



TEWKESBURY TOWN COUNCIL PLANNING COMMITTEE

Wednesday 21st July 2021

Present: Cllr. Joanne Raywood, Cllr. Simon Raywood, Cllr. Hilarie Bowman and Cllr. R Gurney.

No members of the public were present

MINUTES

P.21/22.001 Welcome and introductions.

The meeting commenced at 19:11. The chairman welcomed all present, issuing the usual housekeeping notices and ensuring that each person present is known to the others.

P.21/22.002 To receive apologies for absence

Mr R Carey and Mr R Maggs

P.21/22.003 To receive declarations of interest

Items 15 and 16 (commemorative plaque) - JR – member of the Civic Society
Item 16 (tree by St Mary's Lane mooring) – Tewkesbury Town Council is the applicant.

P.21/22.004 To receive and consider requests for dispensations

None

P.21/22.005 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)*

None

P.21/22.006 To approve the minutes of the Planning Committee meeting held on 28th April 2021

Proposed by H. Bowman Seconded by R. Gurney
It was **resolved** to approve the **minutes**



P.21/22.007 To receive updates on matters arising from the minutes – for information only

None

P.21/22.008 To note correspondence

JR was copied in, to TBC's reply to a query from a member of the public, regarding a recent announcement about changes to the HAZ, the salient points of which were:

The original funding pot was around £3 million, half of which was to come from Historic England whilst the rest was to come from TBC and property owners. Because of the reduction in the scope of the programme (4 years to 3), and the uncertainty in timescale of some s106 funds that were to be used as part of the match funding, the overall pot is now around £2 million, of which Historic England will put forward half.

In terms of the changes to the HAZ itself, the main difference is the scale of the works proposed – for example in terms of the shop fronts and facades scheme, TBC are now aiming for repairing/altering 24 facades, rather than around 30, which was what they originally hoped to do in four years. The Upper Floors and the Traditional Skills elements of the HAZ have been reduced in a similar manner, whilst the Healings Mill part of the scheme remains unchanged but slightly delayed.

With regards to the public realm works, this was always the most open ended element of the scheme, dependent on the results of the Community Street Audit/Consultation and the Co-Design workshops that are a part of this project. Although the amount of funding is not what was originally anticipated, it is considered that effective positive changes can still be made to the public realm.

P.21/22.009 To ratify all the consultee responses that have been agreed by email since 6th May 2021: (see Appendix A for details)

Proposed by Cllr. S. Raywood Seconded by Cllr. R. Gurney
It was **resolved** to ratify all the responses.

P.21/22.010 Removal of external ATM and associated backing panel and reinstatement of glazing to existing timber frame, removal of external signage and removal of all internal equipment/furniture

Planning Application
Hsbc Bank 11A High Street Tewkesbury Gloucestershire
Ref. No: 21/00527/FUL

Observations:

No objection



P.21/22.011 Removal of external ATM and associated backing panel and reinstatement of glazing to existing timber frame, removal of external signage and removal of all internal equipment/furniture

Planning Application
Hsbc Bank 11A High Street Tewkesbury Gloucestershire
Ref. No: 21/00528/LBC

Observations:

No objection

P.21/22.012 Erection of a single storey side and rear extension and the erection of a 1.8 metre fence along the north west boundary

Planning Application
41 Battle Road Tewkesbury Gloucestershire GL20 5TZ
Ref. No: 21/00729/FUL

Observations:

Objection.

The Town Council requests more information regarding the visual impact of the extension combined with the fence and would like to know the construction and extent of the fence. The Council would appreciate the opinion of the tree officer on the ecological impact of losing the hedge.

P.21/22.013 Replacement of existing timber window units with UPVC double glazed units throughout the building.

Planning Application
The Maltings Station Street Tewkesbury Gloucestershire GL20 5NN
Ref. No: 21/00652/FUL

Observations:

Objection.

The Town Council notices that the curved top feature to the windows will be lost in this proposal, which would be regrettable as these were part of the original concept that aimed to keep the character of the previous industrial buildings. The Planning Committee would appreciate the opinion of the Conservation Officer regarding the materials proposed for the door and windows.



P.21/22.014 Demolition of existing garage and conservatory and erection of a two storey front and side extension and single storey rear extension.

Planning Application

9 Manor Park Mitton Tewkesbury Gloucestershire GL20 8BQ

Ref. No: 21/00315/FUL

Observations:

The Town Council can see that there would be a loss of amenity to the neighbour due to the reconfigured design, which places the gable and large first floor windows at the back of the property, plus the additional height at the back of the property. The Town Council would ask the Planning Officers to consider the points made by the neighbour with care.

P.21/22.015 Erection of a Commemorative Plaque.

Planning Application

4 Old Baptist Chapel Court St Marys Lane Tewkesbury Gloucestershire

Ref. No: 21/00836/LBC

Observations:

No objection

P.21/22.016 To note any additional applications on the Planning Portal which will expire before 11th August 2021 and agree further actions

Silver birch - removal due to wall collapse

Planning Application, Riverbank St Marys Road Tewkesbury Gloucestershire

Ref. No: 21/00894/TCA

The Town Council considers that it should not comment on this application as it is the applicant.

Installation of render to the lower section of the west facing brick wall.

Planning Application, 2 Church Street Tewkesbury Gloucestershire GL20 5PA

Ref. No: 21/00857/FUL

No objection

Erection of a Commemorative Plaque.

Planning Application, 34/36 Church Street Tewkesbury Gloucestershire

Ref. No: 21/00837/LBC

No objection



TPO Trees. Tree of Heaven T5 - Remove as causing excessive damage to nearby table tombs (please see report for photos and more details) Glastonbury Thorn T52 - Prune off basal shoot as low as possible. Box elder T31 - Repeat crown reduction 1m off height and 2m off side, prevent damage to building. Flowering Almond T32 - Trim back to clear from windows and damage to roof of adjacent building Whitebeam T35 - Reduce west side of crown by 3m to re balance. Yew T36 - Trim to small cone to keep as topiary and not damage near by graves. Sweet Gum T14 - Prune out dead areas. Box Elder T30 - Repeat crown reduction : mainly on S & W sides Wellingtonia T11 - Prune off long limb (see report for photo) At same time check for major dead split or defective limbs. Prune out dead, reduce end weight of split limbs. None TPO Trees G1 Mixed - trim shrubs and trees off wall. Cut and poison stump of elder. T2 Lawson Cypress Cultivar - Trim hard of building. T3 Hornbeam - Overall reduction and re shape to maintain scale with location
Planning Application, Abbey Office Church Street Tewkesbury Gloucestershire GL20 5RZ
Ref. No: 21/00869/TPO

Request an extension of time – 3 days

Demolition of an existing double garage, erection of a new two storey side extension and single storey rear extension (Revised scheme to previously approved scheme under application 20/00986/FUL).
Planning Application, 22 Gloucester Road Tewkesbury Gloucestershire GL20 5SY
Ref. No: 21/00896/FUL

Request an extension of time – 2 days

Erection of a two storey rear extension and first floor rear extension above an existing single storey extension.
Planning Application, 19 Arundel Road Mitton Tewkesbury Gloucestershire GL20 8AT
Ref. No: 21/00887/FUL

Request an extension of time – 2 days

P.21/22.017 To note any additional information on the Planning Portal regarding applications to which this committee has already responded, and agree further actions

None

P.21/22.018 To note the decisions made in February 2021, March 2021, April 2021, May 2021 and June 2021 in respect of planning applications to Tewkesbury Borough Council

Noted

There being no further business, the meeting closed at 20:44

Signature of chairman

Date:



APPENDIX A

Planning decisions agreed by email between 6th May 2021 and 20th July 2021

On 12th May 2021

Erection of a single storey front extension and enlarged driveway

24 Warwick Place Tewkesbury Gloucestershire GL20 5EG Ref. No: 21/00536/FUL

Although the Town Council has no concerns regarding the proposed extension it has questions regarding the proposed vehicular parking, as follows:

- *Is it intended that there will no longer be pedestrian access to the front of this property, via the footpath that runs between this house and the one next door, or is it the intention for pedestrians to access the new front door via the driveway?*
- *It is not clear, from the information provided, that the proposed treatment of the front garden will provide any useful additional parking space. Could we please know how big the front garden actually is and also how much space is taken up by the hedge (which is not indicated on the drawings)?*
- *Please could the applicant show the proposed parking arrangement demonstrating, if necessary, that there will be space for pedestrians to access the front door?*
- *The Town Council's Planning Working Group notes that the intention is to extend the dropped kerb. We would like to know the opinion of Gloucestershire County Highways with regard to this. We also wish to understand what is the perceived benefit of extending the dropped kerb when, according to the application form, there is no proposal to remove part of the hedge.*
- *Is it anticipated that the proposed development will take away an existing road-side car parking space that is currently available for other road users?*
- *During incidents of heavy rain, it is well known that the next road downhill from this site, Queens Road, suffers from flash flooding. It is therefore desirable for gardens in this area to be as permeable as possible, in order to slow down the passage of rainwater into the drainage system. Can the applicant show that the proposed use of permeable paving will perform better, in this respect, than the gravel driveway and lawn that are currently in situ?*

On 26th May 2021

Demolition of existing garage and erection of 1 no. detached bungalow and provision of associated vehicular parking area and residential garden area

28 Moulder Road Newtown Tewkesbury Gloucestershire GL20 8EE Ref. No: 21/00289/FUL

Objection. The Town Council thanks the Borough officer for seeking the opinion of the lead authority on land drainage and notes that the current proposal for a soakaway is inadequate.

Erection of a single storey rear and side extension

10 Harbourside Tewkesbury Gloucestershire GL20 5DT Ref. No: 21/00393/FUL

The Town Council notes that the proposed ground floor extension has been amended to reduce its potential impact on the neighbouring property. It therefore no longer has an objection to the proposal.

Removal of external ATM and over boarding of aperture, removal of external signage and removal of all internal equipment / furniture

Hsbc Bank 11A High Street Tewkesbury Gloucestershire Ref. No: 21/00527/FUL, also Ref. No: 21/00528/LBC




The Town Council regrets the loss of this valued facility within Tewkesbury. The Council wishes to object to the proposal for a stainless-steel panel to be inserted in place of the ATM, as its bright shiny appearance would be out of character with the matt, dark surfaces that characterise the majority of the ground floor frontage; and would prefer to see a material or surface treatment that matches the tone of the window frames and panelling.

Change of Use from Tattoo Parlour (Sui Generis) to Cafe (Use Class E(b). External alterations to include the addition of metal boundary railings and entrance gate, a timber pergola and a timber cycle/waste store.

Old Sheep Office Oldbury Road Tewkesbury Gloucestershire GL20 5LR Ref. No: 21/00485/FUL, also Ref. No: 21/00486/LBC

The Town Council very much appreciates the eco-friendly approach that has been taken in this proposal, that would turn this delightful little building and its surrounding yard into an attractive and welcoming space. It is felt, however, that some proposed features of the outside space require some further thought, namely the storage facilities for bins and cycles. It is assumed that the cycle storage would be for the amenity of the owner and employees.

- *The proposal suggests that one of the bins will occupy a space that is currently partially occupied by a buttress. Has the applicant established that the buttress no longer serves a structural purpose?*
- *The councils' second concern is that the space surrounding the bin and cycle storage is rather constricted and thus might make the storage facilities difficult to use effectively.*
- *The Town Council notes that vehicular access to the site will be maintained, via double gates onto Oldbury Road. Can the applicant confirm that this will be for delivery and unloading purposes only as, elsewhere in the application it is indicated that the three parking spaces will be lost.*

Alterations to the existing car workshop, including a new roller shutter door to the northern elevation. Part change of use from Sui-generis (car showroom) to Use Class E to extend the retail area into part of the existing car showroom, including external alteration to the northern and western elevations. 

P J Nicholls 3 Ashchurch Road Tewkesbury Gloucestershire GL20 8DT Ref. No: 21/00250/FUL

The Town Council notes the response of the County Highways Authority and would like to know on what evidence it draws its conclusions. Town Council members have observed first-hand, frequently high numbers of vehicles parked along Pyke Road and have notes the difficulties this causes for local residents, bearing in mind also that Pyke Road is one of only two routes into the large residential area and primary school that lie to the south of Ashchurch Road. The Town Council wishes to know what the Highways Authority would consider to be 'an unacceptable impact on highway congestion or a severe impact on conjection' in this particular case, as it understands that local residents are already finding the current situation difficult. It is anxious to ensure that they do not have to endure a creeping deterioration of conditions in this respect.

On 9th June 2021

Change of use of ground floor restaurant (consented) to two residential flats.

66 High Street Tewkesbury Gloucestershire GL20 5BJ Ref. No: 20/00909/FUL and Ref. No: 21/00672/LBC
Objection. The proposed bin and bike store in the left-hand front room is too small for 24 bins and potentially 12 bikes. The access to the bin store is unsatisfactory as it is either via the street or from the first floor of the building down the side stairs. It was noted that there was no door shown either at the top or bottom of the side stairs and there was no ventilation mechanism shown. This would likely lead to any odours coming from the bins being wafted up the stairs and thence throughout the building.

Erection of a single storey extension.

41 Gravel Walk Tewkesbury Gloucestershire GL20 5NH Ref. No: 21/00569/FUL

No objection



Erection of a single storey side and rear extension

46 Brookside Tewkesbury Gloucestershire GL20 8BE Ref. No: 21/00610/FUL

No objection

Ashchurch Rural Neighbourhood Development Plan (ARNDP)

Re. Policy W1 B: Water courses, including ditches, will be retained and where necessary enhanced in new development to avoid surface water flooding, we suggest adding 'and to avoid flooding downstream'

The Town Council's previous suggestions have been incorporated in the new draft with the exception of 'to consider potential provision of allotments and local market gardens.' A further suggestion, in light of covid and more people working from home and valuing space more, is to add garden size and density to the design code.

On 23rd June 2021

Demolition and removal of the existing Legion Footbridge crossing the River Swilgate at the East end of the Rail Meadows Car Park

The Currently Disused Footbridge Crossing The River Swilgate From Howells Road To The Youth Centre East Of Rails Meadow Car Park Howells Road Tewkesbury Gloucestershire Ref. No: 21/00223/DEM

No objection, subject to the Environmental Health Officer's approval of the proposed noise mitigation measures.

Erection of single storey rear / side extension, front dormer and front porch extension.

42 Springfield Tewkesbury Gloucestershire GL20 8EP Ref. No: 21/00083/FUL

The amended proposal does not appear to work, since there seems to be insufficient head height on the top floor. The drawings also suggest that the proposed amendments would compromise the structural stability of the dwelling. Apart from those two issues, which are really the concern of Building Standards and not Planning, the Town Council notes that the applicant has reduced the visual impact of the proposed works, in response to the written representations of their neighbours and can find no material planning grounds to object.

Erection of a single storey rear extension.

29 Digby Drive Mitton Tewkesbury Gloucestershire GL20 8AJ Ref. No: 21/00695/FUL

No objection

Installation of 2 no. rooflights into internal slopes of roof to provide access for maintenance.

Tewkesbury Museum 64 Barton Street Tewkesbury Gloucestershire GL20 5PX Ref. No: 21/00450/LBC

Since we are the applicant, the Town Council will refrain from commenting on this application.

Erection of a single storey rear extension and shed.

Manor Side House 35 Manor Park Mitton Tewkesbury Gloucestershire GL20 8BQ Ref. No: 21/00670/FUL

No objection

Removal of single timber entrance door and install new double timber doors.

Rear Of 1 & 2 Church Street Tewkesbury Gloucestershire GL20 5PA Ref. No: 21/00493/FUL



No objection

Erection of a single storey rear extension & alterations

80 Carrant Road Mitton Tewkesbury Gloucestershire GL20 8AD Ref. No: 21/00646/FUL

No objection

Change of use of first floor flat (Class C3) to offices (Class E) and replacement fascia sign to ground floor shop front

35 High Street Tewkesbury Gloucestershire GL20 5BB Ref. No: 21/00606/LBC and Ref. No: 21/00605/FUL

No objection

Erection of a single storey side and rear extension.

41 Battle Road Tewkesbury Gloucestershire GL20 5TZ Ref. No: 21/00729/FUL

Objection. The Town Council has noted that the applicant wishes to remove a substantial leylandii hedge from around the boundary of the site but cannot find any indication of the applicant's plans for the future treatment of that boundary and therefore cannot assess what the visual impact of the proposed extension is likely to be.

Change of use of the entire office building (Class E(c) Use) (formerly B1(a) Use) to residential (C3 Use).

Western House Furrowfield Park Tewkesbury Gloucestershire GL20 8UR Ref. No: 21/00742/PDD

The Town Council is unable to respond to this application until it is in receipt of more detailed information, as follows:

- *What measures will be put in place to ensure that the adjacent green space, private driveway, car park, the wall along the back of the gardens in Milne Pastures, gates and adjacent trees and shrubs continue to be maintained and cared-for appropriately?*
- *It is understood that the corner of the site, adjacent to Green Lane, which is just outside the fence and which contains several mature trees (Silver Birch, about 15 years old), is already a favoured location for dealers and users of drugs. The Town Council wishes to know what measures will be put in place to ensure that this area, in particular, appears to be owned, surveyed and managed, to deter such dealers and users.*
- *There does not appear to be any provision for the storage of waste bins.*
- *The proposed provision for bicycles requires more detail. The external cycle storage provision is very small and narrow, and it is not clear how cycle storage will be safely managed, under the staircases.*
- *The Town Council notes that the removal of the existing lift would suggest that these homes are unlikely to be marketed towards retired people. It would like to know what the likely demographic of potential residents is anticipated to be and what impact that might have on existing neighbours.*

Erection of a two storey side and rear extension

10 Carrant Road Mitton Tewkesbury Gloucestershire GL20 8AD Ref. No: 21/00736/FUL

Objection. The Town Council is concerned about the potential impact that such a large, tall extension will have on the neighbouring property, which has two windows and a door facing the boundary in close proximity to it and is likely to lose natural light. The proposed car port is extremely narrow, and it seems unlikely that it could ever be used as such, because there is insufficient width to open the door of a car that is parked in there.

Installation of Velux window and replacement windows.

14 Gravel Walk Tewkesbury Gloucestershire GL20 5NH Ref. No: 21/00519/FUL

No objection.



Demolition of existing garage and erection of 1 no. detached bungalow and provision of associated vehicular parking area and residential garden area

28 Moulder Road Newtown Tewkesbury Gloucestershire GL20 8EE Ref. No: 21/00289/FUL

The Town Council still has concerns that surface water cannot be adequately dealt with and asks that the possible mitigations suggested by Land Drainage Advice are explored in order to find a solution that is deemed by them to work.

On 7th July 2021

Replacement of existing conservatory with single storey rear extension.

Planning Application, 7 Mowbray Avenue Tewkesbury Gloucestershire GL20 5FA Ref. No: 21/00733/FUL
No objection

Replacement of timber garden door with new Oak boarded door of similar pattern

Planning Application, Abbey House Abbey Precinct Tewkesbury GL20 5SR Ref. No: 21/00727/LBC
No objection

Demolition of existing conservatory and erection of a single storey rear extension. Alterations to an existing single storey rear extension.

Planning Application, 44 Ashchurch Road Tewkesbury Gloucestershire GL20 8BT Ref. No: 21/00771/FUL
No objection

Outline application for residential development (up to 460 dwellings), a primary school, associated works, ancillary facilities and infrastructure, open space, recreation facilities and landscaping. Vehicular access from the A46 (T) and Fiddington Lane.

Land To The North West Of Fiddington Tewkesbury Gloucestershire
Ref. No: 21/00451/OUT

The Town Council has numerous concerns about this application. It is in the process of preparing a formal response, which will be put to Full Council for their approval on 19th July 2021 and we request an extension of time to enable us to do this. In the meantime, we would like to ask the following questions

- The proposed access point onto the strategic road network will be on the A46 which is acknowledged to be in need of significant remodelling above that which is already committed to, but for which proposals are not yet sufficiently developed to be a material consideration in this planning application. The A46 is a significant missing piece in the planning jigsaw puzzle here and its potential impacts on future traffic movements along local roads is completely unknown. The Town Council wishes to know how the developer will address this in the event of proposals being developed further.*
- As Tewkesbury Parish lies downstream of this proposed development, the Town Council wishes to express concern at the vague nature of the submitted documentation, with respect to surface water drainage and flood alleviation. It wishes to know what kind of data is being used to determine areas and degrees of flood risk, whether it is determined by rainfall, or river levels, or a combination of both.*
- The Town Council wishes to know what attempts are being made to assess the potential impacts of this proposed development on communities that lie adjacent and also downstream, particularly with regard to green corridors, flooding, traffic congestion and air quality.*



Proposed response to the Fiddington application, to be submitted for approval by Full Council

The proposed Garden Town

- There are concerns that ad-hoc developments in this location obstruct the planned development that is required to ensure a high-quality built environment in the future for all.
- The proposed development will occupy land that has been deemed appropriate for industry and other types of employment opportunity. Where is it supposed that the occupants of the houses will work, without having to travel considerable distances to their place of employment?

Transport

- The existing road network cannot cope with the increased traffic. Particular areas of concern are the junctions, some of which are already operating close to, or over capacity, and also the roads leading to the north and south of the junction at Aston Cross.
- It is noted that the transport assessment may not take full account of the impact of some smaller local housing developments that have come to fruition or have been consented since 2016.
- The Town Council notes that the majority of the site is remote from the A46 and that access to it from that one junction will be via estate roads. That is as it should be, in order to avoid creating rat runs along the existing country roads and the Town Council would not want it to be otherwise but is concerned that access for emergency vehicles to the southernmost parts of the site could be slow and difficult.
- The Town Council wishes to know what measures will be used to prevent green lanes from being used as short cuts by vehicle drivers.

Flooding

- The Town Council has concerns over the potential impact of the development on flooding, both locally and further downstream. The Tirlbrook is of particular concern in this respect.
- On what evidence does the Government base its opinion that the risk of flooding within the area is low? Local experience has shown that evidence based on rainfall will indicate vastly different results from evidence based on river levels.
- It would appear that it is anticipated that, at times of high water levels and rainfall, a great deal of water is likely to end up on the Nature Reserve and floodplains to the south of Tewkesbury Town. The impact of this on local residents must be considered carefully.

Green infrastructure and ecological impact

- The Town Council is keen to ensure that, where development takes place, this will not result in a net loss for wildlife.
- Milnes Covert is currently a habitat for deer and foxes. Although the proposed outline plan suggests that the covert will be retained, its suitability as a home for wildlife is likely to be affected by the proposed development of homes, a school and sports fields close by. How will the developer ensure that the covert remains an attractive habitat with ready access to food sources and safe movement to and from the site?
- It is important that all the habitats within the designated site area do not become isolated.
- There are concerns regarding the protection of safety and amenity for users of public footpaths and bridleways within the curtilage of the proposed development and especially at places where they are to be crossed by access roads. The Town Council also wishes to know if there are any plans to enhance the bridleway bridges to reduce the severance that the motorway creates.
- The Town Council notes the conditions suggested by the ecological advisor but is concerned that they are insufficiently stringent. For example, the current ecological value of the site may not be great but, given that there will be less of it, should there not be a requirement to improve the value of that which is left? The Town Council's own conservation advisor has indicated that the named bat species



and grass snakes merit greater consideration, particularly in respect of access to food and there should be more specific information available about the species of birds present on the site.

- The Town Council is concerned at the lack of unbroken wildlife corridors indicated within the design and wishes to know more about how wildlife will be enabled to cross the access roads in particular. Some of these corridors seem to be quite narrow.
- The Town Council wishes to know if the developer plans to incorporate pollinator corridors into its proposals.
- The Town Council notes that there are lots of green spaces on the masterplan and wishes to know how these will be enabled to add to the amenity of the site rather than being areas of land left over after development.

Local amenities

- The Town Council questions the proposed location of the sports field in the part of the site which will be most subject to floods, especially when there is more demand for such spaces during the months when flooding is more likely.
- The Town Council would like to know what facilities will be provided for teenagers.
- The Town Council notes the proposal to include scattered small local areas of play and wonders if it might be more appropriate to replace some of them with a larger play park that can incorporate more complex equipment to challenge children's fitness and imaginations.

The wider context of the site

- The identification of Alderman Knight school in the Design and Access Statement as the local secondary school indicates poor quality background research into the context of the site. With such a large development, in addition to other large developments already in the pipeline, this suggests insufficient knowledge of existing facilities and their ability to accommodate a larger population.
- The Town Council notes that pedestrian and cycle access to the local secondary school is poor, particularly at times of flooding.
- The surrounding area consists of a number of small hamlets and the Town Council is keen to insist that the character of these existing small communities must not be completely overwhelmed by the new development.
- The Design and Access Statement points to Tewkesbury Town centre as an influence of local character. The Town Council wishes to point out that the character of Tewkesbury Town centre is unique to itself and inappropriate to potential development in Fiddington, where the context of the built environment is, and should be, completely different.
- The Town Council notes that local people are concerned at the new development being considered to be part of Fiddington. It is important that Fiddington can keep its existing identity.