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

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<thead>
<tr>
<th>Letter reference</th>
<th>Date requested</th>
<th>Expiry date</th>
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<tbody>
<tr>
<td>DC/E07000083/PUQGX9QD0IU02</td>
<td>Mon 22 Jul 2019</td>
<td>Mon 12 Aug 2019</td>
</tr>
</tbody>
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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

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<tr>
<th>Letter reference</th>
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<tbody>
<tr>
<td>DC/E07000083/PV5C42QD0IP00</td>
<td>Wed 24 Jul 2019</td>
<td>Wed 14 Aug 2019</td>
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</table>

Observations:

11. **Replace front ground floor bay windows with flat.**

Planning Application
13 Gravel Walk Tewkesbury Gloucestershire GL20 5NH
Ref. No: 19/00692/FUL

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<tr>
<th>Letter reference</th>
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<tbody>
<tr>
<td>DC/E07000083/PU0O5MQD0IP00</td>
<td>Thu 25 Jul 2019</td>
<td>Thu 15 Aug 2019</td>
</tr>
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</table>

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

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<tr>
<th>Letter reference</th>
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<tbody>
<tr>
<td>DC/E070000083/PV8Q8Q0QD0IP02</td>
<td>Fri 26 Jul 2019</td>
<td>Fri 16 Aug 2019</td>
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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

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<tr>
<td>DC/E070000083/PVEO2MQD0IA03</td>
<td>Mon 29 Jul 2019</td>
<td>Mon 19 Aug 2019</td>
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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

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<th>Letter reference</th>
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<tr>
<td>DC/E070000083/PVE3EKQDFPF0D</td>
<td>Thu 01 Aug 2019</td>
<td>Thu 22 Aug 2019</td>
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</tbody>
</table>

Observations:
15. **Erection of single storey side and rear extensions.**
Planning Application
7 Margaret Road Tewkesbury Gloucestershire GL20 5JA
Ref. No: 19/00764/FUL

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<tr>
<td>DC/E07000083/PVLP5AQD0IP00</td>
<td>Fri 02 Aug 2019</td>
<td>Fri 23 Aug 2019</td>
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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.
TEWKESBURY TOWN COUNCIL PLANNING COMMITTEE

Wednesday 24th July 2019

MINUTES


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?
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.

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.

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.

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.

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

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<td>DC/E07000083/PTYFMRQDN0T13</td>
<td>Mon 08 Jul 2019</td>
<td>Mon 29 Jul 2019</td>
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Observations:

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.

Therefore we have no objection subject to the opinion of the Conservation Officer.
P.19.080  **Replace existing internal ATM system.**
Planning Application
Lloyds Bank 19 High Street Tewkesbury Gloucestershire GL20 5AL
Ref. No: 19/00675/LBC

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<td>DC/E07000083/PUDE7BQD0IP00</td>
<td>Tue 09 Jul 2019</td>
<td>Tue 30 Jul 2019</td>
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Observations:
No objection.

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P.19.081  **Proposed new dwelling fronting Oldbury Road.**
Planning Application
69 - 70 High Street Tewkesbury Gloucestershire GL20 5LE
Ref. No: 19/00641/FUL

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<td>DC/E07000083/PTLL4RQDMY301</td>
<td>Wed 10 Jul 2019</td>
<td>Wed 31 Jul 2019</td>
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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

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<td>DC/E07000083/PUHDM3QD0IP00</td>
<td>Thu 11 Jul 2019</td>
<td>Thu 01 Aug 2019</td>
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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

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<td>DC/E07000083/PUGZ6MQD08O00</td>
<td>Thu 11 Jul 2019</td>
<td>Thu 01 Aug 2019</td>
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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
GVLIA3 guidelines be commissioned to carry out this work in order to ensure that the Borough’s criteria are met with in this respect. There is no one on this committee with the requisite qualifications.

- A Flood Risk assessment is also required, since the application site is located within Flood Zone 3. Again, it is the opinion of this committee that flood management professionals with appropriate experience and qualifications be commissioned to carry out this work in order to ensure that the Borough’s criteria are met with in this respect. There is no one on this committee with the requisite qualifications.

SR has written a draft specification for each of these pieces of work to be done, based on his professional experience of working within a multi-disciplinary consultancy. The specification will be submitted to the Town Clerk as soon as possible.

P.19.087 To consider the proposed Neighbourhood Plan for Churchdown and Innsworth and agree further actions

The document is as it was when we commented before. It has now been submitted to the Borough. No further actions required at this time.

P.19.088 To consider the GCC proposal to add three classrooms to Ashchurch School and agree further actions (please see link in agenda pack)

The Town Council is pleased to be consulted on this but we have no adverse comments to make.

P.19.089 To note that TBC is proposing to formulate a new parking strategy

Noted

P.19.090 To discuss the proposal that Tewkesbury Town Council renews the nomination of the car parks in Tewksbury and nominates Victoria Pleasure Gardens as assets of community value and agree further actions.

The Council should discuss with the Friends of Victoria Gardens as to their intentions regarding re-listing. Also, the minute books for the first half of 2014 should be checked to find out what information is available on the listing of the car parks within the town centre. The council needs to explore whether or not the re-listing of Spring Gardens might cause difficulties in the light of proposed regeneration and consider whether it is necessary at this time. This committee recommends that this matter is dealt with further by the Environment and Amenities Committee.

Proposed by Cllr J. Raywood Seconded by Cllr G. Preedy.
It was resolved to make the recommendation above.

There being no further business, the meeting closed at 20:28.
Planning outcomes in July 2019 on Applications made to Tewkesbury Borough Council.

<table>
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<tr>
<th>Planning Reference</th>
<th>Description</th>
<th>Location</th>
<th>Decision</th>
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<tbody>
<tr>
<td>19/00092/CONDIS</td>
<td>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.</td>
<td>The Courtyard Tewkesbury Business Park The Courtyard Ashchurch Tewkesbury Gloucestershire</td>
<td>Partial Discharge</td>
</tr>
<tr>
<td>19/00036/MINOR</td>
<td>Non material minor amendment for planning application 18/00588/FUL.</td>
<td>Riverside Cafe The Gazebo Back Of Avon Tewkesbury Gloucestershire GL20 5AJ</td>
<td>Granted</td>
</tr>
<tr>
<td>19/00592/LBC</td>
<td>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.</td>
<td>38A And 38B Barton Street Tewkesbury GL20 5PR</td>
<td>Consent</td>
</tr>
<tr>
<td>19/00591/FUL</td>
<td>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.</td>
<td>38A And 38B Barton Street Tewkesbury GL20 5PR</td>
<td>Permit</td>
</tr>
<tr>
<td>19/00555/CLP</td>
<td>Erection of a rear dormer window and conversion of loft.</td>
<td>46 Courtney Close Tewkesbury Gloucestershire GL20 5FB</td>
<td>Grant Certificate</td>
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<tr>
<td>Planning Reference</td>
<td>Description</td>
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<tr>
<td>19/00543/PDE</td>
<td>Erection of a single storey rear extension.</td>
<td>47 Arundel Road Mitton Tewkesbury Gloucestershire GL20 8AU</td>
<td>PD/Prior Approval - no objections</td>
</tr>
<tr>
<td>19/00078/CONDIS</td>
<td>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.</td>
<td>The Courtyard Tewkesbury Business Park The Courtyard Ashchurch Tewkesbury Gloucestershire</td>
<td>Discharge</td>
</tr>
<tr>
<td>19/00549/TCA</td>
<td>2 Contoneaster Trees removed, Laburnum removed, Willow raise crown, Large Cypress removed.</td>
<td>Black Bear Inn High Street Tewkesbury Gloucestershire GL20 5BJ</td>
<td>Non-Intervention</td>
</tr>
<tr>
<td>19/00504/FUL</td>
<td>Erection of a two storey side and single storey rear extension.</td>
<td>11 Walton Close Newtown Tewkesbury Gloucestershire GL20 8DJ</td>
<td>Permit</td>
</tr>
<tr>
<td>19/00485/FUL</td>
<td>Demolition of existing conservatory and erection of a single storey rear extension.</td>
<td>12 Jeynes Row Tewkesbury Gloucestershire GL20 5NG</td>
<td>Permit</td>
</tr>
<tr>
<td>19/00483/LBC</td>
<td>Erection of two storey and single storey side/rear extensions. Replacement of front gutter &amp; downpipes and external painting.</td>
<td>6 St Marys Lane Tewkesbury Gloucestershire GL20 5SL</td>
<td>Permit</td>
</tr>
<tr>
<td>19/00463/CLP</td>
<td>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.</td>
<td>14 Cotswold Gardens Tewkesbury Gloucestershire GL20 5DP</td>
<td>Grant Certificate</td>
</tr>
<tr>
<td>19/00482/FUL</td>
<td>Erection of two storey and single storey side/rear extensions. Replacement of front gutter &amp; downpipes and external painting.</td>
<td>6 St Marys Lane Tewkesbury Gloucestershire GL20 5SL</td>
<td>Permit</td>
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<td>Planning Reference</td>
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<td>19/00452/LBC</td>
<td>Removal of existing recent advertisement and replacement with proposed new fascia signage.</td>
<td>104 - 105 High Street Tewkesbury Gloucestershire GL20 5JZ</td>
<td>Consent</td>
</tr>
<tr>
<td>19/00442/FUL</td>
<td>Demolition of conservatory and erection of a single storey rear extension.</td>
<td>24 Elmvil Road Newtown Tewkesbury Gloucestershire GL20 8DD</td>
<td>Permit</td>
</tr>
<tr>
<td>19/00383/FUL</td>
<td>Siting of a prefabricated, single storey 'Car Store' sales premises.</td>
<td>Morrisons Ashchurch Road Tewkesbury Gloucestershire GL20 8AB</td>
<td>Permit</td>
</tr>
<tr>
<td>19/00023/MINOR</td>
<td>Non material amendment to planning application reference 17/01232/FUL.</td>
<td>Tewkesbury Sea Cadet Trinity Walk Tewkesbury Gloucestershire GL20 8AB</td>
<td>Granted</td>
</tr>
<tr>
<td>19/00372/LBC</td>
<td>Installation of a traditional awning to the front of the restaurant (78 Church Street). Reinstall a fire exit at the rear of the property.</td>
<td>78 Church Street Tewkesbury Gloucestershire GL20 5RX</td>
<td>Consent</td>
</tr>
<tr>
<td>19/00371/FUL</td>
<td>Installation of a traditional awning to the front of the restaurant (78 Church Street). Reinstall a fire exit at the rear of the property.</td>
<td>78 Church Street Tewkesbury Gloucestershire GL20 5RX</td>
<td>Permit</td>
</tr>
<tr>
<td>19/00312/ADV</td>
<td>Replacement fascia advertisement.</td>
<td>104 - 105 High Street Tewkesbury Gloucestershire GL20 5JZ</td>
<td>Consent</td>
</tr>
<tr>
<td>19/00282/FUL</td>
<td>Demolition of existing garage, erection of a two storey side extension and single storey rear /side extension, front elevation to be partially rendered.</td>
<td>58 Carrant Road Mitton Tewkesbury Gloucestershire GL20 8AD</td>
<td>Permit</td>
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<tr>
<td>17/00191/CONDIS</td>
<td>Application for approval of details subject to Conditions 3, 5 &amp; 6 of planning application 16/01041/FUL.</td>
<td>Tewkesbury Abbey Caravan Club Site Gander Lane Tewkesbury Gloucestershire GL20 5PG</td>
<td>No Decision Issued - Final Disposal</td>
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**Recommendation**

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