



TEWKESBURY TOWN COUNCIL PLANNING COMMITTEE

Tuesday 26th November 2019

To: Town Councillors

You are summoned to a meeting of the Planning Committee, to be held in the **Mayor's Parlour**, Town Hall, High Street, Tewkesbury, on **Tuesday 26th November 2019 at 7.00 pm**.

Members of the public and press are welcome to attend.

Debbie Hill
Town Clerk
20th November 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 13th November 2019**
7. **To receive updates on matters arising from the minutes – for information only**
8. **To note correspondence**



9. Retention of single storey rear extension (retrospective application)

Planning Application

Mortgage Hub 12 Mitton Way Mitton Tewkesbury Gloucestershire GL20 8AN

Ref. No: 19/01032/FUL

Letter reference	Date requested	Expiry date
DC/E07000083/PZVWDJQDGP05	Thu 07 Nov 2019	Thu 28 Nov 2019
Observations:		

10. Replacement of two rear windows with UPVC 'A' rated double glazed windows

Planning Application

1 Masons Court Barton Street Tewkesbury Gloucestershire GL20 5PY

Ref. No: 19/01024/LBC

Letter reference	Date requested	Expiry date
DC/E07000083/PZRVVEEQD0M405	Fri 08 Nov 2019	Fri 29 Nov 2019
Observations:		

11. Replacement of two rear windows with UPVC 'A' rated double glazed windows

Planning Application

1 Masons Court Barton Street Tewkesbury Gloucestershire GL20 5PY

Ref. No: 19/01023/FUL

Letter reference	Date requested	Expiry date
DC/E07000083/PZRUR0QD0M402	Fri 08 Nov 2019	Fri 29 Nov 2019
Observations:		

12. Replacement of all windows and doors with UPVC 'A' rated double glazed windows

Planning Application

4 Chapel Cottages Barton Street Tewkesbury Gloucestershire GL20 5QE

Ref. No: 19/01019/FUL

Letter reference	Date requested	Expiry date
DC/E07000083/Q0NB4WQD0M600	Fri 08 Nov 2019	Fri 29 Nov 2019
Observations:		



13. Installation of roof lights and erection of a porch

Planning Application

The Barn Lincoln Green Lane Tewkesbury Gloucestershire GL20 7DN

Ref. No: 19/01039/FUL

Letter reference	Date requested	Expiry date
DC/E07000083/Q02OTMQDGQ60I	Tue 12 Nov 2019	Tue 03 Dec 2019
Observations:		

14. Installation of roof lights and erection of a porch

Planning Application

The Barn Lincoln Green Lane Tewkesbury Gloucestershire GL20 7DN

Ref. No: 19/01040/LBC

Letter reference	Date requested	Expiry date
DC/E07000083/Q0UQGRQD0M600	Tue 12 Nov 2019	Tue 03 Dec 2019
Observations:		

15. Conversion of existing cellar to provide seating for proposed coffee shop

Planning Application

16 High Street Tewkesbury Gloucestershire GL20 5AL

Ref. No: 19/01107/LBC

Letter reference	Date requested	Expiry date
DC/E07000083/Q0YM0LQD0M600	Thu 14 Nov 2019	Thu 05 Dec 2019
Observations:		

16. Erection of a single storey rear extension and raising an existing flat roof to change the direction of fall

Planning Application

17 Barton Road Tewkesbury Gloucestershire GL20 5QJ

Ref. No: 19/01093/FUL

Letter reference	Date requested	Expiry date
DC/E07000083/Q0UUPTQDGVV0B	Thu 14 Nov 2019	Thu 05 Dec 2019
Observations:		



17. Erection of a two storey side extension and single storey rear extension

Planning Application

37 Knights Way Newtown Tewkesbury Gloucestershire GL20 8DY

Ref. No: 19/01078/FUL

Letter reference	Date requested	Expiry date
DC/E07000083/Q0LWSMQDGH0L	Thu 14 Nov 2019	Thu 05 Dec 2019
Observations:		

18. Demolition of existing industrial buildings, and erection of replacement industrial building for storage purposes only, galvanised steel palisade security fencing and alterations to existing vehicular access

Planning Application

Edgwicks Ltd Northway Lane Newtown Tewkesbury Gloucestershire GL20 8JG

Ref. No: 18/00927/FUL

Letter reference	Date requested	Expiry date
DC/E07000083/PEY4LMQDIT70X	Mon 18 Nov 2019	Mon 09 Dec 2019
Observations:		

19. Demolition of existing single storey side extension and erection of 2no. single storey side extensions

Planning Application

107 Churchill Grove Newtown Tewkesbury Gloucestershire GL20 8DW

Ref. No: 19/01113/FUL

Letter reference	Date requested	Expiry date
DC/E07000083/Q10N2PQDGXV0E	Tue 19 Nov 2019	Tue 10 Dec 2019
Observations:		

20. To note any additional applications on the Planning Portal which will expire before 18th December 2019 and agree further actions

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

22. To discuss a draft response to the South Worcestershire Development Plan Preferred Options Consultation and to agree further actions



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/E/070000	14 May 2018	Fri 15 Jun 2018
Observations:	http://publicaccess.tewkesbury.gov.uk/online-applications/applicationdetails.do?activeTab=summary&keyval=p8pxvgqdhnc000prevpages=tray 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/E/07000083/P9J7ODQD0IP00	Wed 30 May 2018	Wed 20 Jun 2018
Observations:		



TEWKESBURY TOWN COUNCIL PLANNING COMMITTEE

Wednesday 13th November 2019

Present: Councillors J. Raywood (Chairman), S. Raywood and C. Danter.

Also present: Three members of the public including Mr. A. Purkiss.

MINUTES

P.19.193 Welcome and introductions

The meeting commenced at 19:00 The chairman welcomed all present, noting that everyone was known to each other and issued the usual housekeeping notices.

P.19.194 To receive apologies for absence

G. Preedy (absent without apology)

P.19.195 To receive declarations of interest

None

P.19.196 To receive and consider requests for dispensations

None

P.19.197 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)*

One member of the public spoke on three matters which included:

1. With respect to housing along the Bredon Road it was felt that there was a missed opportunity to provide street lighting at the access to the Malvern View development. The member of the public would like to know whether an opportunity to have these changed at the expense of a developer had really been missed, or whether it would be possible to approach the developer again, with a view to having this issue addressed.



2. The possibility of flood-protecting the car park at the Healings Mill site and access to the Severn Ham. The chairman replied that it is understood that the Environment Agency wishes to see the flow of floodwater across the entire site to be unimpeded by a bund but, until detailed proposals for the site are presented we cannot say what the potential for car parking there will be.
3. Item P.19.202 – not sure how the building will actually be protected from flooding, given that the floor and other parts of the structure might be porous.
- 4.

P.19.198 To approve the minutes of the Planning Committee meeting held on 30th October 2019

Proposed by Cllr. C. Danter Seconded by Cllr. S. Raywood
It was **resolved** to **approve** the minutes.

P.19.199 To receive updates on matters arising from the minutes – for information only

P.19.163 – Saffron Road – still ongoing
P.19.176 – We are working towards having a public meeting about The Ashchurch Garden Village, Junction 9 and the A46 in January

P.19.200 To receive an update from Mr A Purkiss with regard to his campaign to reduce the incidence of wheelie bins being left on pavements within the town centre and to agree further actions

An update was received from Mr A Purkiss with regard to his campaign to reduce the incidence of wheelie bins being left on pavements with the town centre. There was a short discussion covering potential courses of action which the Town Council could take going forward.

P.19.201 To note correspondence

The Town Council has been invited to attend the Borough's seminar on the Tewkesbury Garden Town on 27th November 2019. Since this would clash with our scheduled Planning Committee meeting, it has been decided that this committee will next meet on 26th November instead. The Council's website and meetings schedule have been amended accordingly.

The Town Council has been invited to send three representatives (in addition to its three TTRP members, to a focus group meeting on car parking on 3rd December 2019.

There will be a meeting of the TTRP tomorrow.



P.19.202 Installation of a flood protection system to doorway, a ventilation hole and grill and swap the location of the boat power outlet and external tap.

Planning Application

Riverside Cafe The Gazebo Back Of Avon Tewkesbury Gloucestershire GL20 5AJ

Ref. No: 19/00987/LBC

Letter reference	Date requested	Expiry date
DC/E07000083/PZVUXGQD0M600	Thu 24 Oct 2019	Thu 14 Nov 2019
Observations: No objection		

P.19.203 Installation of electrical substation (upgrade to existing substation on site) and construction of associated Transformer and HV ring main GRP housings

Planning Application

Bushell And Meadows Northway Lane Newtown Tewkesbury Gloucestershire GL20 8HG

Ref. No: 19/00890/FUL

Letter reference	Date requested	Expiry date
DC/E07000083/PYC1ULQD0IU00	Tue 29 Oct 2019	Tue 19 Nov 2019
Observations: No objection		

P.19.204 Alterations to existing flat roof to pitched roof

Planning Application

7 Mill Bank Tewkesbury Gloucestershire GL20 5SD

Ref. No: 19/01001/FUL

Letter reference	Date requested	Expiry date
DC/E07000083/Q0G5VPQD0M600	Mon 04 Nov 2019	Mon 25 Nov 2019
Observations: The Town Council agrees with the opinion of the Conservation Officer, that there should be no barge boards or fascias.		



P.19.205 Alterations to existing flat roof to pitched roof

Planning Application

7 Mill Bank Tewkesbury Gloucestershire GL20 5SD

Ref. No: 19/01002/LBC

Letter reference	Date requested	Expiry date
DC/E07000083/Q0G61AQD0M600	Mon 04 Nov 2019	Mon 25 Nov 2019
Observations: The Town Council agrees with the opinion of the Conservation Officer, that there should be no barge boards or fascias.		

P.19.206 To note any additional applications on the Planning Portal which will expire before 27th November 2019 and agree further actions

19/00920/FUL – Glendale – Following reconsideration of the revised scheme, the Town Council still continues to have no objection to this application.

P.19.207 To note the decisions made in October 2019, in respect of planning applications to Tewkesbury Borough Council

Noted

P.19.208 To discuss the South Worcestershire Development Plan Preferred Options Consultation and to agree further actions

The committee discussed the South Worcestershire Development Plan Review Preferred Options Version Consultation and it was agreed that a draft response relating to the proposed allocation in Bredon Parish, adjacent to the B4080 Bredon Road to be written and brought to the meeting on the 26th November, 2019. This will focus on the concerns which were raised in our response of 18th June 2018, to a proposal to build 500 dwellings on the southern half of that site and bear in mind that 1,000 houses would exacerbate those concerns .

P.19.209 To discuss the response of Full Council to the Tewkesbury Borough Development Pre-submission Plan and agree further actions if necessary

The Full Council's response to policy TEW 4 was discussed and appropriate wording formulated. It was resolved that the response should be submitted. Proposed by Cllr. S. Raywood and Seconded by Cllr. C. Danter.

There being no further business, the meeting closed at: 21:25.

Signature of chairman

Date

Response of Tewkesbury Town Council to the South Worcestershire Development Plan Preferred Options in respect of proposed housing site SWDP NEW EDGE 3, land at Mitton, immediately adjacent to Tewkesbury.

Tewkesbury Town Council is well aware of the obligations described within the National Planning Policy Framework, of neighbouring planning authorities to cooperate with one another in order to deliver the land required to meet housing needs. It is understood and appreciated, therefore, that land within Wychavon has been made available to address a perceived shortfall in available housing land within Tewkesbury, Cheltenham and Gloucester. The residents of Tewkesbury do, however, have a right to expect that their parish council will do all it can to ensure that they will suffer no net negative impact as a result of development that occurs close by. With these considerations in mind, Tewkesbury Town Council made a detailed response to 18-00771-OUT in June 2018 and members have noted with interest that no decision has yet been made regarding this application. The town council has also requested the right to be a consultee with regard to any further applications related to this site, in consideration of its potential to have a profound impact on the residents of this parish. It is with some dismay, but not surprise, that members note a proposal within the South Worcestershire Development Plan to enlarge the site to accommodate twice as many houses.

The Town Council is acutely aware that the parish boundary to the north of Mitton, as it is now, is also a district boundary, a county boundary and a regional boundary and it has been observed that planning issues across such boundaries can suffer as a result of inadequate cross-border cooperation, being, as it were, in a sort of 'no-man's land'. Every effort must be made at all levels of government in order to ensure that this will not be the case with regard to this site.

Tewkesbury Town Council's concerns focus on the following aspects:

- **Potential Housing density.** *Within policy SWDPR 12 – Effective use of land, it is noted that, on page 55 of the plan, site SWDP NEW EDGE 3 would fit into the description covered by section Eiv, since it is not specifically mentioned elsewhere in this policy. It is noted that table 19 on page 179 proposes 1,000 dwellings on a site of area 74.01ha, which would suggest a low overall density, but a significant proportion of the southern and eastern parts of the site is in either flood zone 2 or flood zone 3. The building of 1,000 houses on this site is likely to increase surface water run-off and thus lead to an increased flood risk within the residential and industrial areas of Newtown, within our parish. In the event of proposals being put forward for housing development of this scale, on this site, the Town Council would expect the drainage attenuation strategies to be proven to conform to the most robust standards. It would not be sufficient, in our view, for a developer to present their own flood risk assessment and attenuation scheme without it being subjected to close independent scrutiny, in order to reassure neighbours that they will not be inundated.*

Tewkesbury Town Council seeks detailed and justified assurances that robust measures will be taken to ensure that the flood risk to properties within its parish will not be increased by any proposed development on this site.

- **The potential impact upon Tewkesbury's foul drainage infrastructure.** *Tewkesbury Town Council is aware that the current foul drainage infrastructure in northern Tewkesbury is already inadequate and is supported by tankers removing waste by road, so this is a serious concern. Potential developers will need to engage with Severn Trent Water in a timely manner, in order to ensure that appropriate improvements can be made to the drainage system without causing undue hardship or inconvenience to existing local residents. It is extremely important that those who stand to profit from any proposed development on this site should be the ones to bear the cost of it.*

Tewkesbury Town Council seeks assurances that, in the event of development on this site, the requisite improvements will be made to the foul drainage infrastructure around the Bredon Road, so that waste does not back up in people's properties, or have to be transported away by tankers.

- **The potential impact of proposed development upon Tewkesbury's transport infrastructure.** *Planning application 18-00771-OUT raised concerns for the town council in respect of the following issues, which are likely to be exacerbated significantly by potential development that is twice as large:*
 - *increased queueing on the approach to the Black Bear mini roundabout from Bredon Road,*
 - *the potential impacts on Hardwick Bank Road, Bredon Road (B4080) and Tewkesbury High Street. The A46, A 38, A 438 and junction 9 of the M5 are also likely to be significantly negatively impacted by development north of Mitton and these roads are already showing the strain of current traffic levels. The addition of vehicles from a further 1,000 properties will necessitate significant interventions to Tewkesbury's transport infrastructure, if residents' lives are not to be blighted by unreasonably extended journey times, a potential deterioration in air quality due to traffic fumes within the town and shortages in parking provision.*
 - *Safety of access, particularly for non-motorised users along Bredon Road.*

Tewkesbury Town Council is concerned that the potential impact of development of this scale alongside Bredon Road on the local highway network will significantly disadvantage the residents of this parish. It seeks an assurance that transport assessments that are submitted by potential developers will be independently scrutinised and repeats that it is extremely important, in its view, that those who stand to profit from any proposed development on this site should bear the cost of it, rather than the residents of Tewkesbury.

- **Transport assessments for this site.** *Tewkesbury Town Council notes that on page 20, paragraph 7.8 states that "The rural nature of most of south Worcestershire means that travel is highly diverse in terms of the origin and destination of trips, albeit most commuting takes place within south Worcestershire itself. Rural residents are more reliant on cars because of very limited passenger transport service provision here and, with walking and cycling being a less realistic option relative to urban areas, more demand-responsive forms of public and community-based transport, such as community buses, will be required if the needs of rural residents are to be met. The SWDPR aims to improve transport choice to enhance rural accessibility. Improved access to new technology (such as broadband) may help to reduce rural isolation without increasing travel demand." The location of this particular allocation, being much closer to Tewkesbury and its facilities than to any settlement in South Worcestershire, would suggest that this may not be the case on the Bredon Road site. This is demonstrated by the recent use of census data for the Tewkesbury 002 medium level super output area in distributing traffic in application 18-00771-OUT.*

Tewkesbury Town Council is of the opinion that the proposed policy for this allocation should reflect the need for a clear and robust common methodology for transport assessments on this cross-boundary site. This is necessary to ensure that there is consistency in approach between the two county authorities concerned.