



TEWKESBURY TOWN COUNCIL PLANNING COMMITTEE

Wednesday 14th August 2019

To: Councillors Joanne Raywood, Simon Raywood, 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 14th August 2019 at 7.00 pm.**

Members of the public and press are welcome to attend.

Debbie Hill
Town Clerk
7th August 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 24th July 2019**
7. **To receive updates on matters arising from the minutes – for information only**
8. **To note correspondence**



9. 1 no. fascia sign with overhead trough lighting and 2 no. double sided projecting signs externally illuminated via trough lighting

Planning Application

Hallmark + Thorntons 1 - 2 Bishops Walk Tewkesbury Gloucestershire GL20 5LQ

Ref. No: 19/00713/ADV

Letter reference	Date requested	Expiry date
DC/E07000083/PUQGX9QD0IU02	Mon 22 Jul 2019	Mon 12 Aug 2019
Observations:		

10. Installation of stair lift from ground to first floor.

Planning Application

64 Church Street Tewkesbury Gloucestershire GL20 5RZ

Ref. No: 19/00632/LBC

Letter reference	Date requested	Expiry date
DC/E07000083/PV5C42QD0IP00	Wed 24 Jul 2019	Wed 14 Aug 2019
Observations:		

11. Replace front ground floor bay windows with flat.

Planning Application

13 Gravel Walk Tewkesbury Gloucestershire GL20 5NH

Ref. No: 19/00692/FUL

Letter reference	Date requested	Expiry date
DC/E07000083/PUOO5MQD0IP00	Thu 25 Jul 2019	Thu 15 Aug 2019
Observations:		



12. Demolition of existing rear extension and erection of a single storey side and rear extension with car port.

Planning Application
 28 Battle Road Tewkesbury Gloucestershire GL20 5TZ
 Ref. No: 19/00735/FUL

Letter reference	Date requested	Expiry date
DC/E07000083/PV8Q8OQD0IP02	Fri 26 Jul 2019	Fri 16 Aug 2019
Observations:		

13. Removal of 2no. silver birches which adjoin the left-hand side of the access gate to facilitate a clear field of view for the security camera along the site's security fence. Given the operational nature of the site, it is not proposed to replace these trees at this time.

Planning Application
 Mythe Water Treatment Works Mythe Road Tewkesbury Gloucestershire GL20 6AA
 Ref. No: 19/00754/TCA

Letter reference	Date requested	Expiry date
DC/E07000083/PVEO2MQD0IA03	Mon 29 Jul 2019	Mon 19 Aug 2019
Observations:		

14. Erection of a car port to front elevation.

Planning Application
 27 Kings Gate Newtown Tewkesbury Gloucestershire GL20 8EU
 Ref. No: 19/00751/FUL

Letter reference	Date requested	Expiry date
DC/E07000083/PVE3EKQDFPF0D	Thu 01 Aug 2019	Thu 22 Aug 2019
Observations:		



15. Erection of single storey side and rear extensions.

Planning Application
 7 Margaret Road Tewkesbury Gloucestershire GL20 5JA
 Ref. No: 19/00764/FUL

Letter reference	Date requested	Expiry date
DC/E07000083/PVLP5AQD0IP00	Fri 02 Aug 2019	Fri 23 Aug 2019
Observations:		

- 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 note decisions made in July 2019, in respect of planning applications made to Tewkesbury Borough Council
- 18. To consider TTRO T0022 – application for a temporary road closure in the centre of Tewkesbury from 9th to 11th October 2019
- 19. To receive an update on the progress of the Borough Plan.

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/PVLP5AQD0IP00	2018	Fri 15 Jun 2018
Observations: http://publicaccess.tewkesbury.gov.uk/online-applications/applicationdetails.do?activetab=summary&keyvalue=plpvevqghnc00&prevpage=intray Ctrl+Click to follow link		
8. Single storey front and rear extension. 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 Requests for consultation		
Letter reference	Date requested	Expiry date
DC/E07000083/P9J7ODQD0IP00	Wed 30 May 2018	Wed 20 Jun 2018
Observations:		



TEWKESBURY TOWN COUNCIL PLANNING COMMITTEE

Wednesday 24th July 2019

MINUTES

Present: Cllr J. Raywood (Chairman), Cllr. S. Raywood and Cllr. G. Preedy.

Public present: One member of the public.

The meeting commenced at 19.00

P.19.068 Welcome and introductions

The chairman welcomed all present and issued the usual housekeeping notices. Introductions were made.

P.19.069 To receive apologies for absence

None

P.19.070 To receive declarations of interest

Item 16 – all Committee members have an interest here, being members of the Applicant body.

P.19.071 To receive and consider requests for dispensations

None

P.19.072 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)*

Item 12 (P.19.079) Reminder that the property is adjacent to one of the oldest parts of the High Street – the column that remains from the old railway station.

Item 14 (P.19.081) There is no car parking provision in the application. Why is this, when other, similar applications would have to include car parking provision?



P.19.073 To approve the minutes of the Planning Committee meeting held on 26th June 2019

Proposed by Cllr G. Preedy

Seconded by Cllr S. Raywood

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

P.19.074 To receive updates on matters arising from the minutes – for information only

Re. P.19.052 – JR has met with Annette Roberts and the following Public Forum meetings have been agreed:

- 4th September – 4.00pm until 6.50pm, the launch of the Regeneration SPD, together with possibly some information on proposals for Spring Gardens
- 2nd October – 6.00pm until 6.50pm, Gaynor Baldwin and Julian Bagg will talk about trees and planning
- 13th November – 6.00pm until 6.50pm, the A46, junction 9 and possibly an update on proposals for the garden town.

P.19.075 To note correspondence

Re. P.19.053 – Enforcement officer, Joe Gibbons has contacted JR to say that he is looking into the matter

Re. P.19.054 – JR has received an email from the Deputy Chief Executive of Tewkesbury Borough Council, offering to arrange for a member of the admin support team to supply this committee with more detailed information regarding the Portal. JR has accepted this offer but has suggested that this would be useful information for all parishes within the Borough and has asked him to consider arranging an informative event to which representatives from all parishes have access. It was agreed that Nick Sallis' input at our last meeting was excellent and very helpful.

P.19.076 To review the budget report of the Planning Committee from 1st April to 30th June 2019

The budget report was reviewed. The digital display equipment has not yet been purchased but it would be good to have this in place before the Public Forum meetings recommence in September. An enquiry has been made re. the amount of CIL that is likely to come to this parish as a result of applicable works having started so far this year, but an answer to the enquiry has not yet been received.

P.19.077 To approve retrospectively the responses, agreed by email, to the following applications, the meeting of 10th July being not quorate:

Conversion of 38A and 38B Barton Street into 1no. residential unit. Internal alterations including the removal of walls, altering stairs and the provision of new partitions at ground floor level. External alterations including the provision of render to the entrance walkway and stone flooring and alterations to windows and doors.

Ref. No: 19/00591/FUL and Ref. No: 19/00592/LBC

Observations:**No objection**



**Erection of a single storey front and rear and a two storey side and rear extension.
Replace tile hung wall areas with render.**

6 Arundel Road Mitton Tewkesbury Gloucestershire GL20 8AS
Ref. No: 19/00615/FUL
Observations: **No objection**

Re-positioning of external CCTV cameras.

Planning Application
Riverside Cafe The Gazebo Back Of Avon Tewkesbury Gloucestershire GL20 5AJ
Ref. No: 19/00634/LBC
Observations: **No objection**

Erection of a detached garden room.

Planning Application
1 Abbey Cottage Abbey Precinct Tewkesbury Gloucestershire GL20 5SR
Ref. No: 19/00646/LBC
Observations: **No objection, subject to the Conservation Officer’s opinion**

Proposed by Cllr S. Raywood Seconded by Cllr G. Preedy
It was **resolved** to **approve** the responses

P.19.078 To approve retrospectively the removal (agreed by email conversation) of this committee’s objection to applications 19/00187/ADV and 19/00183/LBC – proposed signage 31 Church Street, the proposal having now been amended so that it does not include an internally illuminated sign.

Proposed by Cllr G. Preedy Seconded by Cllr S. Raywood
It was **resolved** to **approve** the responses

**P.19.079 Replace existing timber shop front with new powder coated aluminium shop front.
Alterations to fenestration.**

Planning Application
Tewkesbury Cookshop 103 High Street Tewkesbury Gloucestershire GL20 5JZ
Ref. No: 19/00668/FUL

Letter reference	Date requested	Expiry date
DC/E07000083/PTYFMRQDN0T13	Mon 08 Jul 2019	Mon 29 Jul 2019
<p>Observations:</p> <p>Although the Town Council can find no material reason to object to this application it wonders if this would be a missed opportunity to enhance the streetscape by creating a frontage that is more in line with the historical character which can be seen further down the High Street.</p> <p>Therefore we have no objection subject to the opinion of the Conservation Officer.</p>		



P.19.080 Replace existing internal ATM system.

Planning Application

Lloyds Bank 19 High Street Tewkesbury Gloucestershire GL20 5AL

Ref. No: 19/00675/LBC

Letter reference	Date requested	Expiry date
DC/E07000083/PUDE7BQD0IP00	Tue 09 Jul 2019	Tue 30 Jul 2019
Observations: No objection.		

P.19.081 Proposed new dwelling fronting Oldbury Road.

Planning Application

69 - 70 High Street Tewkesbury Gloucestershire GL20 5LE

Ref. No: 19/00641/FUL

Letter reference	Date requested	Expiry date
DC/E07000083/PTLL4RQDMY301	Wed 10 Jul 2019	Wed 31 Jul 2019
Observations: Objection. The Town Council is concerned about this application in several respects: Firstly, the overshadowing of the side window of number 27a does not seem to have been considered. Secondly, although the heritage statement suggests that the development will echo the character of nearby outbuildings there is no confirmation of the material to be used for window and door frames. Construction details would suggest UPVC or similar but these would not fit the character suggested. Thirdly, the Council wonders what provision is available for off-street bin storage. Fourthly, the Council shares the concerns of local residents with regard to parking. The Parking Availability Survey does not provide conclusive evidence that the demand for parking that would be potentially generated by this development in addition to the current parking that is made inaccessible by this development can be met elsewhere within the practical reserve capacity. Finally, the Council notes the lack of the requested Archaeological field investigation.		



P.19.082 Replacement of second floor window on side elevation.

Planning Application

6 Trinity Street Tewkesbury Gloucestershire GL20 5LH

Ref. No: 19/00576/LBC

Letter reference	Date requested	Expiry date
DC/E07000083/PUHDM3QD0IP00	Thu 11 Jul 2019	Thu 01 Aug 2019
Observations: No objection.		

P.19.083 Mountain Ash (Tree 1) Remove due to proximity to residential property and light issue. Replant with 1x Maple in garden. Cypress Trees (Trees 6 & 7) fell both due to diseased tops of trees. Replace with two trees elsewhere in Town Hall Garden. Reduction of height of Cherry (Tree 3)

Planning Application

Town Hall High Street Tewkesbury Gloucestershire GL20 5BB

Ref. No: 19/00695/TCA

Letter reference	Date requested	Expiry date
DC/E07000083/PUGZ6MQD08O00	Thu 11 Jul 2019	Thu 01 Aug 2019
Observations: Since the Town Council is the applicant in this instance, it must decline to comment.		

P.19.084 To note any additional information on the Planning Portal regarding applications to which this committee has already responded and agree further actions

None

P.19.085 To note decisions made in June 2019, in respect of planning applications made to Tewkesbury Borough Council.

Noted

P.19.086 To consider the Borough's response to a TTC planning application in respect of the proposed reinstatement of moorings at Priors Court and agree further actions.

Planning permission has been sought by the Town Council for the reinstatement of moorings adjacent to Priors Court. TBC has requested the following additional information, with which the Buildings and Moorings Committee has requested help from this committee.

- A landscape and Visual Impact Assessment should be included within the Design and Access Statement. It is the opinion of this committee that landscaping professionals with appropriate experience, qualifications and access to the





Planning outcomes in July 2019 on Applications made to Tewkesbury Borough Council.

Planning Reference	Description	Location	Decision
19/00092/CONDIS	Application for approval of details subject to condition 3 (archaeological work) of the planning application ref number 18/00621/FUL for new car park with associated landscaping and lighting.	The Courtyard Tewkesbury Business Park The Courtyard Ashchurch Tewkesbury Gloucestershire	Partial Discharge
19/00036/MINOR	Non material minor amendment for planning application 18/00588/FUL.	Riverside Cafe The Gazebo Back Of Avon Tewkesbury Gloucestershire GL20 5AJ	Granted
19/00592/LBC	Conversion of 38A and 38B Barton Street into 1no. residential unit. Internal alterations including the removal of walls, altering stairs and the provision of new partitions at ground floor level. External alterations including the provision of render to the entrance walkway and stone flooring and alterations to windows and doors.	38A And 38B Barton Street Tewkesbury GL20 5PR	Consent
19/00591/FUL	Conversion of 38A and 38B Barton Street into 1no. residential unit. Internal alterations including the removal of walls, altering stairs and the provision of new partitions at ground floor level. External alterations including the provision of render to the entrance walkway and stone flooring and alterations to windows and doors.	38A And 38B Barton Street Tewkesbury GL20 5PR	Permit
19/00555/CLP	Erection of a rear dormer window and conversion of loft.	46 Courtney Close Tewkesbury Gloucestershire GL20 5FB	Grant Certificate

Planning Reference	Description	Location	Decision
19/00543/PDE	Erection of a single storey rear extension.	47 Arundel Road Mitton Tewkesbury Gloucestershire GL20 8AU	PD/Prior Approval - no objections
19/00078/CONDIS	Application for approval of details subject to condition 7 (Drainage System (SuDS)) of the planning application ref number 18/00621/FUL for proposed new car park with associated landscaping and lighting.	The Courtyard Tewkesbury Business Park The Courtyard Ashchurch Tewkesbury Gloucestershire	Discharge
19/00549/TCA	2 Contoneaster Trees removed, Laburnum removed, Willow raise crown, Large Cypress removed.	Black Bear Inn High Street Tewkesbury Gloucestershire GL20 5BJ	Non-Intervention
19/00504/FUL	Erection of a two storey side and single storey rear extension.	11 Walton Close Newtown Tewkesbury Gloucestershire GL20 8DH	Permit
19/00485/FUL	Demolition of existing conservatory and erection of a single storey rear extension.	12 Jeynes Row Tewkesbury Gloucestershire GL20 5NG	Permit
19/00483/LBC	Erection of two storey and single storey side/rear extensions. Replacement of front gutter & downpipes and external painting.	6 St Marys Lane Tewkesbury Gloucestershire GL20 5SL	Permit
19/00463/CLP	Demolition of single storey lean-to at side and rear and erection of replacement single storey extensions. Installation of replacement doors and windows with UPVC.	14 Cotswold Gardens Tewkesbury Gloucestershire GL20 5DP	Grant Certificate
19/00482/FUL	Erection of two storey and single storey side/rear extensions. Replacement of front gutter & downpipes and external painting.	6 St Marys Lane Tewkesbury Gloucestershire GL20 5SL	Permit

Planning Reference	Description	Location	Decision
19/00452/LBC	Removal of existing recent advertisement and replacement with proposed new fascia signage.	104 - 105 High Street Tewkesbury Gloucestershire GL20 5JZ	Consent
19/00442/FUL	Demolition of conservatory and erection of a single storey rear extension.	24 Elmvil Road Newtown Tewkesbury Gloucestershire GL20 8DD	Permit
19/00383/FUL	Siting of a prefabricated, single storey 'Car Store' sales premises.	Morrisons Ashchurch Road Tewkesbury Gloucestershire GL20 8AB	Permit
19/00023/MINOR	Non material amendment to planning application reference 17/01232/FUL.	Tewkesbury Sea Cadet Trinity Walk Tewkesbury Gloucestershire GL20 5NP	Granted
19/00372/LBC	Installation of a traditional awning to the front of the restaurant (78 Church Street). Reinstall a fire exit at the rear of the property.	78 Church Street Tewkesbury Gloucestershire GL20 5RX	Consent
19/00371/FUL	Installation of a traditional awning to the front of the restaurant (78 Church Street). Reinstall a fire exit at the rear of the property.	78 Church Street Tewkesbury Gloucestershire GL20 5RX	Permit
19/00312/ADV	Replacement fascia advertisement.	104 - 105 High Street Tewkesbury Gloucestershire GL20 5JZ	Consent
19/00282/FUL	Demolition of existing garage, erection of a two storey side extension and single storey rear /side extension, front elevation to be partially rendered.	58 Carrant Road Mitton Tewkesbury Gloucestershire GL20 8AD	Permit

Planning Reference	Description	Location	Decision
17/00191/CONDIS	Application for approval of details subject to Conditions 3, 5 & 6 of planning application 16/01041/FUL.	Tewkesbury Abbey Caravan Club Site Gander Lane Tewkesbury Gloucestershire GL20 5PG	No Decision Issued - Final Disposal

Recommendation

To note the outcomes in July 2019 of the Planning Applications submitted to Tewkesbury Borough Council within the Parish of Tewkesbury Town.