



TEWKESBURY TOWN COUNCIL PLANNING COMMITTEE

Wednesday 6th April 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 6th April 2022 at 7.00 pm.

Members of the public and press are welcome to attend.

Debbie Hill
Town Clerk
31st 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 23rd March 2022**
7. **To receive updates on matters arising from the minutes – for information only**
8. **To note correspondence**



9. **Construction of a timber structure in the grounds of the school to provide additional teaching space.**
Planning Application
Alderman Knight School Ashchurch Road Tewkesbury Gloucestershire GL20 8JJ
Ref. No: 22/00239/FUL
10. **Installation of a new sign board.**
Planning Application
Theoc House 85 Barton Street Tewkesbury Gloucestershire GL20 5PY
Ref. No: 22/00217/ADV
11. **Installation of a new sign board.**
Planning Application
Theoc House 85 Barton Street Tewkesbury Gloucestershire GL20 5PY
Ref. No: 22/00343/LBC
12. **Erection of a single storey rear extension.**
Planning Application
13 Twixtbears Tewkesbury GL20 5BT
Ref. No: 22/00265/FUL
13. **Raising of roof height of garage to enable part conversion for additional living accommodation.**
Planning Application
58 Mowbray Avenue Tewkesbury Gloucestershire GL20 5FA
Ref. No: 21/01430/FUL
14. **To receive an update on CIL funding**
15. **To note the decisions made in February 2022, in respect of planning applications to Tewkesbury Borough Council**
16. **To consider possible candidates to put forward for the Local Heritage List**
17. **To note any additional applications on the Planning Portal which will expire before 20th April 2021 and agree further actions**
18. **To note any additional information on the Planning Portal regarding applications to which this committee has already responded, and agree further actions**
19. **To consider what response, if any, this committee should make to the Local Aggregates Assessment for Gloucestershire, V10. Deadline -12th May 2022**
[Have Your Say Gloucestershire](#)



TEWKESBURY TOWN COUNCIL PLANNING COMMITTEE

Wednesday 23rd March 2022

Present: Cllrs. S Raywood, H Bowman, R Gurney and C Danter

Also present: Three members of the public

In attendance: Mrs D Hill, Town Clerk

MINUTES

P.21/22.284 Welcome.

The meeting started at 7.00 pm

In the absence of the chairman, Cllr. Bowman proposed and Cllr. Danter seconded that Cllr. S Raywood should chair the meeting. **Agreed**

The chairman then welcomed all attendees to the meeting.

P.21/22.285 To receive apologies for absence

Cllr. J Raywood, Mr R Carey, Mr R Maggs

P.21/22.286 To receive declarations of interest

Cllr. C. Danter – personal 13 Est

Cllr. S Raywood -DPI - item 28 (P.21/22.311)

P.21/22.287 To receive and consider requests for dispensations

None

P.21/22.288 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)*

Two members of the public spoke, to:-

- Urge the Town Council to object to the proposed extension of opening hours at 7, St Mary's Lane, due to the negative impact this will have on the quality of life of neighbours.
- Ask if the Town Council or Borough Council will ensure that Wychavon District Council will mitigate the financial impacts on this parish caused by proposed development to the East of Bredon Road.



After this item, two members of the public left the meeting.

P.21/22.289 To approve the minutes of the Planning Committee meeting held on 9th March 2022

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

P.21/22.290 To receive updates on matters arising from the minutes – for information only

P.21/22.274 – The chairman has received two emails from members of the public expressing concern over the proposed fate of the magnolia tree. She has replied that she anticipates that the Town Council will be consulted on this again, as a result of our request for further information concerning various issues with this application.

P.21/22.291 To approve payments to be made

Proposed by Cllr. H. Bowman and seconded by Cllr R. Gurney
It was **resolved** to approve the **payments list**.

The Town Clerk left the meeting at the end of this item.

P.21/22.292 To note correspondence

The chairman has received two emails from members of the public, objecting to the application in item 18, (P.21/22.301) on the grounds that the proposal would constitute a gross over-intensification of development and have a negative impact on the quality of life of neighbours.

She has also received an email from an objector to the proposal in item 20 (P.21/22.303) citing the need to protect the noise climate and amenity of local residents.

(Copies of all this correspondence had been circulated to committee members and the Town Clerk prior to the meeting.)

P.21/22.293 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

Observations:

No objection. The Town Council would be interested to see how bin storage is to be addressed considering that this proposal will result in the dwelling taking the full width of the plot.



P.21/22.294 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

Observations:

No objection.

P.21/22.295 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

Observations:

No objection.

P.21/22.296 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

Observations:

No objection, but it is noted that there is no additional provision for disabled access.

P.21/22.297 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

Observations:

No objection, but it is noted that there is no additional provision for disabled access.

P.21/22.298 Installation of 30m lattice training tower

Planning Application

12 Shannon Way Tewkesbury Business Park Tewkesbury Gloucestershire GL20 8SD

Ref. No: 22/00198/FUL



Observations:

No objection.

P.21/22.299 **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

Observations:

The Town Council has no objection to the removal of the dead tree. It is difficult to ascertain which is the cherry tree that is referred to. The advice we received from the parish tree warden is that the cherry trees within the boundary of the cemetery just needed to be pollarded and not felled.

P.21/22.300 **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

Observations:

No objection.

P.21/22.301 **Erection of 1no. dwelling.**

Planning Application

13 East Street Tewkesbury Gloucestershire GL20 5NR

Ref. No: 21/01473/FUL

Observations:

Objection

The Town Council objects to this proposal on the basis of it being overdevelopment of this site in the conservation area. Tewkesbury Town Council notes the comments made in respect of utilities supplied to adjacent properties and the suggested approach to parking provision and would appreciate further information on the potential impacts of this development on these aspects. The Parish tree warden has commented that the greengage tree is quite rare and should be retained.

P.21/22.302 **Erection of a single storey side extension.**

Planning Application

Whitewalls Richard Place Tewkesbury Gloucestershire GL20 5HD

Ref. No: 22/00226/FUL

Observations:

No objection.



P.21/22.303 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

Observations:

No objection subject to the opinion of the Conservation Officer.

It was proposed by Cllr Bowman and seconded by Cllr. Danter that the meeting should be extended by 40 minutes. **Agreed**

P.21/22.304 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

Observations:

Objection

Tewkesbury Town Council objects to the proposed change of condition 3 of planning application 21/01254/FUL due to negative impacts on the quality of life of local residents due to the takeaway element of the consented position, which this will exacerbate.

P.21/22.305 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

Observations:

Objection

The Town Council considers that the proposed Shepherds Hut is not in keeping with the character of this area.

P.21/22.306 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

Observations:

No objection



P.21/22.307 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>.

The committee considers that the selection criteria appear to be suitable and sufficiently detailed. Cllr. Bowman proposed, and Cllr. Gurney seconded this response.

P.21/22.308 To note the decisions made in January 2022, in respect of planning applications to Tewkesbury Borough Council

This item was deferred.

P.21/22.309 To consider possible candidates to propose for the Local Heritage List

This item was deferred.

P.21/22.310 To note any additional applications on the Planning Portal which will expire before 6th April 2021 and agree further actions

22/00296/TCA - various tree works at **Abbey Cottage Stables**

Observations: The Town Council considers that it is a pity that we are losing so many mature trees from our landscape. We would like to think these could be replaced with suitable replacement trees.

P.21/22.311 To note any additional information on the Planning Portal regarding applications to which this committee has already responded, and agree further actions

Cllr. S Raywood left the room and Cllr Bowman chaired this item.

18/00771/OUT

Land east of Bredon Road, off Tewkesbury Road, Bredons Hardwick

Development of up to 500 dwellings (C3 use class), including means of access (two vehicular access points from the B4080 and a pedestrian/cycle access from Derwent Drive) and associated infrastructure and landscaping including provision of formal and informal open space and drainage attenuation basins.

20/00008/OUT

Land east of Bredon Road, off Tewkesbury Road, Bredons Hardwick

Outline application with all matters reserved for a site for a primary school with seven classrooms, nursery and ancillary facilities to serve the local community – use class D1*

The committee noted that these two items will be considered at a meeting of the Wychavon District Planning Committee on 31st March at 10.00 am. The recommendation from Planning Officers is that both applications should be approved. This committee has previously prepared and had approved by Full Council, detailed representations, describing a wide range of issues that it has with these applications and strongly making the point that the people of Tewkesbury must not pay the price of these developments, in the form of negative impacts on our own services, road and sewerage infrastructure, flooding and air quality.



The deadline for making a representation to the Wychavon District Planning Committee is 28th March.

The Town Council's Planning Committee discussed this item and took the view that members of the committee should represent the council at the committee meeting at Wychavon. Cllr. H. Bowman and Cllr. C. Danter will represent the council and will discuss the nature of this representation with the committee chairman.

Meeting closed at 20:45.

DRAFT



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

	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

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