



## **TEWKESBURY TOWN COUNCIL PLANNING COMMITTEE**

**Wednesday 18<sup>th</sup> 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 18<sup>th</sup> May 2022 at 7.00 pm.**

**Members of the public and press are welcome to attend.**

Debbie Hill  
Town Clerk  
12<sup>th</sup> May 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 4<sup>th</sup> May 2022**
- 7. To receive updates on matters arising from the minutes – for information only**

8. **To note correspondence**
9. **Erection of a single storey rear extension, garage, carport and porch.**  
Planning Application  
6 Knights Way Newtown Tewkesbury Gloucestershire GL20 8DY  
Ref. No: 22/00457/FUL
10. **Change to the shop signage.**  
Planning Application  
104 - 105 High Street Tewkesbury Gloucestershire GL20 5JZ  
Ref. No: 22/00407/LBC
11. **Alterations to re-divide the property into two, introduce a new external front entrance door to no.8, and to remove external signage and an external ATM from no 9.**  
Planning Application  
Halifax Plc 8 And 9 High Street Tewkesbury Gloucestershire GL20 5AL  
Ref. No: 22/00339/LBC
12. **Alterations to re-divide the property into two, introduce a new external front entrance door to no.8, and removal of external signage and an external ATM from no 9.**  
Planning Application  
Halifax Plc 8 And 9 High Street Tewkesbury Gloucestershire GL20 5AL  
Ref. No: 22/00326/FUL
13. **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
14. **Internal alterations to include replacement of ground floor staircase and installation of partition wall. (Part retrospective).**  
Planning Application  
9 Abbey Terrace Gloucester Road Tewkesbury Gloucestershire GL20 5SP  
Ref. No: 22/00461/FUL
15. **Internal alterations to include replacement of ground floor staircase and installation of partition wall. (Part retrospective).**  
Planning Application  
9 Abbey Terrace Gloucester Road Tewkesbury Gloucestershire GL20 5SP  
Ref. No: 22/00462/LBC
16. **Erection of a single storey side and rear extension and demolition of existing garage.**  
Planning Application  
42 Moulder Road Newtown Tewkesbury Gloucestershire GL20 8EE  
Ref. No: 22/00435/FUL
17. **Removal of partition wall and levelling of floor area.**  
Planning Application  
Berkeley Arms Church Street Tewkesbury Gloucestershire GL20 5PA  
Ref. No: 22/00433/LBC

- 18. Demolition of existing garage, erection of a replacement two storey front and side extension.**  
Planning Application  
46 Knights Way Newtown Tewkesbury Gloucestershire GL20 8DY  
Ref. No: 22/00482/FUL
- 19. Conversion of former out house used for office and store into Art Studio.**  
Planning Application  
2 The Annexe Barton Road Tewkesbury Gloucestershire GL20 5QL  
Ref. No: 22/00073/FUL
- 20. Works to change the front patters plates on the property**  
Planning Application  
54 Church Street Tewkesbury Gloucestershire GL20 5RZ  
Ref. No: 22/00489/LBC
- 21. To consider Tewkesbury Borough Council's Proposed Public Space Protection Order (PSPO) for Dog Control consultation and agree a response**
- 22. To note any additional applications on the Planning Portal which will expire before 18<sup>th</sup> May 2022 and agree further actions**
- 23. To note any additional information on the Planning Portal regarding applications to which this committee has already responded, and agree further actions**
- 24. To note the decisions made in April 2022, in respect of planning applications to Tewkesbury Borough Council**
- 25. To consider possible candidates to put forward for the Local Heritage List (standing item)**



## TEWKESBURY TOWN COUNCIL PLANNING COMMITTEE

Wednesday 4<sup>th</sup> 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 20<sup>th</sup> 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 -12<sup>th</sup> 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 10<sup>th</sup> 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.

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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.

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**Location:** Ripple East, Bow Lane, Ripple, Worcestershire  
[www.worcestershire.gov.uk/eplanning](http://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 18<sup>th</sup> 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**

## TEWKESBURY BOROUGH COUNCIL

### Public Space Protection Order (PSPO) for Dog Control consultation

Tewkesbury Borough Council are undertaking a consultation on the re-introduction of a Public Space Protection Order (PSPO) for dog control within the Borough.

There were previously two provisions relating to dog fouling under The Public Space Protection (Tewkesbury) Order made in 2018. This order expired in 2021.

The Authority is now consulting on a proposal to re-introduce the PSPO for dog control but with some minor variations. We are proposing to include the following in the new PSPO –

- 1) **Dog Fouling** - Makes it an offence if a person in charge of a dog fails to clean up its faeces. Covering all public places in the Borough. This is defined as any place to which the public or any section of the public has access, on payment or otherwise, as of right or by virtue of express or implied permission. (Included on 2018 order)
- 2) **Failing to produce a receptacle for picking up dog faeces** – This would require dog walkers to carry an appropriate receptacle for dealing with the waste that their dog/s produce. This requirement aims to ensure that dog walkers always have the means (i.e. a receptacle) to pick up their dog's faeces. (Included on 2018 order)
- 3) **Dog Exclusion** - Makes it an offence to allow a dog into a childrens playpark which have been designated to exclude dogs. This will include all fenced/ enclosed children's playgrounds. (New proposal)
- 4) **Failure to provide details** – This will make it an offence for anyone who has committed an offence under the order and who refuses to give their name, address and date of birth when asked by an authorised officer. Equally giving a false or inaccurate name, address or date of birth to an authorised officer will also be considered an offence under the order. (New proposal)

**Next steps:** All comments and feedback from the consultation and survey questionnaire will be considered before the PSPO is introduced.

Please follow the link <https://www.tewkesbury.gov.uk/forms/pspo-consultation> to make comments on the consultation by **Monday 6<sup>th</sup> June 2022**.

Once a PSPO is implemented it will remain in place for 3 years after which it can be renewed. The PSPO can also be varied at any time within this period.

Please note that a registered blind person, or a person with a disability affecting their mobility, manual dexterity or ability to lift, carry or move everyday objects and who relies upon a dog trained by a prescribed charity for assistance is exempt from the dog fouling order.



If anyone fails to meet the requirements of the PSPO or to comply with a request from a authorised council officer they could be issued with a Fixed Penalty Notice (FPN) of up to £100 or prosecuted.



### Planning outcomes in April 2022 for applications to Tewkesbury Borough Council.

Planning Reference	Description	Location	Outcome
22/00441/TCA	2 fir trees - removal - poor condition. 1 Holly - reduced by half.	4 Union Place Chance Street	No objections
22/00295/LBC	Erection of a Commemorative Plaque to the external front wall of No 28 St Mary's Lane	28 St Marys Lane	Consent
22/00343/LBC	Installation of a new sign board.	Theoc House 85 Barton Street	Consent
22/00217/ADV	Installation of a new sign board.	Theoc House 85 Barton Street	Consent
22/00265/FUL	Erection of a single storey rear extension.	13 Twixtbears	Permit
22/00135/LBC	Repairs to gable end timber frame, including replacement of infill panels and isolated repointing.	Abbey House Abbey Precinct	Consent
21/01430/FUL	Raising of roof height of garage to enable part conversion for additional living accommodation.	58 Mowbray Avenue	Permit
21/01350/LBC	Removal of WC, basin and shower. Removal of section of internal first floor wall.	5 Barton Street	Consent
21/01227/LBC	Repair and restore 4no. windows.	1 Abbey Cottage Abbey Precinct	Consent