



TEWKESBURY TOWN COUNCIL PLANNING COMMITTEE

Wednesday 4th May 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 4th May 2022 at 7.00 pm.

Members of the public and press are welcome to attend.

Debbie Hill
Town Clerk
26th April 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 20th April 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: 22/00255/FUL
10. **Retrospective planning application for external lighting**
Planning Application
Unit 9A Northway Lane Newtown Tewkesbury Gloucestershire GL20 8JG
Ref. No: 22/00437/FUL
11. **To determine a response to the Local Aggregates Assessment for Gloucestershire, V10. Deadline -12th May 2022**
Have Your Say Gloucestershire
12. **Application Ref:** 22/000015/CM **Grid Ref:** (E) 387195, (N) 237244
Applicant: CEMEX UK Operations Ltd.
Proposal: Proposed extraction of sand and gravel with restoration to agriculture and nature conservation, including ponds, wetlands, hedgerows and lowland mixed deciduous woodland and meadows.
Location: Ripple East, Bow Lane, Ripple, Worcestershire

www.worcestershire.gov.uk/eplanning
13. **To note any additional applications on the Planning Portal which will expire before 18th May 2022 and agree further actions**
14. **To note any additional information on the Planning Portal regarding applications to which this committee has already responded, and agree further actions**
15. **To consider possible candidates to put forward for the Local Heritage List (standing item)**
16. **To review the Forward Plan**



TEWKESBURY TOWN COUNCIL PLANNING COMMITTEE

Wednesday 20th April 2022

Present: Cllrs. J Raywood, S Raywood, H Bowman

Also present: No member/s of the public

MINUTES

- P.21/22.331 Welcome.**
The meeting started at 7.20 pm, the committee not being quorate until that time.
The chairman welcomed all attendees to the meeting.
- P.21/22.332 To receive apologies for absence**
Cllr Gurney, Mr R Carey
- P.21/22.333 To receive declarations of interest**
None
- P.21/22.334 To receive and consider requests for dispensations**
None
- P.21/22.335 Public participation** *(to provide members of the public/press with the opportunity to comment on items on the agenda or raise items for future consideration. In accordance with Standing Orders this will not exceed 12 minutes in total and 3 minutes per person)*
None
- P.21/22.336 To approve the minutes of the Planning Committee meeting held on 6th April 2022**
Proposed by Cllr. H. Bowman and **seconded by** Cllr. S. Raywood



It was **resolved** to approve the **minutes**.

P.21/22.337 To receive updates on matters arising from the minutes – for information only

P.21/22.319 and P.21/22.329 – Cllr J Raywood submitted a written statement in advance and attended the meeting in order to speak against the application but had to leave after two and a half hours to attend another appointment. At that point, the agenda item had not been addressed and was not likely to be addressed for a while. It was agreed with the Borough solicitor that a planning officer who was not connected to the application would read her statement to the committee. It is understood that there were other speakers too. The officer recommendation was to permit but the committee outcome was to refuse.

P.21/22.330 – this will be addressed at the next meeting. An enquiry has been made to see if we can have some advice from the county about this, with regard to how this assessment might impact on our parish. Cllr Bowman has spent some time analysing the consultation document.

P.21/22.338 To note correspondence

The Town Council is being consulted on an application (22/000015/CM) by CEMEX to excavate gravels and landscape afterwards at Ripple East, Bow Lane, Ripple, Worcestershire (EIA Development). The deadline for responses is 20th May. www.worcestershire.gov.uk/eplanning.

This is just to the north of the M50 and the site at Bow Farm, on which we have already been consulted and which has yet to be determined. The proposals do not appear to have a transport impact for our parish, so our response is likely to focus on nuisance caused by noise and dust and also loss of habitat and amenity.

We have received notice of a deferred planning committee at Bredon Parish Council, which will take place on 28th April at 11.00am. On the agenda will be the two major applications on land east of Bredon Road. Cllr Bowman will endeavour to attend the meeting.

P.21/22.339 Removal of existing conservatory and erection of a side extension.

Planning Application

The Homestead Gannaway Lane Newtown Tewkesbury Gloucestershire GL20 8DA
Ref. No: 22/00079/FUL

Observations:

No objection

P.21/22.340 Erection of an extension to existing garage, alterations to existing garage doors and provision on link extension to existing dwelling.

Planning Application



26 Pyke Road Newtown Tewkesbury Gloucestershire GL20 8DX
Ref. No: 22/00349/FUL

Observations:

No objection
Remove

- P.21/22.341** **2 fir trees - removal - poor condition. 1 Holly - reduced by half. Have been advised by a tree surgeon that they are unsafe. There is damage to out footpaths and also to the public footpath between us and our neighbours. The trees have become very sparse in the middle with only growth at the ends of the branches. We are concerned that the trees could damage our neighbours house.**

Planning Application

4 Union Place Chance Street Tewkesbury Gloucestershire GL20 5RE

Ref. No: 22/00441/TCA

Observations:

No objection

- P.21/22.342** **Erection of a dwelling, altered access/parking and reforming external space.**

Planning Application

26 Barton Road Tewkesbury Gloucestershire GL20 5QL

Ref. No: 21/01371/FUL

Observations:

Objection

The Town Council has concerns that the proposal does not demonstrate that Highway safety would not be negatively impacted by the scheme. These concerns relate to the arrangement of the parking area and the fence associated with the garden for the proposed new dwelling. It has not been demonstrated that a vehicle can turn around on site and therefore it must either enter or exit in reverse. It has also not been demonstrated that there would be sufficient pedestrian or vehicular visibility due to the 1.8m height of the proposed fencing.

- P.21/22.343** **Erection of a single storey rear extension and rear dormer extension. Erection of a detached outbuilding.**

Planning Application

7 Howells Road Tewkesbury Gloucestershire GL20 5PW

Ref. No: 22/00384/FUL

Observations:

The Town Council would like more information about how the larger bedroom on the south side of the second floor receives natural ventilation and light as this is not clear from the drawings.



The plan appears to indicate some form of rooflight but this does not show on the elevation.

The Town Council believes this application to be partially retrospective.

- P.21/22.344 To note the decisions made in March 2022, in respect of planning applications to Tewkesbury Borough Council**
Noted
- P.21/22.345 To note any additional applications on the Planning Portal which will expire before 4th May 2022 and agree further actions**
None
- P.21/22.346 To note any additional information on the Planning Portal regarding applications to which this committee has already responded, and agree further actions**
None
- P.21/22.347 To consider possible candidates to put forward for the Local Heritage List (standing item)**
It was suggested that consideration should be given to the frontages of the houses on Howells Road (backing onto Saffron Road) being put forward.

There being no further business, the meeting closed at 20:33

Signature of Chairman

Date

TEWKESBURY TOWN COUNCIL and Community Engagement in Planning Issues

January 2019



The Context:

- Tewkesbury has a fragile historical and environmental heritage which must be preserved and developed with care.
- There are several sites of potential development in neighbouring parishes, the very prospect of which could have a detrimental effect on the economy of our town and the morale of its people.
- Tewkesbury people readily voice their concerns but many don't know how to do this effectively.

What needs to be addressed:

- Social media sites are peppered with ill-informed and negative statements about the town and its governance.
- Few residents seem tempted to attend council meetings.
- There is a low level of interest amongst councillors, in attending Planning Committee meetings.
- When a planning issue arises, which causes concern or excitement to the public at large, very few residents know what steps they can take.

What we could do:

Be more welcoming	Improve accessibility	Inform and educate
<ul style="list-style-type: none">• Once a month, open the Town Hall earlier, to meet and greet the public before the meeting.• Offer refreshments• Encourage other councillors to attend to hold surgeries.	<ul style="list-style-type: none">• Hold planning committee meetings in the Court Room.• Improve the quality of IT equipment used in meetings, so that they can run more efficiently.	<ul style="list-style-type: none">• Provide information leaflets for the public, about different pertinent aspects of planning.• Use time before meetings for displays by prospective developers, advice drop-ins attended by Borough Planning officers, NDP consultations, etc.

TEWKESBURY TOWN COUNCIL and Community Engagement in Planning Issues Review November 2020



Review November 2020:

- **Be more welcoming**
 - public meetings (with refreshments and activities for children) on Planning issues have been held, presented by officers from GCC and TBC. These have been well attended by public and councillors. A PA system was purchased to facilitate these events.
- **Improve accessibility**
 - prior to the pandemic lockdown in March 2020, committee meetings have regularly been held in the Court Room, attended by members of the public.
 - a new, better projector has been purchased.
 - an appropriate LCD display screen has been identified but not yet purchased.
 - communication with TBC has been strengthened in order to ensure improved access to the Planning Portal. (TTC Forward Plan 2.1)
 - during lockdown, the Planning Committee was quick to adopt digital media in order to keep meeting regularly and has retained its regular audience from amongst local tax payers.
- **Inform and Educate**
 - public meetings have increased public understanding of Conservation Areas, Trees and Conservation, Tewkesbury Town Regeneration SPD and issues related to local road networks. (TTC Forward Plan 2.2, 4.1, 6.1)
 - The Town Hall has hosted exhibitions on the Regeneration SPD, the Borough Plan, the Ashchurch Masterplan and Car Parking Strategy and was a deposit location for a variety of other consultations. (TTC Forward Plan 2.2, 4.1, 4.2, 6.1, 6.2)
 - Plans for committee members to be on-site to support non-users of digital technology in responding to the car parking strategy were halted in March, due to the advancing pandemic.
 - Planning Committee members have exchanged views and information related to recent government white papers and the Northway/Ashchurch Bridge consultation, with our local MP, Gloucestershire Civic Societies and local parish councils. (TTC Forward Plan 2.2, 3.2, 4.1, 4.2)

TEWKESBURY TOWN COUNCIL and Community Engagement in Planning Issues

November 2020



Possible next steps:

Improve accessibility

- Make steps to be ready to offer hybrid meetings should Government legislation permit them.

Inform and educate

- Explore the possibility of training a member of staff, to set up displays on planning-related matters and offer information and basic advice to visitors

Promoting and enhancing our Town

- Investigate the possibility of reinvigorating the Neighbourhood Plan (through co-opted committee members?) (TTC Forward Plan 1.1)
- Actively promote the improvement and development of public spaces, through involvement in TTRP (TTC Forward Plan 3.1, 4.2, 6.1, 6.2, 6.3)

TEWKESBURY TOWN COUNCIL and Community Engagement in Planning Issues

Review September 2021



Review September 2021:

- **Be more welcoming**
 - Now that Coronavirus restrictions are no longer in place **Tewkesbury 2030**, a day-long event, will take place in the George Watson Memorial Hall on 18th September 2021, in conjunction with GCC, TBC, EA, HE, Gloucestershire Constabulary and other stakeholders. The public will be able to view a series of visions for the future development of Tewkesbury and neighbouring parishes on a range of topics, from road and drainage infrastructure, to sustainability and housing development. Councillors will be available to gather their opinions and ideas. The focus will very much be on what members of the public think.
 - It is hoped that further events will follow, the course of the pandemic permitting. (TTC Forward Plan 2.2, 4.1, 4.2, 6.1, 6.2)
 - The Planning Committee has successfully been able to attract and co-opt members of the public who are not councillors, but who have relevant skills and interests.
- **Improve accessibility**
 - Committee meetings have resumed in the Court Room, attended by members of the public.
 - The purchase of an LCD display screen has not yet been made but it has been found to be more necessary.
 - Government legislation has not allowed the continuation of online committee meetings or facilitated the development of hybrid meetings, although the holding of working group meetings online, with public attendance has worked well.
- **Inform and Educate**
 - Developers are again being encouraged to provide hard copy to the Town Hall for consultation by non-users of digital technology.
 - Planning Committee members have continued to exchange views and information related to government and local planning policy changes and have advocated that the Town Council join the Gloucestershire and Worcestershire Association of Parish Councils. (TTC Forward Plan 2.2, 3.2, 4.1, 4.2)
 - The Planning Committee has noted a need for further engagement, in the development of a local design guide, assessing the viability and desirability of an NDP, to promote the forthcoming shop fronts design guide and to focus on the Regeneration SPD for Back of Avon.
 - There is not currently the capacity to have staff time for display work but greater officer input in remote meetings was appreciated.

TEWKESBURY TOWN COUNCIL and Community Engagement in Planning Issues

September 2021



Possible next steps:

Improve accessibility

- Make steps to be ready to offer hybrid meetings should Government legislation permit them.
- Purchase an LCD screen

Inform and educate

- Explore the possibility of training a member of staff, to set up displays on planning-related matters and offer information and basic advice to visitors
- Restart public events programme
- Contribute to the proposed TTC newsletter
- Develop a Planning page on the TTC website, bringing public attention to consultations etc

Promoting and enhancing our Town

- Investigate the possibility of reinvigorating the Neighbourhood Plan (through co-opted committee members?) (TTC Forward Plan 1.1)
- Actively promote the improvement and development of public spaces, through involvement in TTRP (TTC Forward Plan 3.1, 4.2, 6.1, 6.2, 6.3)
- Engage/lead in the development of a local design guide