



TEWKESBURY TOWN COUNCIL PLANNING COMMITTEE

Wednesday 10th June 2020

To: Councillors Joanne Raywood, Simon Raywood and Hilarie Bowman

You are summoned to a meeting of the Planning Committee, to be held by video conferencing
Wednesday 10th June 2020 at 7.00 pm.

Meeting ID: 940 1963 8214

Password: 884880

Members of the public and press are welcome to attend.

Debbie Hill
Town Clerk
4th June 2020

AGENDA

- 1. Welcome and a reminder of how the meeting will be conducted.**
- 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 27th May 2020**
- 7. To receive updates on matters arising from the minutes – for information only**



8. To note correspondence

9. **Proposed change of use of offices to a mixture of 9 no. one and two bedroom flats and studio apartments with conversion of outbuildings to provide two dwellings.**

69-70 High Street Tewkesbury Gloucestershire GL20 5LE

Ref. No: 19/00686/FUL

Alternative reference	Date requested	Expiry date
PP-07831832		
Observations:		

10. **Alteration & conversion works associated with the proposed change of use of buildings to dwellings.**

69-70 High Street Tewkesbury Gloucestershire GL20 5LE

Ref. No: 19/00687/LBC

Letter reference	Date requested	Expiry date
Observations:		

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

12. To note the decisions made in May, in respect of planning applications to Tewkesbury Borough Council

13. To act on the Full Council's suggestions in respect of our corporate response to proposals for the [Ashchurch Bridge Project](#)

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/E0700006	21 May 2018	Fri 15 Jun 2018
Observations: http://publicaccess.tewkesbury.gov.uk/online-apps/atloms/applications/details.do?action=summary&keyvar=pbr-app-no00&prevpage=entry Ctrl-Click to follow link		
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/F9J7ODQD0IP00	Wed 30 Mar 2018	Wed 20 Jun 2018
Observations:		



TEWKESBURY TOWN COUNCIL PLANNING COMMITTEE

Wednesday 27th May 2020

Present: Councillors J Raywood, S Raywood, H Bowman and P Aldridge

Also present: D Hill (Town Clerk) and one member of the public

MINUTES

The meeting commenced at 7.05pm

P.20.015 Welcome and a reminder of how the meeting will be conducted.

After it was established that everyone present could hear everyone else, the chairman welcomed everyone to the meeting. It was explained that, in the event of a power outage or loss of internet connection, everyone should try to reconnect, using the same passwords, as soon as possible. If this could not be achieved within 10 minutes then the meeting would be deemed to have been adjourned and would be reconvened on another occasion.

It was also explained that, in the interests of conducting the meeting efficiently, there would be no attempt to enter responses directly into the Planning Portal during the meeting. Instead, the Council's responses would be agreed during the meeting and entered afterwards.

P.20.016 To receive apologies for absence

None.

P.20.017 To receive declarations of interest

Cllr J Raywood, in respect of item 9 - having been approached by neighbours of the property and advised them to take their concerns to TBC, which may have precipitated the submission of the applications. Cllr J Raywood will depart from the meeting for the duration of this item.

P.20.018 To receive and consider requests for dispensations

None



P.20.019 **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)*

Re. item 15 – the member of the public drew upon his experience to say he did not believe the proposed bridge would generate a volume of traffic such that it need concern this parish. However, the ground conditions should be of great concern. The fields in that locality are very wet and liable to flood, with water courses running through. The ground consists of layers of sand and gravel and require deep piling. The member of the public has raised his concerns in writing to GCC.

P.20.020 **To approve the minutes of the Planning Committee meeting held on 13th May 2020**

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

P.20.021 **To receive updates on matters arising from the minutes – for information only**

Re. P.20.014 - The text of a potential email to MP Lawrence Robertson has been circulated amongst committee members and, following some minor changes, will be circulated again before being sent to him.

P.20.022 **To note correspondence**

The Civic Society has contacted the Town Council to ask why we have not commented on revisions to the application for 69-70 High St - 19/00686/FUL & 10/00687/LBC, that we examined in November. The answer is that it had not reappeared in the Council's in-tray. JR has contacted the relevant Planning Officer and asked for him to wait for our further comments, but has not had a reply. Unless there is confirmation that TBC can wait a whole fortnight for our feedback, JR will distribute details to councillors and request a majority opinion by email, which will then have to be ratified later.

Councillors have been asked to comment on a proposal from GCC, for social distancing strategies on the High Street and also to offer ideas for green (active) travel throughout the wider parish. JR noted that some councillors had already replied and encouraged all to engage with this, in order to encourage dialogue with the County Council, and thus increase our influence on future transport strategies.



P.20.023 Retention of wall mounted external heater.

Planning Application
 Berkeley Arms Church Street Tewkesbury Gloucestershire GL20 5PA
 Ref. No: 20/00291/LBC

Alternative reference	Date requested	Expiry date
PP-08560761 20/00290/FUL	N/A	N/A
Observations: Objection. The presence of the heater will tempt smokers into this space, causing a potential noise and smell nuisance to neighbours and a possible fire hazard.		

P.20.024 Change of use from D2 to residential and subdivision of existing unit to create two separate cottages

Planning Application
 67 - 68 Church Street Tewkesbury Gloucestershire GL20 5RX
 Ref. No: 20/00392/FUL

Letter reference	Date requested	Expiry date
DC/E07000083/Q9TB33QDIP91D	Thu 14 May 2020	Thu 04 Jun 2020
Observations: Objection. This application requires further thought. The Town Council is concerned that such a proposal, that would inevitably necessitate the insertion of a considerable amount of extraction ducting and plumbing etc. within a listed building, is full of contradictions with regard to the general arrangement of rooms within the front part of the property. In addition, the proposal seems to give no indication with regard to the storage of bicycles and bins, for the front property in particular.		

P.20.025 Erection of a two storey side extension and single storey rear extension

Planning Application
 13 York Road Tewkesbury Gloucestershire GL20 5HX
 Ref. No: 20/00400/FUL

Letter reference	Date requested	Expiry date
DC/E07000083/QA00RTQDIQPOK	Mon 18 May 2020	Mon 08 Jun 2020
Observations: No objection, subject to the Planning Officer's assessment of whether or not the loss of light to the conservatory of the neighbouring property to the north is tolerable.		



P.20.026 Installation of 1no. hanging sign and 2no. window signs

Planning Application
7 Barton Street Tewkesbury Gloucestershire GL20 5PP
Ref. No: 20/00038/ADV

Letter reference	Date requested	Expiry date
DC/E07000083/QA9UHYQD0M601	Wed 13 May 2020	Wed 10 Jun 2020
Observations: No objection		

P.20.027 Outline application for 1 dwelling including access and associated works (layout, scale, appearance and landscaping to be reserved for future consideration)

Planning Application
52 Churchill Grove Newtown Tewkesbury Gloucestershire GL20 8EL
Ref. No: 20/00377/OUT

Letter reference	Date requested	Expiry date
DC/E07000083/QAB8WPQD0IL00	Thu 14 May 2020	Thu 11 Jun 2020
Observations: Objection. The proposal is for an overdevelopment of the site, at the expense of the last vestige of the old Walton House orchard. The Town Council also considers that access to the property is too tight and would restrict access to neighbouring properties.		

P.20.028 Change of use from D2 to residential and subdivision of existing unit to create two separate cottages

Planning Application
67 - 68 Church Street Tewkesbury Gloucestershire GL20 5RX
Ref. No: 20/00393/LBC

Letter reference	Date requested	Expiry date
DC/E07000083/QABBVUQD0M600	Thu 14 May 2020	Thu 11 Jun 2020
Observations: Objection. This application requires further thought. The Town Council is concerned that such a proposal, that would inevitably necessitate the insertion of a considerable amount of extraction ducting and plumbing etc. within a listed building, is full of contradictions with regard to the general arrangement of rooms within the front part of the property. In addition, the proposal seems to give no indication with regard to the storage of bicycles and bins, for the front property in particular.		



P.20.029 To discuss initial reactions in response to proposals for the [Ashchurch Bridge Project](#) and agree further actions.

The proposed bridge project was discussed with particular reference to the following:

- Currently, there are no proposals for access to it and it is not clear what development would be served
- Ground conditions (see item P.20.019 above)
- The considerable height requirement, to allow for electrification of the line
- The pressure that such a bridge, were it connected to the road network, would place on local junctions which are already near, at or over capacity
- The proposal does not allow for a possible increase in the number of tracks here, as proposed by Network Rail, five years ago

The content of the discussion will be used as the basis of a corporate response that will be presented to the next Full Council Meeting.

There being no further business, the meeting closed at 8.05pm (PA left the meeting at 8.00pm)

Signature of Chairman

Date



Planning outcomes in May 2020 for applications made to Tewkesbury Borough Council.

Planning Reference	Description	Location	Decision
20/00017/KERB	Drop Kerb	124 And 126 Queens Road Priors Park Tewkesbury GL20 5ER	Planning permission not needed
20/00002/SCR	Screening Opinion request for the replacement of end of life water trunk mains with 2 no. new 900mm diameter water mains from the Mythe Water Treatment Works to an existing pipe bridge on the Severn Ham (approximately 1.1 km in length).	Mythe Water Treatment Works Mythe Road Tewkesbury Gloucestershire GL20 6AA	EIA Not required (Screening Opinion)
20/00246/FUL	Erection of a two storey side extension and single storey rear extension	37 Knights Way Newtown Tewkesbury Gloucestershire GL20 8DY	Permit
20/00224/ADV	Installation of hanging sign and painted frontage sign.	6 Church Street Tewkesbury Gloucestershire GL20 5PA	Consent
20/00130/FUL	Removal of existing garden wall, erection of a fence and installation of a dropped kerb to create off road parking.	10 Jeynes Buildings Oldbury Road Tewkesbury Gloucestershire GL20 5NF	Permit
20/00126/FUL	Erection of single storey side and rear extension	9 Vine Way Tewkesbury Gloucestershire GL20 5FJ	Permit

Recommendation

The planning committee note the outcome in May 2020 of Planning Applications submitted to Tewkesbury Borough Council within the Parish of Tewkesbury Town.