



TEWKESBURY TOWN COUNCIL PLANNING COMMITTEE

Wednesday 27th July 2022

Present: Cllrs. J Raywood, S Raywood, R Gurney, P Jones, Mr R Maggs and Mr R Carey

MINUTES

- P.22/23.090 Welcome.**
The meeting began at 7.32pm in the Court Room of Tewkesbury Town Hall. The chairman welcomed all present and thanked them for their time.
- P.22/23.091 To receive apologies for absence**
Cllr. H Bowman
- P.22/23.092 To receive declarations of interest**
SR – general DPI – employed by the Planning Inspectorate
PJ – item 10 (P.22/23.099) - resident
- P.22/23.093 To receive and consider requests for dispensations**
None
- P.22/23.094 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.22/23.095 To approve the minutes of the Planning Committee meeting held on 13th July 2022**
Proposed by Cllr. R. Gurney seconded by Mr R. Carey
It was resolved to **approve** the minutes
- P.22/23.096 To receive updates on matters arising from the minutes – for information only**
None
- P.22/23.097 To note correspondence**
Further to the request of Full Council, a hard copy of the Tewkesbury Local Cycling and Walking Infrastructure Plan is now available on the table in the Corn Exchange.

Re. **22/00172/FUL & 22/00173/LBC - 16 High Street**, the planning officer replied:

‘For space standards, Policy SD11 from the Joint Core Strategy is applied. The space standards in this instance only relates to householder development. Therefore, in this application Policy SD11 does not apply. I am currently liaising with Environmental Health for their opinion on the matter. Notwithstanding this, the commercial use of the building would be required to meet Environmental Health legislation.’

Re. **22/00384/FUL - 7 Howells Road**, the planning officer replied:

‘Our interpretation ... is that you are referring to Schedule 2, Part 1, Class AA of the General Permitted Development Order. Which can be found below.

Class AA - enlargement of a dwellinghouse by construction of additional storeys.
Permitted development

AA. The enlargement of a dwellinghouse consisting of the construction of—
(a) up to two additional storeys, where the existing dwellinghouse consists of two or more storeys; or
(b) one additional storey, where the existing dwellinghouse consists of one storey, immediately above the topmost storey of the dwellinghouse, together with any engineering operations reasonably necessary for the purpose of that construction.
This relates to the construction of a new additional storey and does not relate to the conversion of internal loft space.

Due to this, the installation of the rooflights can be done through permitted development. Therefore, we are still of the opinion that the objection raised is not a substantive planning issue and this application will be determined under delegated powers.’

P.22/23.098 T1 Lime: Pollard back to old pollard points by 3m. To maintain good tree health and longevity.

Planning Application
10 Oldbury Road Tewkesbury Gloucestershire GL20 5NA
Ref. No: 22/00800/TCA

Observations:

No objection

Cllr Jones stepped out of the room at this point.

P.22/23.099 Replacement of existing timber window units with UPVC double glazed units throughout the building.

Planning Application
The Maltings Station Street Tewkesbury Gloucestershire GL20 5NN
Ref. No: 22/00532/FUL

Observations:

No objection subject to the Conservation Officer agreeing with the colour and texture of the uPVC frames.

Cllr Jones returned to the room at this point.

P.22/23.100 Demolition of existing rear conservatory. Erection of a first floor side extension, single storey front extension, single storey rear extension and alterations to the fenestration.

Planning Application

21 Churchill Grove Newtown Tewkesbury Gloucestershire GL20 8EL

Ref. No: 22/00613/FUL

Observations:

No objection

P.22/23.101 To increase the size of side dormer.

Planning Application

11 Tretawn Gardens Newtown Tewkesbury Gloucestershire GL20 8EF

Ref. No: 22/00529/FUL

Observations:

No objection provided the Planning Officer is content that there is no issue with overlooking the neighbouring property.

P.22/23.102 Erection of a rear extension

Planning Application

Royal Hop Pole Hotel Church Street Tewkesbury Gloucestershire

Ref. No: 20/00894/LBC

Observations:

No objection

P.22/23.103 Erection of a rear extension

Planning Application

Royal Hop Pole Hotel Church Street Tewkesbury Gloucestershire

Ref. No: 20/00893/FUL

Observations:

No objection

P.22/23.104 To note any additional applications on the Planning Portal which will expire before 17th August 2022 and agree further actions

Change of use application from C2 (residential school) to F1(a) (learning and non-residential institution) at the former Abbey Rose School, Gloucester Road, Tewkesbury.

Planning Application

Former Abbey Rose Gloucester Road Tewkesbury Gloucestershire GL20 7DG

Ref. No: 22/00666/FUL

Observations:

No objection

P.22/23.105 To note any additional information on the Planning Portal regarding applications to which this committee has already responded, and agree further actions

Re. **The Bolt Hole, Swilgate Road, Tewkesbury (reference 21/01451/FUL)**, the planning officer replied:

'I refer to the above planning application, for the proposed siting of a Shepherd's Hut for short term holiday rental and an extension to the boundary fence. This application was formerly allocated to Isobella Howell, who has recently left the Council, and this application has been re-allocated to me.

In the comments dated 4th May, Tewkesbury Town Council requested additional information on this application before making further comments and requested to know what the fence would look like. You further commented that the Council would like to know the Conservation Officer's current opinion based on the drawings submitted recently.

The Conservation Officer had originally suggested that the applicant erect a couple of vertical battens on the property, accurately marking the height of the eaves of the hut along Swilgate Road in order to more accurately judge the impact of this particular hut, and also suggested that the applicant include in their application the finished boundary features enclosing the hut so that this can also be assessed.

The applicant's agent responded to this request, advising that the height of the eaves of the hut relative to the fencing and existing building are shown on the plan on the second page of the attached document. On this basis the Conservation Officer has since confirmed that he offers no objection to this application.'

Observations:

The Town Council defers to the opinion of the Conservation Officer.

There being no further business, the meeting was closed at 8:27pm.

Chairman's signature

17th August 2022