



TEWKESBURY TOWN COUNCIL PLANNING COMMITTEE

Wednesday 19th February 2020

To: Councillors Joanne Raywood, Simon Raywood and Hilarie Bowman

You are summoned to a meeting of the Planning Committee, to be held in the **Court Room**, Town Hall, High Street, Tewkesbury, on **Wednesday 19th February 2020 at 7.00 pm.**

Members of the public and press are welcome to attend.

Debbie Hill
Town Clerk
13th February 2020

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 5th February 2020**
- 7. To receive updates on matters arising from the minutes – for information only**
- 8. To note correspondence**
- 9. Erection of a detached garden room.**
Planning Application
1 Abbey Cottage Abbey Precinct Tewkesbury Gloucestershire GL20 5SR
Ref. No: 19/00646/LBC

Letter reference	Date requested	Expiry date
DC/E07000083/PU0TPAQD0IP00	Tue 02 Jul 2019	Tue 23 Jul 2019
Observations:		



10. Erection of a detached garden room.

Planning Application

1 Abbey Cottage Abbey Precinct Tewkesbury Gloucestershire GL20 5SR

Ref. No: 19/00645/FUL

Letter reference	Date requested	Expiry date
DC/E07000083/PU0T21QD0IP00	Tue 02 Jul 2019	Tue 23 Jul 2019
Observations:		

11. Erection of a single storey front porch extension

Planning Application

29 Lincoln Green Lane Tewkesbury Gloucestershire GL20 5TU

Ref. No: 20/00090/FUL

Planning reference	Date requested	Expiry date
DC/E07000083/Q4RTT6QDHMI0K	Wed 29 Jan 2020	Wed 19 Feb 2020
Observations:		

12. Erection of a first floor side extension above existing garage and single storey rear extension

Planning Application

49 Digby Drive Mitton Tewkesbury Gloucestershire GL20 8AL

Ref. No: 20/00103/FUL

Planning reference	Date requested	Expiry date
DC/E07000083/Q4Z5MYQDHO70D	Tue 04 Feb 2020	Tue 25 Feb 2020
Observations:		

13. Change of use of existing offices into 8 apartments, including internal alterations, part demolition and proposed single storey extension.

Planning Application

Thomson And Banks 27 Church Street Tewkesbury Gloucestershire

Ref. No: 20/00011/LBC

Planning reference	Date requested	Expiry date
DC/E07000083/Q59YICQD0M603	Thu 06 Feb 2020	Thu 27 Feb 2020
Observations:		



14. Change of use of existing offices into 8 apartments, including internal alterations, part demolition and proposed single storey extension.

Planning Application
 Thomson And Banks 27 Church Street Tewkesbury Gloucestershire
 Ref. No: 20/00010/FUL

Planning reference	Date requested	Expiry date
DC/E07000083/Q59XXBQD0M603	Thu 06 Feb 2020	Thu 27 Feb 2020
Observations:		

15. Installation of 1 No. illuminated fascia sign to front elevation and 1 No. non-illuminated totem sign.

Planning Application
 Unit 5e Tewkesbury Industrial Estate Delta Drive Tewkesbury Gloucestershire GL20 8HB
 Ref. No: 20/00111/ADV

Planning reference	Date requested	Expiry date
DC/E07000083/Q5HFO9QD0IP01	Mon 10 Feb 2020	Mon 02 Mar 2020
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 the decisions made in January, in respect of planning applications to Tewkesbury Borough Council

**18. To agree the content of a report to Full Council regarding Gloucestershire County Council's Local Transport Plan Review.
GCCLTP**

19. To note that new S106 expressions of interest are being called for in the Tewkesbury and Wheatpieces parishes to make provision for enhanced sports facilities, and to agree any further actions.

<https://www.tewkesbury.gov.uk/community-facilitates-expression-of-interest?rq=community%20facilities>

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/P9J7ODQD0IP00	Wed 30 May 2018	Wed 20 Jun 2018									
Observations:											
<p>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</p> <p>Requests for consultation</p>											
<table border="1"> <thead> <tr> <th>Letter reference</th> <th>Date requested</th> <th>Expiry date</th> </tr> </thead> <tbody> <tr> <td>DC/E07000083/P9J7ODQD0IP00</td> <td>Wed 30 May 2018</td> <td>Wed 20 Jun 2018</td> </tr> <tr> <td colspan="3">Observations:</td> </tr> </tbody> </table>			Letter reference	Date requested	Expiry date	DC/E07000083/P9J7ODQD0IP00	Wed 30 May 2018	Wed 20 Jun 2018	Observations:		
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DC/E07000083/P9J7ODQD0IP00	Wed 30 May 2018	Wed 20 Jun 2018									
Observations:											



TEWKESBURY TOWN COUNCIL PLANNING COMMITTEE

Wednesday 5th February 2020

Present: Councillors J. Raywood, S. Raywood, H. Bowman and C. Danter.

Also present: Two members of the public.

MINUTES

P.19.281 Welcome and introductions

The meeting commenced at 19:00. The chairman welcomed all present, issuing the usual housekeeping notices and ensuring that each person present is known to the others.

P.19.282 To receive apologies for absence

None

P.19.283 To receive declarations of interest

None

P.19.284 To receive and consider requests for dispensations

None

P.19.285 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 raised the issue of the GCC Parking Review and the involvement of the Tewkesbury Town Council. One member of the public raised several points for possible inclusion in the letter to the MP at Item 16 of this meeting.

P.19.286 To approve the minutes of the Planning Committee meeting held on 22nd January 2020

Proposed by Cllr. H. Bowman Seconded by Cllr. S. Raywood
It was **resolved** to approve the **minutes**



P.19.287 To receive updates on matters arising from the minutes – for information only

P.19.272 With regard to Gloucestershire County Council’s Car Parking Review, which is causing alarm amongst residents in the town it is regrettable that the County Council did not seem to see the necessity to keep the Town Council properly informed of its intentions. We can understand from this, that this committee needs to work to build a closer relationship with the County Planning Department, similar to that which we have achieved with the Borough Council. SR was able to visit the consultation event in the Elmbury Room and he and JR have prepared a report to Full Council, based on information gleaned from that visit and from detailed examination of the associated online documents. JR will also, along with SR and Cllrs Danter and Sztymiak, attend a meeting of the Oldbury Partnership tomorrow evening. Cllr Cromwell is writing a letter to the relevant GCC cabinet member relating to this parking review.

Post meeting note: JR received a copy of Cllr Cromwell’s letter, asking for changes to the proposed scheme, after the meeting had ended.

P.19.288 To note correspondence

Councillors may recall that, before Christmas, this committee responded to the consultation on the South Worcestershire Development Plan Review. As a result, we have been invited to attend a briefing in Worcester, at the Guildhall, on Tuesday 31st March. There is space for one representative to attend. I have asked Jen to book a place on the afternoon session from 3.15pm until 5.00pm. Whichever one of the committee goes can then report back.

P.19.289 Erection of a two storey side and single storey rear extension

Planning Application
3 York Road Tewkesbury Gloucestershire GL20 5HX
Ref. No: 19/01148/FUL

Letter reference	Date requested	Expiry date
DC/E07000083/Q1MJZIQDH1Z0I	Tue 21 Jan 2020	Tue 11 Feb 2020
Observations: The Town Council has two concerns regarding this application. The first concern is that the design proposal leaves very little space for a vehicle to park on the premises without encroaching on the public highway. The second concern is that the design proposal may negatively impact the access to light of the house immediately to the north, since the rear single storey extension goes right to the boundary wall and extends further back than that of the adjoining property.		



P.19.290 Installation of 1no. illuminated fascia mounted sign, 1no. non- illuminated hanging sign and merchandising wall displays.

Planning Application
 10 High Street Tewkesbury Gloucestershire GL20 5AL
 Ref. No: 20/00079/ADV

Letter reference	Date requested	Expiry date
DC/E07000083/Q4V5DCQD0M602	Wed 29 Jan 2020	Wed 19 Feb 2020
Observations: No objection, subject to the opinion of the Conservation Officer.		

P.19.291 Installation of 1no. illuminated fascia mounted sign, 1no. non- illuminated hanging sign, merchandising wall displays and internal decorating.

Planning Application
 Superdrug Stores Plc 10 High Street Tewkesbury Gloucestershire GL20 5AL
 Ref. No: 20/00064/LBC

Planning reference	Date requested	Expiry date
DC/E07000083/Q4V57VQD0M600	Wed 29 Jan 2020	Wed 19 Feb 2020
Observations: No objection, subject to the opinion of the Conservation Officer.		

P.19.292 To note any additional information on the Planning Portal regarding applications to which this committee has already responded, and agree further actions

None

**P.19.293 Outline application with all matters reserved for a site for primary school phase classrooms [up to seven] and ancillary facilities to serve the local community - use class D1, Land East Of Bredon Road Off Tewkesbury Road Bredons Hardwick. Expiry date 6th February 2020
20/00008/OUT**

Objection.

Tewkesbury Town Council objects to this proposal, mainly due to its prematurity, because the context within which this school would sit is entirely lacking. Therefore, it cannot be shown how the school will be safely accessed by active travel and vehicular traffic from the local highway network, its impact on local traffic cannot be assessed with any certainty and consequently the Town Council cannot tell what the impact will be on highway safety, air quality and traffic congestion.



The Town Council is also concerned about the possible impact of the proposal on flooding downhill from the proposed development, especially considering that there appears to be no flood alleviation provision on the school site.

Local capacity to deal with sewerage is currently overstretched, so the addition of a school to the existing network is a concern.

These points echo the concerns that were raised by the Town Council regarding the wider development of the site, through the South Worcestershire Development Plan Review and the outline planning application for 500 dwellings on the site. The Town Council notes that the outline planning application for the wider site has not been determined and therefore at this point there is no established need for the additional educational provision that this school would provide.

P.19.294 To consider the proposed removal of the telephone box on Queen's Road, Priors Park and to agree further actions.

The Committee considered that there was no reason to oppose the removal of the telephone from the telephone box, but that following initial discussions with local community groups there appears to be interest in the adoption of the telephone box. It was agreed that this would be referred to the Environment and Amenities Committee to progress. The Planning Committee supports the adoption of this telephone box for the community in principle.

P.19.295 To receive an update on APP/G1630/W/18/3210903 Land at Fiddington, Ashchurch, Nr Tewkesbury

Last summer, there was an appeal hearing "against the non-determination by Tewkesbury Borough Council of an application for planning permission for a residential development of up to 850 dwellings, a primary school, local centre, supporting infrastructure, utilities, ancillary facilities, open space, landscaping, play areas, recreational facilities (including changing facilities and parking), demolition of existing buildings, new access to the A46(T) and Fiddington Lane. Councillors may remember that the non-determination was due to delays requested by Highways England as a consequence of the perceived inability of existing road infrastructure to cope with the consequences of the development."

"The Inspector recommended that the appeal be allowed and planning permission be granted."

Currently, work is being carried out on the JCS and also the Garden Town Scheme. However, "given its relatively early stage of development, the Secretary of State concludes that the emerging Tewkesbury Local Plan attracts only limited weight at present, and the JCS review attracts no weight."



The Secretary of State seems to consider that the road infrastructure problems which delayed determination are now resolved. The Planning Inspector also considers that there is a serious shortfall in the five-year housing land supply. The Planning Inspector also agreed that the appellant should only provide 35% affordable housing rather than the 40% required by TBC.

In summary, it would seem that Tewkesbury and the surrounding parishes are vulnerable to unplanned development until such time as the JCS and the Garden Town Scheme are complete, but this will take time and the success of both of these will depend heavily on the satisfactory resolution of the road infrastructure problem, which, as we learned at the Town Council's public meeting with TBC and GCC, is actually a long way off as yet.

P.19.296 To agree the content of a letter to the Member of Parliament regarding the Government's influence on planning issues in Tewkesbury.

The committee discussed the development of a letter to the Honourable Member for Tewkesbury, Mr Lawrence Robertson. The content of the letter was determined and agreed by this committee, for the Assistant Town Clerk to send to the MP. The letter requests a meeting between members of the Planning Committee, with other councillors who wish to attend, and the MP.

**P.19.297 To note that Gloucestershire County Council's Local Transport Plan Review is currently available for consultation and to agree further actions.
GCCLTP**

Noted. It was agreed that the committee would look into this further and prepare a report to take to the full council in March.

There being no further business, the meeting closed at 21:01.

Signature of Chairman

Date