



## TEWKESBURY TOWN COUNCIL PLANNING COMMITTEE

Wednesday 9<sup>th</sup> 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 23<sup>rd</sup> 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 23<sup>rd</sup> 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

Avonbroke 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 9<sup>th</sup> 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**