



TEWKESBURY TOWN COUNCIL PLANNING COMMITTEE

Wednesday 21st July 2021

To: Cllr. Joanne Raywood, Cllr. Simon Raywood, Cllr. Hilarie Bowman, Cllr. R Gurney, Mr Ryan Maggs and Mr Richard Carey

You are summoned to a meeting of the Planning Committee, to be held in Town hall Court Room, **on Wednesday 21st July 2021 at 7.00 pm.**

Members of the public and press are welcome to attend.

Debbie Hill
Town Clerk
14th July 2021

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 28th April 2021**
- 7. To receive updates on matters arising from the minutes – for information only**
- 8. To note correspondence**
- 9. To ratify all the consultee responses that have been agreed by email since 6th May 2021:**
(see Appendix A for details)



10. **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:

11. **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:

12. **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:

13. **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:

14. **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:



15. Erection of a Commemorative Plaque.

Planning Application

4 Old Baptist Chapel Court St Marys Lane Tewkesbury Gloucestershire

Ref. No: 21/00836/LBC

Observations:

- 16. To note any additional applications on the Planning Portal which will expire before 11th August 2021 and agree further actions**
- 17. To note any additional information on the Planning Portal regarding applications to which this committee has already responded, and agree further actions**
- 18. 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**

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	2018-05-22	Fri 15 Jun 2018
Observations: http://planning.tewkesbury.gov.uk/online-applications/applicationdetails.do?activetab=summary&keyval=p0pxvgqdhnc00&prevpage=intry 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		
DC/E07000083/P9J7ODQD0IP00		
Date requested		
Wed 30 May 2018		
Expiry date		
Wed 20 Jun 2018		
Observations:		



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 noted 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 congestion' 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 Gloucestershire 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 Tirlebrook 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.



TEWKESBURY TOWN COUNCIL PLANNING COMMITTEE

Wednesday 28th April 2021

Present: Cllrs. J Raywood, S Raywood, H Bowman, R Gurney, Mr R Maggs and Mr R Carey

In attendance: Mrs D Hill, Town Clerk

Also present: One member of the public

MINUTES

The meeting commenced at 7.02pm

P.20.383 Welcome and a reminder of how the meeting will be conducted.

(1)

After welcoming everyone to the meeting and it was established that everyone present could hear everyone else, the chairman explained that, in the event of a loss of connection, everyone should try to reconnect as soon as possible. If this could not be achieved within 10 minutes, then the meeting would be deemed to have been adjourned but will probably not be reconvened, as the Town Council's right to hold remote meetings will cease after 6th May, according to current legislation and pending a re-interpretation of the Local Government Act, of 1972.

P.20.384 To receive apologies for absence

(2)

None

P.20.385 To receive declarations of interest

(3)

JR and SR are neighbours of the agent for the application featured in item 12, but do not interact socially.

P.20.386 To receive and consider requests for dispensations

(4)

None



- P.20.387 (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*)

None

- P.20.388 (6)** **To approve the minutes of the Planning Committee meeting held on 14th April 2021**

Proposed by Cllr. H. Bowman Seconded by Mr R. Carey
It was resolved to approve the minutes.

- P.20.389 (7)** **To receive updates on matters arising from the minutes – for information only**

In accordance with a request from committee members the chairman has written to MP Laurence Robertson regarding the imminent cessation of the right to hold meetings remotely.

- P.20.390 (8)** **To note correspondence**

The Town Council has been asked by TBC to complete a settlement audit (as have all local parish councils). The last one was done in four years ago. The deadline for this work is 21st May. We will write separate audits for each of the settlements within our parish.

- P.20.391 (9)** **Erection of a front porch and single storey rear extension.**

Planning Application
25 Canterbury Leys Newtown Tewkesbury Gloucestershire GL20 8BP
Ref. No: 21/00073/FUL

Observations:

No objection

- P.20.392 (10)** **Erection of a summerhouse**

Planning Application
1 The Almonry Abbey Precinct Tewkesbury Gloucestershire GL20 5SR
Ref. No: 21/00367/FUL

Observations:

No objection in principle but the Town Council wishes to understand how the summerhouse will be constructed particularly the flooring and base, and also to know the County Archaeologist's opinion with regard to the risk to possible underlying archaeology.

The Town Council notes that no green notice was visible.



**P.20.393
(11) Retention of replacement windows on front elevation and replacement door and ground floor level window on rear elevation (retrospective)**

Planning Application
8 Oldbury Road Tewkesbury Gloucestershire GL20 5NA
Ref. No: 21/00287/FUL

Observations:

The Town Council considers that the appearance of the windows and door, which have already been replaced, does not detract from the character of the building and has no objection to their retention.

The Town Council notes that there was no green notice in evidence.

**P.20.394
(12) Erection of a single storey rear extension.**

Planning Application
17 Newtown Lane Newtown Tewkesbury Gloucestershire GL20 8BU
Ref. No: 21/00392/FUL

Observations:

No objection

**P.20.395
(13) To note all remaining applications on the Planning Portal and agree a response to each
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.**

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

Comment:

Before making a response, the Town Council wishes to understand the possible impact of the proposed development on parking, vehicle movement, traffic generation and traffic volume in the immediate area, on Ashchurch Road, Pyke Road and Knights Way.



Installation of a built in gas meter box

Planning Application

81 Church Street Tewkesbury Gloucestershire GL20 5RX

Ref. No: 21/00194/FUL and Ref. No: 21/00195/LBC

Comment:

No objection

Change of use of building from office to residential (C3) use.

Planning Application

39 High Street Tewkesbury Gloucestershire GL20 5BB

Ref. No: 20/00634/FUL

Comment:

Before making a response, the Town Council requires more detailed information about the proposed changes. We would like to know details of how bins and bicycles, for example, would be stored. We would also like to see details of the proposed internal layout. We also wish to know if any of the rear courtyard is within the curtilage of the site.

- P.20.396
(14)** To agree to set up a Planning Working Group which will continue to meet via Zoom on a regular basis to understand and appraise new Planning Applications on the planning Portal, until such time as the Committee can legally meet again.

It was proposed by Cllr. J. Raywood and seconded by Cllr. H. Bowman that the committee members, plus any other councillors and members of the public who wish to join the conversation, will continue to meet as a working group on Zoom, on a fortnightly basis, if necessary, to analyse and discuss applications on the Planning Portal. The proposal was resolved. Following each meeting the chairman will summarise the discussions in an email, to which committee members and councillors may reply in order to agree or disagree with the summary. The majority opinions will then be submitted as a response to the Planning Authority and all responses will be formally ratified as soon as it is safe and legal to do so. The first of the working group meetings will also focus on the completion of a settlement audit.

There being no further business the meeting was closed at 8:25pm

Signature of chairman

Date



Planning outcomes in February 2021 for applications to Tewkesbury Borough Council.

Planning Reference	Description	Location	Decision
21/00009/KERB	Dropped kerb	89 Canterbury Leys Newtown Tewkesbury Gloucestershire GL20 8BP	Planning permission not needed
20/01279/FUL	Replacement of 5no. windows and 1no. door	Flat 4 Warwick House 13 Church Street Tewkesbury Gloucestershire GL20 5PA	Permit
20/01280/LBC	Replacement of 5no. windows and 1no. door	Flat 4 Warwick House 13 Church Street Tewkesbury Gloucestershire GL20 5PA	Consent
20/01163/LBC	Installation of a non-illuminated shop sign.	9 Church Street Tewkesbury Gloucestershire GL20 5PA	Consent
20/01120/ADV	Installation of 6no. fascia signs and 2no. graphic signs	Tesco Stores Ltd Bishops Walk Tewkesbury Gloucestershire GL20 5LS	Consent
20/01099/FUL	Erection of a rear terrace to replace existing patio and steps, replacement widows and doors and installation of new metal flue pipe.	1 Harbour View Tewkesbury Gloucestershire GL20 5AZ	Permit

Planning Reference	Description	Location	Decision
20/00105/CONDIS	Application for approval of details subject to conditions 4 (roof samples), 5 (roof will be sealed), 6 (samples of the face brickwork), of the planning application ref number 20/00157/FUL & 20/00158/LBC	22 Barton Street Tewkesbury Gloucestershire GL20 5PR	Discharge
20/00084/CONDIS	Application for approval of details subject to condition 9 (Drainage plans) of planning application ref number 18/00968/FUL	Doctors Surgery Chance Street Tewkesbury Gloucestershire GL20 5RF	Discharge

Recommendation

The planning committee note the outcome in February 2021 of Planning Applications submitted to Tewkesbury Borough Council within the Parish of Tewkesbury Town.



Planning outcomes in March 2021 for applications to Tewkesbury Borough Council.

Planning Reference	Description	Location	Decision
21/00002/SCR	Screening Opinion request for the replacement of end of life water trunk mains with 2 no. new 900mm diameter welded steel 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)
21/00015/KERB	Drop kerb	92 Queens Road Tewkesbury Gloucestershire GL20 5EJ	Planning permission not needed
21/00193/CLP	Erection of a single storey rear extension	1 Howells Road Tewkesbury Gloucestershire GL20 5PW	Grant Certificate
21/00020/CONDIS	Application for approval of details subject to conditions 3 (Archaeological Watching Brief - Results Report) and 4 (Contamination Risk Assessment - Remediation Verification Report) of the planning application ref 20/00678/FUL.	Doctors Surgery Chance Street Tewkesbury Gloucestershire GL20 5RF	Discharge
21/00130/FUL	Erection of a first floor side extension	16 Wellfield Newtown Tewkesbury Gloucestershire GL20 8BY	Permit

Planning Reference	Description	Location	Decision
21/00094/TCA	Cut down to trunk of 2 Leylandii trees located at the bottom of garden (Number 1 and 2 in orange on sketch plan) due to large size causing excessive shade in garden and neighbours gardens. Spoken to Matt Hale tree surgeon who is able to fell trees.	2 Abbey Cottage Abbey Precinct Tewkesbury Gloucestershire GL20 5SR	No Objections
21/00119/FUL	Extension to existing pavilion.	Tewkesbury Cricket Club Swilgate Ground Gander Lane Tewkesbury Gloucestershire GL20 5PQ	Application Withdrawn
21/00048/FUL	Erection of a single storey rear extension	3 Clarence Road Tewkesbury Gloucestershire GL20 5TD	Permit
21/00037/FUL	Erection of a side extension (revised application)	121 Canterbury Leys Newtown Tewkesbury Gloucestershire GL20 8BP	Permit
21/00014/FUL	Erection of a two storey side and rear extension	100 Carrant Road Mitton Tewkesbury Gloucestershire GL20 8AD	Permit
21/00001/CONDIS	Application for approval of details subject to condition 8 (detailed drawings and materials/finish details for windows and external doors, including elevations and cross sections) of planning application ref number 19/00697/FUL and condition 6 of listed building consent ref number 19/00698/LBC	Royal Hop Pole Hotel Church Street Tewkesbury Gloucestershire	Discharge

Planning Reference	Description	Location	Decision
20/01253/LBC	Replacement of first floor window on West elevation.	7 Graham Court Oldbury Road Tewkesbury Gloucestershire GL20 5NZ	Consent
20/01283/CLP	Replacement of existing conservatory roof	22 Rosefield Crescent Newtown Tewkesbury Gloucestershire GL20 8EH	Grant Certificate
20/01237/FUL	External stair lift fitted on to existing steel steps and installation of gates & railings.	The Cottage Red Lane Tewkesbury Gloucestershire	Permit
20/01238/LBC	External stair lift fitted on to existing steel steps.	The Cottage Red Lane Tewkesbury Gloucestershire	Consent
20/01180/FUL	Variation of conditions 1, 5, 10, 11, 15, 16 and 17 of the planning application ref number 15/01326/FUL for layout and design changes associated with the phased redevelopment of Cotteswold Dairy (amendments to Phases 1 and 2 of the development only)	Cotteswold Dairy Estate Northway Lane Newtown Tewkesbury Gloucestershire	Permit
20/01173/LBC	Installation of a flue through the rear external wall and installation of a extractor fan.	2 Barton Terrace Barton Road Tewkesbury Gloucestershire GL20 5QG	Consent
20/01172/FUL	Installation of a flue through the rear external wall and installation of a extractor fan.	2 Barton Terrace Barton Road Tewkesbury Gloucestershire GL20 5QG	Permit
20/01168/FUL	Erection of a single storey side extension, demolition of detached garage and extension of boundary wall/fence	51 Churchill Grove Newtown Tewkesbury Gloucestershire GL20 8EL	Permit

Planning Reference	Description	Location	Decision
20/00136/CONDIS	Application for approval of details subject to conditions 6 (samples of external materials for each phase - Partial discharge requested for Silos only), 8 (Construction Method Statement), 23 (Drainage details), 27 (Dust Action Plan) and 29 (External lighting details) of planning application ref number 15/01326/FUL	Cotteswold Dairy Estate Northway Lane Newtown Tewkesbury Gloucestershire	Partial Discharge
20/01106/FUL	Variation of conditions 6 of 18/00588/FUL and 5 of 18/00589/LBC (outdoor furniture) to allow for tables, chairs, parasols and umbrellas to remain outside, outside of opening hours.	Riverside Cafe The Gazebo Back Of Avon Tewkesbury Gloucestershire GL20 5AJ	Permit
20/01070/FUL	Erection of a single storey rear extension, installation of juliet balconies at first floor level to rear elevation, internal and external modifications including installation of P.V. on front facing roof and air source heat pump.	23 Twixtbears Bredon Road Tewkesbury Gloucestershire GL20 5BT	Permit
20/01008/LBC	Installation of a through fireplace and double sided stove by exposing and renewing the existing fireplace, repair surrounding structure and exposing and reinstating the adjacent cellar archway.	The Heritage 38A Barton Street Tewkesbury Gloucestershire GL20 5PR	Consent
19/01024/LBC	Replacement of two rear windows with flush casement timber sash windows	1 Masons Court Barton Street Tewkesbury Gloucestershire GL20 5PY	Consent
19/01023/FUL	Replacement of two rear windows with flush casement timber sash windows	1 Masons Court Barton Street Tewkesbury Gloucestershire GL20 5PY	Permit

Planning Reference	Description	Location	Decision

Recommendation

The planning committee note the outcome in March 2021 of Planning Applications submitted to Tewkesbury Borough Council within the Parish of Tewkesbury Town.



Planning outcomes in April 2021 for applications to Tewkesbury Borough Council.

Planning Reference	Description	Location	Decision
21/00004/NMA	Non material amendment for planning application 18/00588/FUL & 18/00589/LBC.	Riverside Cafe The Gazebo Back Of Avon Tewkesbury Gloucestershire GL20 5AJ	Granted
21/00319/PDE	Erection of a single storey rear extension.	49 Mowbray Avenue Tewkesbury Gloucestershire GL20 5FA	PD/Prior Approval
21/00238/FUL	Replacement of first floor window on West elevation.	7 Graham Court Oldbury Road Tewkesbury Gloucestershire GL20 5NZ	Permit
21/00217/FUL	Erection of a single storey rear extension	1 Brookside Mitton Tewkesbury Gloucestershire GL20 8BE	Permit
21/00201/FUL	Erection of a single storey rear extension	16 Ashchurch Road Tewkesbury Gloucestershire GL20 8BT	Permit
21/00179/FUL	Replace glass roof on rear extension with a flat roof	14 Barton Road Tewkesbury Gloucestershire GL20 5QG	Permit

Planning Reference	Description	Location	Decision
21/00155/FUL	Remove the porch canopy and replace with vertical hanging tiles	26 Twixtbears Bredon Road Tewkesbury Gloucestershire	Permit
21/00227/ADV	Installation of LED lighting to illuminate fascia sign	101 High Street Tewkesbury Gloucestershire GL20 5JZ	Consent

Recommendation

The planning committee note the outcome in April 2021 of Planning Applications submitted to Tewkesbury Borough Council within the Parish of Tewkesbury Town.



Planning outcomes in May 2021 for applications to Tewkesbury Borough Council.

Planning Reference	Description	Location	Decision
21/00034/KERB	Drop kerb	6 York Road Tewkesbury Gloucestershire GL20 5HT	Planning permission not needed
21/00031/KERB	Drop kerb	31 Despenser Road Tewkesbury Gloucestershire GL20 5TP	Planning permission not needed
21/00011/ENQ	BT intends to install fixed line broadband electronic communications apparatus Under The Electronic Communications Code Regulations 2017 Regulation 5-Installation of POLES at 2 locations.	Gander Lane Car Park Gander Lane Tewkesbury Gloucestershire GL20 5PG	Enquiry Completed
21/00392/FUL	Erection of a single storey rear extension.	17 Newtown Lane Newtown Tewkesbury Gloucestershire GL20 8BU	Permit
21/00330/LBC	Replacement of front windows to first and second floor.	67 Barton Street Tewkesbury Gloucestershire GL20 5PX	Consent
21/00329/FUL	Replacement front windows to first and second floor.	67 Barton Street Tewkesbury Gloucestershire GL20 5PX	Permit
21/00073/FUL	Erection of a front porch and single storey rear extension.	25 Canterbury Leys Newtown Tewkesbury Gloucestershire GL20 8BP	Permit

Planning Reference	Description	Location	Decision
21/00033/LBC	Change of use from sweetshop (A1 retail) to nail saloon (Sui Generis). Internal and external alterations to include new shop front, new signage on frontage, re-opening of side doorway with installation of new door.	44 High Street Tewkesbury Gloucestershire GL20 5BH	Consent
21/00032/FUL	Change of use from sweetshop (A1 retail) to nail saloon (Sui Generis). Internal and external alterations to include new shop front, new signage on frontage, re-opening of side doorway with installation of new door.	44 High Street Tewkesbury Gloucestershire GL20 5BH	Permit

Recommendation

The planning committee note the outcome in May 2021 of Planning Applications submitted to Tewkesbury Borough Council within the Parish of Tewkesbury Town.



Planning outcomes in June 2021 for applications to Tewkesbury Borough Council.

Planning Reference	Description	Location	Decision
21/00044/KERB	Drop kerb	24 Webbs Way Tewkesbury Gloucestershire GL20 5FR	Planning permission not needed
21/00039/KERB	Drop kerb	29 Bramley Road Mitton Tewkesbury Gloucestershire GL20 8AQ	Planning permission not needed
21/00536/FUL	Erection of a single storey front extension (Amended Description).	24 Warwick Place Tewkesbury Gloucestershire GL20 5EG	Permit
21/00059/CONDIS	Application for approval of details subject to condition 3 (cycle storage facilities) of the planning application ref number 20/00805/FUL	The Tallets St Marys Lane Tewkesbury Gloucestershire GL20 5SF	Discharge
21/00393/FUL	Erection of a single storey rear and side extension	10 Harbourside Tewkesbury Gloucestershire GL20 5DT	Permit
21/00287/FUL	Retention of replacement windows on front elevation and replacement door and ground floor level window on rear elevation (retrospective)	8 Oldbury Road Tewkesbury Gloucestershire GL20 5NA	Permit

Planning Reference	Description	Location	Decision
21/00250/FUL	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	Permit
21/00194/FUL	Installation of a built in gas meter box	81 Church Street Tewkesbury Gloucestershire GL20 5RX	Permit
21/00195/LBC	Installation of a built in gas meter box	81 Church Street Tewkesbury Gloucestershire GL20 5RX	Consent
20/00009/FUL	Erection of 1no. detached dwelling to rear of property (Re-submission following lapsed permission ref: 15/00789/FUL)	71 Gloucester Road Tewkesbury Gloucestershire GL20 5SS	Permit

Recommendation

The planning committee note the outcome in June 2021 of Planning Applications submitted to Tewkesbury Borough Council within the Parish of Tewkesbury Town.