20 5FF Ref. No: 18/00480/FUL   Received: Mon 14 May 2018   Validated: Mon 21 May 2018   Status: Pending Consideration		
<b>Requests for consultation</b>		
Letter reference	Date requested	Expiry date
DC/E07000083/P9J7ODQD0IP00	Wed 30 May 2018	Wed 20 Jun 2018
Observations:		



## TEWKESBURY TOWN COUNCIL PLANNING COMMITTEE

Wednesday 17<sup>th</sup> April 2019

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

**Public Present:** One member of the Public was present.

### MINUTES

Meeting commenced at 19:04.

**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.

*Post-meeting note: GP sent his apologies for absence due to sickness.*

**3. To receive declarations of interest**

The Committee Chair felt that Cllr Walker may have an interest to declare in item 12. No declarations were received.

**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)*

None.

**6. To approve the minutes of the Planning Committee meeting held on 27<sup>th</sup> March 2019**

Proposed by Cllr. T. Walker.

Seconded by Cllr. C. Danter.

It was **resolved to approve** the minutes.



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

Re. item 7 - Councillors met with Gladman at 6.00pm this evening.

Re. item 8 – Local Parish and Town Councillors who are not standing for election on May 2<sup>nd</sup> and clerks were invited to the Borough Council offices for a briefing about the Ashchurch Garden Town Proposal. There is a general feeling that key elements of the scheme that should have been addressed as a priority, ie improvements to the road network have not been so addressed. Local people feel that their concerns are being ignored and public and parish opinions are largely opposed to the scheme, although all recognised that some new homes should be built in the area. The chairman will write to the Borough, on her own behalf at least, emphasising the need for a serious interactive campaign to win hearts and minds in Ashchurch in order to ensure that the proposed Garden Town has the best chance of being successful. If not, it could take generations to be accepted. The email will be circulated to committee members before it is sent.

Re. item 17 – SR has been searching the Town Hall archives and believes he has located an easement document relating to the land at 3, Saffron Road that was sold by the then Borough Council in 1972. If this document was agreed, then we have an easement which will prevent the building of an extension as proposed in 18/00940/FUL. At Full Council on Monday evening it was agreed that this should be looked into further, with a view to contacting the owner, either to withhold permission to build or to seek compensation for loss of light in the event of the easement not being valid and also that the condition of the back wall of the Tudor Room be examined.

Re. Item 18 – On April 4<sup>th</sup> SR and JR attended an update meeting for TTRP members and Ward Councillors about the bid to the Future High Streets Fund and were able to view the content of the bid, which included a video, in which the use of drone footage was noted. There will be a further bid to a special fund within the Future High Streets Fund, for heritage related projects, probably with further video support. JR has contacted Alice Goodall, Borough Urban Designer to ask that drones will not be flown over the Severn Ham while birds are breeding and nesting. This has been agreed.

**8. To note correspondence**

The Chairman reported that she had received an email from Tewkesbury Borough's Head of Development Services, advising that the Regeneration SPD has now been adopted and asking for a discussion about a formal launch. A reply has been sent in agreement to such a discussion.

Re. Spring Gardens (Mace), stakeholder event no 3 will take place at the Borough Council offices on Monday 13 May at 10.00am.



**9. Replacement advertisement.**

Planning Application  
 104 - 105 High Street Tewkesbury Gloucestershire GL20 5JZ  
 Ref. No: 19/00312/ADV

Letter reference	Date requested	Expiry date
DC/E07000083/PORWDZQDLA0E	Thu 28 Mar 2019	Thu 11 Apr 2019
Observations:  No Objection.		

**10. New single storey front, side and rear extensions. New pitched roof over existing single storey rear extension.**

Planning Application  
 27 Brookside Mitton Tewkesbury Gloucestershire GL20 8BE  
 Ref. No: 19/00304/FUL

Letter reference	Date requested	Expiry date
DC/E07000083/POO1IBQDLK40I	Thu 28 Mar 2019	Thu 18 Apr 2019
Observations:  No Objection.		

**11. Proposed new fascia sign and replacement hanging sign.**

Planning Application  
 Crescent Veterinary Centre 31 Church Street Tewkesbury Gloucestershire GL20 5PD  
 Ref. No: 19/00183/LBC

Letter reference	Date requested	Expiry date
DC/E07000083/PPN6LNQD0IP00	Mon 08 Apr 2019	Mon 29 Apr 2019
Observations:  There was a unanimous objection to the illuminated sign element of this application. However, there were a number of queries on which further clarification needs to be sought from the Borough Council and the final response is deferred until this has been received and considered.  <b>Action:</b> JR to contact the Planning Officer re. queries		



**12. Proposed new fascia sign and replacement hanging sign.**

Planning Application

Crescent Veterinary Centre 31 Church Street Tewkesbury Gloucestershire GL20 5PD

Ref. No: 19/00187/ADV

Letter reference	Date requested	Expiry date
DC/E07000083/PPN75DQDOIP01	Mon 08 Apr 2019	Mon 29 Apr 2019
<p>Observations:</p> <p>There was a unanimous objection to the illuminated sign element of this application. However, there were a number of queries on which further clarification needs to be sought from the Borough Council and the final response is deferred until this has been received and considered.</p> <p><b>Action:</b> JR to contact the Planning Officer re. queries</p>		

**13. To approve retrospectively the decision (arrived at through email discussion – 3 in favour, 1 against) to withdraw the Town Council’s objection to Planning Application**

**Units 1-2 Bishops Walk Tewkesbury Gloucestershire**

**Ref. No: 19/00254/ADV**, following negotiations between the Planning Authority and the applicant.

Proposed by Cllr S. Raywood.

Seconded by Cllr. T. Walker.

It was **resolved** to **approve** this decision

**14. To approve retrospectively the decision (arrived at through informal discussion between committee members) to make an objection to Planning Application**

**Oldbury Car Park Oldbury Road Tewkesbury Gloucestershire**

**Ref. No: 19/00128/FUL**

Objection.

The Town Council is dismayed that it was not alerted to the existence of any response to its request for information regarding this application. As a result, it has not had the opportunity to make constructive comments.

The Town Council is further dismayed to read the recommendation of officers, in favour of a delegated permit, when it is not clear that the legitimate concerns expressed in several letters of representation have been fully addressed.

Proposed by Cllr. C. Danter

Seconded by Cllr. T. Walker.

It was **resolved** to **approve** this decision



SR has permission to speak tomorrow at the Borough's Planning Committee meeting to object to poor adherence to process in this instance and to alert the Borough to possible consequences ie. will TTC, in future, have to object to applications when there is insufficient information on which to form a rational judgement, even when it is, in principle, in favour of the application.

**15. To note decisions made in March 2019, in respect of planning applications made to Tewkesbury Borough Council.**

The list of decisions made in respect of planning applications made to Tewkesbury Borough Council was noted.

**16 To agree a recommendation to the Finance Committee to purchase and install digital display screen equipment in the Court Room**

It was RESOLVED to agree a recommendation to the Finance Committee to purchase and install digital display screen equipment in the Court Room. A preference was expressed for one screen at a 60" size.

Proposed by Cllr T. Walker.

Seconded by Cllr. C. Danter.

**17 To view the content of the Planning Committee hand-over file and agree any necessary amendments.**

The content of the hand-over file was viewed. Two small changes were made:-

- addition of an annual review of the Pre-applications Policy
- reference to the role of the tree warden as advisor to the committee.

**There being no further business the meeting was closed at 20:22.**