



TEWKESBURY TOWN COUNCIL PLANNING COMMITTEE

Wednesday 4th May 2022

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

Also present: No members of the public

MINUTES

P.21/22.348 Welcome.

The meeting started at 19:00
chairman welcomed all attendees to the meeting, ensuring that all present knew each other's identity.

P.21/22.349 To receive apologies for absence

Mr R Carey
Cllr S Raywood – likely to arrive late

P.21/22.350 To receive declarations of interest

SR – DPI

P.21/22.351 To receive and consider requests for dispensations

None

P.21/22.352 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.21/22.353 To approve the minutes of the Planning Committee meeting held on 20th April 2022
Proposed by Cllr Gurney and seconded by Cllr Bowman**

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

P.21/22.354 To receive updates on matters arising from the minutes – for information only

Re. P.21/22.338 – the two major applications to the east of Bredon Road have been considered by Wychavon District Council's Planning Committee, following a site visit, and refused for the following reasons:

1. Bredon's neighbourhood plan didn't include that land for development and the plan was the latest plan to be approved and should therefore hold sway.
2. That Tewkesbury Borough Council doesn't rely on the 500 houses to demonstrate a 5 year housing plan as even with the 500 included from the latest examination of TBC's plan there would still be a shortfall of around 450 houses, (despite Fiddington not all housing applications granted in Tewkesbury Borough have been completed)
3. A full ecological survey has not been done
4. The development would impact on Bredon Hill and its Area of Natural Beauty.

Once the housing was refused then there would be no reason to build the school so that application was also refused with 14 votes for refusal.

P.21/22.355 To note correspondence

The chairman has just received an email of complaint from a business owner regarding the refusal of an application, to which she will reply.

P.21/22.356 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

Observations:

No objection. However, the Town Council is surprised to note that there does not appear to be any disabled toilet provision in the building (we realise this is not a planning issue though).

During item P.21/22.356 Cllr S. Raywood arrived at the meeting.

P.21/22.357 Retrospective planning application for external lighting

Planning Application

Unit 9A Northway Lane Newtown Tewkesbury Gloucestershire GL20 8JG

Ref. No: 22/00437/FUL

Observations:

No objection

P.21/22.358 To determine a response to the Local Aggregates Assessment for Gloucestershire, V10. Deadline -12th May 2022

Have Your Say Gloucestershire

The following correspondence has been received from Robin Drake of GCC

Thank you for contacting the County Council's Minerals & Waste Policy team concerning the recent notification for the 10th Local Aggregate Assessment for Gloucestershire 2020. Please accept my apology for the short delay in providing a response.

Firstly, can you pass on my gratitude for the interest shown by Tewkesbury Town Council in the notification.

The Local Aggregate Assessment is an annually published data release covering information on the supply and future availability of aggregate minerals that are worked in the county. The document is a requirement of the mineral planning system in operate across the country and is something that the County Council has been engaged in for the last decade. For many years prior to Local Aggregate Assessments, Gloucestershire data was also collected by the County Council and then collated and published at a regional and national level only.

Earlier this year, the Lead County Councillor responsible for planning decided to expand the notification of the most recent draft Local Aggregate Assessment to all parish and town councils in Gloucestershire. This is the reason why Tewkesbury Town Council have received correspondence on this matter for the first time.

Local Aggregate Assessments present monitoring data and do not propose any new policies including for local plan making. Gloucestershire is covered by a comprehensive local policy framework for future mineral developments contained within the Minerals Local Plan for Gloucestershire. This plan is up-to-date and was adopted in March 2020. Local Aggregate Assessments are also not subject to formal statutory consultation requirements or third party examinations. Nevertheless, the County Council has sought to adopt good practice and voluntarily invites industry and other involved organisations, such as neighbouring mineral planning authorities, to review its draft version of the Local Aggregate Assessment each year prior to final publication. This has largely been in a ‘fact checking’ capacity. In the interest of procedural transparency all parish and town councils in Gloucestershire have now been added to the draft Local Aggregate Assessment circulation list from 2022. In doing so, all parish and town councils are now furnished with the most up-to-date emerging aggregate mineral supply and availability data at the same time as other interested parties.

I hope this explanation alleviates any concerns of members of the Tewkesbury Town Council about what is being expected of them regarding engagement with the draft Local Aggregate Assessment. I can confirm that to date, the County Council has received a very small number of queries from industry and neighbouring mineral planning authorities. The volume and nature of the correspondence received is as expected. No representations have been received from any of Gloucestershire’s parish or town councils.

Observations:
The Town Council thanks Gloucestershire County Council for the information provided, particularly as it contains useful base data on the expected number of dwellings to be built in the coming decade. The Town Council has no other comment to make but will be interested to receive the 2023 update.

P.21/22.359 **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

Observations:

The Town Council raises no objection. Due to the routing of extracted material via the River Severn the impact on local roads would be minimised. The Town Council notes that the extraction will happen over a limited number of years and the land restored quickly, leaving a legacy for biodiversity.

P.21/22.360 To note any additional applications on the Planning Portal which will expire before 18th May 2022 and agree further actions
None

P.21/22.361 To note any additional information on the Planning Portal regarding applications to which this committee has already responded, and agree further actions

Siting of Shepherd's Hut for short term holiday rental and extension to boundary fence

Planning Application

The Bolt Hole Swilgate Road Tewkesbury Gloucestershire GL20 5PJ

Ref. No: 21/01451/FUL

Observations:

The Town Council requests additional information before making further comments. The Council would like to know what the fence will actually look like and feel that a 2.07 metre fence is high, relative to the adjacent property. The Council would also like to know the Conservation Officer's current opinion based on the drawings submitted recently.

P.21/22.362 To consider possible candidates to put forward for the Local Heritage List (standing item)

It was suggested that the two cottages (The Bolthole and its neighbour) along Swilgate Road could be put forward for inclusion if that has not already happened.

P.21/22.363 To review the Forward Plan

The forward plan was reviewed, and a discussion was had on the future direction to be taken, with regard to recruitment of members, staffing and local planning policy. There being no further business, the meeting closed at 20:52

Signature of chairman

Date