



TEWKESBURY TOWN COUNCIL PLANNING COMMITTEE

Wednesday 23rd March 2022

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

You are summoned to a meeting of the Planning Committee, to be held in the Court Room,
Tewkesbury Town Hall, on

Wednesday 23rd March 2022 at 7.00 pm.

Members of the public and press are welcome to attend.

Debbie Hill
Town Clerk
17th March 2022

AGENDA

1. **Welcome.**
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 9th March 2022**
7. **To receive updates on matters arising from the minutes – for information only**
8. **To approve payments to be made**



9. **To note correspondence**
10. **Erection of a two storey side extension. Single storey front and rear extensions.**
Planning Application
24 Stanton Road Mitton Tewkesbury Gloucestershire GL20 8AF
Ref. No: 22/00155/FUL
11. **Retrospective application for the Installation of replacement signs to include 1x pictorial panel, 3x fascia signs, 9x wall mounted information signs, 1x menu board, 8x floodlights and 3mts of rope light.**
Planning Application
Tudor House Hotel High Street Tewkesbury Gloucestershire GL20 5BH
Ref. No: 22/00090/LBC
12. **Retrospective application for the Installation of replacement signs to include 1x pictorial panel, 3x fascia signs, 9x wall mounted information signs, 1x menu board, 8x floodlights and 3mts of rope light.**
Planning Application
Tudor House Hotel High Street Tewkesbury Gloucestershire GL20 5BH
Ref. No: 22/00087/ADV
13. **Erection of a vehicle barrier, bins store and enclose. Installation of hanging basket bracket and watering system. Rear garden landscape scheme to include, pergola structure and hardstanding area. Rebuild perimeter wall to Clark Alleyway. Installation of cast iron balustrade and provision of three cycle parking hoops.**
Planning Application
Tudor House Hotel High Street Tewkesbury Gloucestershire GL20 5BH
Ref. No: 22/00206/FUL
14. **Erection of a vehicle barrier, bins store and enclose. Installation of hanging basket bracket and watering system. Rear garden landscape scheme to include, pergola structure and hardstanding area. Rebuild perimeter wall to Clark Alleyway. Installation of cast iron balustrade and provision of three cycle parking hoops.**
Planning Application
Tudor House Hotel High Street Tewkesbury Gloucestershire GL20 5BH
Ref. No: 22/00207/LBC
15. **Installation of 30m lattice training tower**
Planning Application
12 Shannon Way Tewkesbury Business Park Tewkesbury Gloucestershire GL20 8SD
Ref. No: 22/00198/FUL
16. **A cherry tree located on the boundary of the cemetery needs to be felled and removed as it has outgrown its location with a potential for future damage. A further dead tree also needs to be removed**
Planning Application
Tewkesbury Cemetery Gloucester Road Tewkesbury Gloucestershire



Ref. No: 22/00284/TCA

- 17. Willow tree - pollard back to previous growth points, previously carried out in 2005 and 2012**
Planning Application
St Marys Lane Car Park St Marys Lane Tewkesbury Gloucestershire
Ref. No: 22/00299/TCA
- 18. Erection of 1no. dwelling.**
Planning Application
13 East Street Tewkesbury Gloucestershire GL20 5NR
Ref. No: 21/01473/FUL
- 19. Erection of a single storey side extension.**
Planning Application
Whitewalls Richard Place Tewkesbury Gloucestershire GL20 5HD
Ref. No: 22/00226/FUL
- 20. Replacement of windows and front door. Restoration of front wall. Roof works & parapet repairs. Replacement of flat roof with pitched roof on existing bathroom extension. Replacement of patent glazing to flat roof with roof lantern. Reconstruction of garage.**
Planning Application
10 Barton Road Tewkesbury Gloucestershire GL20 5QG
Ref. No: 22/00224/FUL
- 21. Variation of condition 3 (opening hours) of planning application 21/01254/FUL to extend existing opening hours.**
Planning Application
7 St Marys Lane Tewkesbury Gloucestershire GL20 5SL
Ref. No: 22/00243/FUL
- 22. Siting of Shepherd's Hut for short term holiday rental.**
Planning Application
The Bolt Hole Swilgate Road Tewkesbury Gloucestershire GL20 5PJ
Ref. No: 21/01451/FUL
- 23. Erection of a Commemorative Plaque to the external front wall of No 28 St Mary's Lane**
Planning Application
28 St Marys Lane Tewkesbury Gloucestershire GL20 5SF
Ref. No: 22/00295/LBC
- 24. To agree a response to the Local Heritage List Selection Criteria for Tewkesbury Borough. Supplementary Planning Document and Consultation Statement Consultation (deadline for responses – 4th April 2022)**
<https://www.tewkesbury.gov.uk/local-plan/Local-ListSPD>.
- 25. To note the decisions made in January 2022, in respect of planning applications to Tewkesbury Borough Council**



- 26. To consider possible candidates to propose for the Local Heritage List**
- 27. To note any additional applications on the Planning Portal which will expire before 6th April 2021 and agree further actions**
- 28. To note any additional information on the Planning Portal regarding applications to which this committee has already responded, and agree further actions**

NB: All information relating to the Planning Applications listed above can be obtained in a digital format through the Planning Portal. Access to these can be gained by holding the cursor over the application title within the agenda and following the instructions in the dialogue box.



TEWKESBURY TOWN COUNCIL PLANNING COMMITTEE

Wednesday 9th March 2022

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

Also present: 6 members of the public

MINUTES

- P.21/22.261 Welcome.**
The meeting commenced at 7.08pm. The chairman welcomed all present and introductions were made.
- P.21/22.262 To receive apologies for absence**
Cllr. R Gurney and Mr R Carey
- P.21/22.263 To receive declarations of interest**
Items 14, 15 and 16 (P.21/22.274, P.21/22.275 and P.21/22.276) - JR and SR
Items 17 and 18 (P.21/22.277 and P.21/22.278) – JR
- P.21/22.264 To receive and consider requests for dispensations**
Dispensations were granted to JR and SR for the above items
- P.21/22.265 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)*
A detailed representation was made regarding items 14 and 15 (P.21/22.274 and P.21/22.275) as follows:

Residents and previous residents of properties neighbouring the former Abbey School building understand that there is a history of use of pedestrian right of way through the car park, and use of some parking spaces.

An application has been made to HM Land Registry to register these rights. The removal of the magnolia tree (which is believed to be protected) is also opposed. It is believed that the site is not suitable for the required vehicular access, nor can external lighting be installed without the express permission of the local planning authority and previous planning conditions were cited from the previous Permission for Development from 2012 to support this statement. The disrepair of the Abbey



School building was also highlighted, including specific mention of the issues caused by the transit van blocking the entrance to the car park since October 2020.

P.21/22.266 To approve the minutes of the Planning Committee meeting held on 23rd February 2022

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

P.21/22.267 To receive updates on matters arising from the minutes – for information only
None

P.21/22.268 To note correspondence

The Town Clerk has received notice of a Public Consultation - Local Heritage List Selection Criteria for Tewkesbury Borough. Supplementary Planning Document and Consultation Statement Consultation. This will be on the agenda on 23rd March.

P.21/22.269 Construction of new solar carport over existing parking bays with associated development.

Planning Application
Council Offices Gloucester Road Tewkesbury Gloucestershire GL20 5TT
Ref. No: 22/00044/FUL

Observations:
No objection

P.21/22.270 Change of use of agricultural land to siting of two shepherds huts for tourist accommodation purposes and creation of parking area.

Planning Application
Stalls Farm Mythe Road Tewkesbury Gloucestershire GL20 6EB
Ref. No: 22/00117/FUL

Observations:
No objection

P.21/22.271 Erection of a two storey and single storey extension and erection of an outbuilding.

Planning Application
3 Upper Lode Lock Forthampton Gloucester Gloucestershire GL19 4RF
Ref. No: 22/00157/FUL

Observations:
No objection

P.21/22.272 Installation of 2 Velux roof access windows to provide access to gutters and valleys.

Planning Application



12/13 High Street Tewkesbury Gloucestershire GL20 5AL
Ref. No: 21/01542/LBC

Observations:
No objection

P.21/22.273 Installation of 2 Velux roof access windows to provide access to gutters and valleys.

Planning Application
12/13 High Street Tewkesbury Gloucestershire GL20 5AL
Ref. No: 21/01541/FUL

Observations:
No objection

P.21/22.274 Conversion of former Abbey School to form 8 separate dwellings (including removal of 2 no. staircases)

Planning Application
The Abbey School Church Street Tewkesbury Gloucestershire GL20 5PD
Ref. No: 21/01205/LBC

Observations:

The Town Council requests further information before forming an opinion on this application. It is aware of the prior application 12/00866/FUL approval of which attached conditions some of which are not met by this current application (conditions 9, 24, 28 and 29). The Town Council has doubts that the required parking provision can be accommodated within the courtyard to the rear of the building. The parking solution has not been justified and it has not been demonstrated using a tracking assessment, that all spaces can be accessed and that safe egress can be achieved in a low forward gear. It notes there is no provision shown for electric vehicle charging.

The Town Council notes that the magnolia tree has a preservation order on it and therefore should not be removed.

The Town Council agrees with the Civic Society that the proposed bin storage provision has not been shown to be adequate for 8 dwellings (i.e. 16 wheelie bins, 8 food caddies and possibly a brown bin).

Similarly there is no demonstration that the proposed cycle storage is adequate for 8 dwellings.



The Town Council notes that habitable rooms have windows looking out over and into adjacent properties. The previous application had a condition that required these windows to be obscured.

Finally the Town Council is aware that this property has a basement from which fire escapes have access to neighbouring properties. It requests information from the developer on how the basement is proposed to be developed.

P.21/22.275 Conversion of former Abbey School to form 8 separate dwellings

Planning Application

Avonbrook House 24 Church Street Tewkesbury Gloucestershire GL20 5PD

Ref. No: 21/01186/FUL

Observations:

The Town Council requests further information before forming an opinion on this application. It is aware of the prior application 12/00866/FUL approval of which attached conditions some of which are not met by this current application (conditions 9, 24, 28 and 29). The Town Council has doubts that the required parking provision can be accommodated within the courtyard to the rear of the building. The parking solution has not been justified and it has not been demonstrated using a tracking assessment, that all spaces can be accessed and that safe egress can be achieved in a low forward gear. It notes there is no provision shown for electric vehicle charging.

The Town Council notes that the magnolia tree has a preservation order on it and therefore should not be removed.

The Town Council agrees with the Civic Society that the proposed bin storage provision has not been shown to be adequate for 8 dwellings (i.e. 16 wheelie bins, 8 food caddies and possibly a brown bin).

Similarly, there is no demonstration that the proposed cycle storage is adequate for 8 dwellings.

The Town Council notes that habitable rooms have windows looking out over and into adjacent properties. The previous application had a condition that required these windows to be obscured.

Finally, the Town Council is aware that this property has a basement from which fire escapes have access to neighbouring properties. It requests information from the developer on how the basement is proposed to be developed.



P.21/22.276 **Outline application for the erection of 1no. four bed dwelling with all other matters reserved except for access, appearance and scale.**

Planning Application
99 Gloucester Road Tewkesbury Gloucestershire GL20 5SU
Ref. No: 22/00158/OUT

Observations:
No objection

P.21/22.277 **Installation of replacement signs to include 1x pictorial panel, 3x fascia signs, 9x wall mounted information signs, 1x menu board, 8x floodlights and 3mts of rope light.**

Planning Application
Tudor House Hotel High Street Tewkesbury Gloucestershire GL20 5BH
Ref. No: 22/00087/ADV

Observations:
No objection

P.21/22.278 **Installation of replacement signs to include 1x pictorial panel, 3x fascia signs, 9x wall mounted information signs, 1x menu board, 8x floodlights and 3mts of rope light.**

Planning Application
Tudor House Hotel High Street Tewkesbury Gloucestershire GL20 5BH
Ref. No: 22/00090/LBC

Observations:
No objection

P.21/22.279 **Proposed single and two storey rear extension.**

Planning Application
85 Carrant Road Mitton Tewkesbury Gloucestershire GL20 8AA
Ref. No: 22/00213/FUL

Observations:
No objection

P.21/22.280 **Creation of new parking bays by excavating out existing grass open space between existing parking bays at Despenser Road, Priors Park, Tewkesbury**

Planning Application
Despenser Road Priors Park Tewkesbury Gloucestershire



Ref. No: 22/00192/FUL

Observations:

No objection. Although we regret the loss of permeable surface the Town Council has no material objection to make.

P.21/22.281 To receive the committee budget report and to agree the earmarked reserves for the end of the financial year

Report received. The committee noted that it has already agreed to release the remaining funds in EMR 347 (Communications and Display) into general reserves. It was agreed that we should also release £342.00 from EMR 348 (Outreach Sessions) into general reserves.

It was also agreed to earmark £1,000.00 from cost code 4718 for Community Development Planning and £271.00 from cost code 4810 for Outreach

Proposed by Cllr. J Raywood

Seconded by Cllr H Bowman

Motion carried

P.21/22.282 To note any additional applications on the Planning Portal which will expire before 9th March 2021 and agree further actions

None

P.21/22.283 To note any additional information on the Planning Portal regarding applications to which this committee has already responded, and agree further actions

None

There being no further business the meeting closed at 8.54 pm.

Signature of Chairman

Date



Planning outcomes in February 2022 for applications to Tewkesbury Borough Council.

| Planning Reference | Description | Location | Outcome |
|--------------------|--|---|--------------------------------|
| 22/00014/KERB | Dropped kerb | 3 Elmbury Drive Newtown Tewkesbury | Planning permission not needed |
| 22/00013/KERB | Dropped kerb | 9 Foresters Road Tewkesbury | Planning permission not needed |
| 22/00010/KERB | Dropped kerb | 10 Tretawn Gardens Newtown Tewkesbury | Planning permission not needed |
| 22/00001/NMA | Non-material amendment to planning permission 21/00536/FUL to allow for the change of window dimensions to allow for re-using the full height window already installed in the existing building. | 24 Warwick Place Tewkesbury | Granted |
| 22/00086/TCA | Large Leylandii in bottom right corner of property's garden. Full removal of tree required as roots causing damage to neighbour's property. | 55 - 56 Barton Street Tewkesbury | No objections |
| 21/01479/FUL | Demolition of an existing garage. Erection of a single storey side and rear extension. | 12 Brookside Mitton Tewkesbury | Permit |
| 21/01445/FUL | Proposed two storey side and single storey rear extension. (Revision of application 21/00895/FUL). | Mythe Villa Mythe Road Tewkesbury | Permit |
| 21/00172/CONDIS | Application for approval of details subject to conditions 3 (Archaeology) and 4 (Contamination) of the planning application ref number 20/00517/FUL | 5 St Marys Lane Tewkesbury | Partially discharged |
| 21/01254/FUL | Change of use from Class E to sui generis | 7 St Marys Lane | Permit |

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|--------------------------|--|---|-------------------------------------|
| | to allow food hot for takeaway. | Tewkesbury | |
| 21/01222/FUL | Erection of a bay window extension. Installation of roof lights and dormer extension. | 4 Kings Head Cottages Barton Street Tewkesbury | Consent |
| 21/01223/LBC | Erection of a bay window extension. Installation of roof lights and dormer extension. | 4 Kings Head Cottages Barton Street Tewkesbury | Permit |
| Ref. No: 21/01102/FUL | Erection of a single storey rear and side extension. Erection of a rear dormer extension. | 39 York Road Tewkesbury | Permit |
| 21/00874/FUL | Installation of external wall insulation to the side and rear elevations of the flats with a painted render finish. | 1A Church Street Tewkesbury | Refuse |
| 21/00012/ENQ | General enquiries from new owner including installation of gas meter - internal changes | 75 - 76 High Street Tewkesbury | No decision issued – final disposal |
| 21/00114/LBC | Installation of 1no. replacement fascia sign and 1no. replacement wall mounted sign. | 31 Church Street Tewkesbury | Refuse |
| 21/00113/ADV | Installation of 1no. replacement fascia sign and 1no. replacement wall mounted sign. | Crescent Veterinary Centre 31 Church Street Tewkesbury | Refuse |
| 19/00002/CONDIS | Application for approval of details subject to conditions 4 (External Joinery), 5 (Schedule of materials/finishes and Samples), 8 (Foul and Surface Water Drainage) 9 (Secure Cycle Storage Facilities) & 10 (Waste & Recycling Storage Facilities) of the planning application ref number | 66 High Street Tewkesbury | No decision issued – final disposal |
| 17/00003/MINOR | Part demolition of existing gymnasium, part new build and refurbishment of existing building to form 19 apartments (part retention of works already carried out) - Resubmission. | The Abbey School Church Street Tewkesbury | No decision issued – final disposal |

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|--------------|--|---|-------------------------------------|
| 14/01203/TCA | Fell 11 conifers to the east side of the 8th tee. Excessive shading and damaging grass on tee. Impacting unfavourably on nearby deciduous trees. The 11 trees look almost like one, photograph supplied. Fell trees 1 and 2 specified in planning portal application PP-03588325 on 8th August 2014 and shown on site plan supplied at that time. Please see attached Works specified after resistograph testing by Giles Mercer of MWA. Works to trees 8, 10, 35 and 36 as specified on schedule. | Tewkesbury Park Golf And Country Club Lincoln Green Lane Tewkesbury | No decision issued – final disposal |
| 14/01064/TCA | Fell cypress tree, reduce holly tree to improve shape, reduce apple tree reduce by 50%, magnolia tree reduce by a third. | 4 Orchard Court Tewkesbury | No decision issued – final disposal |