



TEWKESBURY TOWN COUNCIL PLANNING COMMITTEE

Wednesday 13th July 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 13th July 2022 at 7.30 pm.

Members of the public and press are welcome to attend.

Debbie Hill
Town Clerk
6th July 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 29th June 2022**
- 7. To receive updates on matters arising from the minutes – for information only**

8. To note correspondence
9. **Residential Development (up to 235 dwellings), associated works, including infrastructure, open space and landscaping and pumping station. Construction of a new vehicular access from Mythe Road and demolition of existing structures.**
Planning Application
Land East Of Mythe Road, Tewkesbury
Ref. No: 22/00610/OUT
10. **Proposed two storey side and single storey rear extensions plus replacement doors and windows**
Planning Application
12 Carrant Road Mitton Tewkesbury Gloucestershire GL20 8AD
Ref. No: 22/00630/FUL
11. **Proposed change of use of offices to a mixture of 9 no. one and two bedroom flats and studio apartments with conversion of outbuildings to provide two dwellings.**
69-70 High Street Tewkesbury Gloucestershire GL20 5LE
Ref. No: 19/00686/FUL
12. To note any additional applications on the Planning Portal which will expire before 27th July 2022 and agree further actions
13. To note any additional information on the Planning Portal regarding applications to which this committee has already responded, and agree further actions
14. To note the decisions made in June 2022, in respect of planning applications to Tewkesbury Borough Council



TEWKESBURY TOWN COUNCIL PLANNING COMMITTEE

Wednesday 29th June 2022

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

In attendance: Mrs D Hill, Town Clerk

MINUTES

- P.22/23.058 Welcome.**
The chairman welcomed everyone to the meeting. The meeting started at 7.32pm
- P.22/23.059 To receive apologies for absence**
Cllr. H Bowman (holiday)
Cllr. S Raywood (will probably be late, due to work)
- P.22/23.060 To receive declarations of interest**
Cllr. S Raywood – DPI – employed by the Planning Inspectorate
- P.22/23.061 To receive and consider requests for dispensations**
None
- P.22/23.062 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.22/23.063 To approve the minutes of the Planning Committee meeting held on 15th June 2022**
Proposed by RC seconded by RM
It was resolved to **approve** the minutes
- P.22/23.064 To receive updates on matters arising from the minutes – for information only**
None that are not covered elsewhere on this agenda
- P.22/23.065 To note correspondence**
Cllr Cody has circulated a link to the Tewkesbury Local Cycling and Walking Infrastructure Plan which has just been published by GCC.
<https://www.gloucestershire.gov.uk/media/2115397/tewkesbury-lcwip-final.pdf>
RM and RC requested details of the link.

22/00384/FUL - 7 Howells Road

The following response to our comments has been received from the Planning Officer.
'These comments have been noted but the proposed addition of the rooflights onto the principal elevation is something that the applicants could do under permitted development rights which this property is afforded. Therefore, the objection raised is not a substantive planning issue and this application will be determined under delegated powers.'

Email from the Civic Society re. 19/00686/FUL

'The Civic Society notes that in the latest (Feb.22) iteration of these proposals the room which was to be used to store cycles is no longer to be so used, we welcome that change.

However we remain opposed to this application for all the other reasons detailed in our earlier objection.

We also note that in the revised drawings for waste/recycling and cycle storage, there seems no differentiation nor accommodation for food waste containers? Is the assumption that food waste is merged with other waste? This application should not be considered further until this matter is addressed and shown on drawings.'

The committee will consider the revised proposals during the next meeting.

22/00615/FUL (retrospective) & 22/00616/LBC

JR has received an email from a resident in St Mary's Lane, describing the current state of relationships between residents and the course of events over recent weeks. The writer asks this committee to consider the whole background to the application.

P.22/23.066 Change use from office to a single dwelling house.

Planning Application

Thomson And Banks 27 Church Street Tewkesbury Gloucestershire

Ref. No: 22/00664/FUL

Observations:

No objection

P.22/23.067 Attach 2 CCTV cameras to external walls.

Planning Application

3 Turners Court Tewkesbury Gloucestershire GL20 5RU

Ref. No: 22/00616/LBC

Observations:

No objection, subject to the conservation officer's opinion.

P.22/23.068 2 CCTV cameras to external walls (retrospective).

Planning Application

3 Turners Court Tewkesbury Gloucestershire GL20 5RU

Ref. No: 22/00615/FUL

Observations:

No objection, subject to the conservation officer's opinion.

Councillor S Raywood left the meeting at this point.

P.22/23.069 Residential Development (up to 235 dwellings), associated works, including infrastructure, open space and landscaping and pumping station. Construction of a new vehicular access from Mythe Road and demolition of existing structures.

Planning Application
Land East Of Mythe Road, Tewkesbury
Ref. No: 22/00610/OUT

Observations:

The following issues were discussed and it was agreed that JR would write a formal draft response, based on the issues raised below, which would then be confirmed by committee members via email, before being suitably amended if necessary and submitted for the consideration of the Full Council on 11th July.

Objection.

Issues of concern are:

Future management of SUDS, open spaces and recreation spaces – a failure to manage the SUDS could have flooding implications in the town.

The practicality of relying on the permeability of private gardens to manage surface water

A lack of strategies for the reduction of energy use and carbon emission

Lack of information on how a net gain in biodiversity can be achieved

No consideration of the nearby Mythe Railway Nature Reserve

References to outdated policies

Potential for suburban sprawl to the north of Tewkesbury and consequent harm to Tewkesbury's identity

Paragraph 2.10 of the Travel Plan refers to 'Melksham' - how much of this document is based on data specific to Tewkesbury and how much to another town altogether?

A dependence on transport strategies that cannot be enforced.

A lack of recognition that this site is not conducive to active and/or sustainable travel modes

Lack of evidence to say many cars must be planned for

Potential impacts on the Tewkesbury's road network, especially around the Black Bear roundabout Potential negative impacts on air quality in Tewkesbury town centre

An apparent lack of consideration for the fact that the site is up a significant hill slope

A lack of safe road crossing points

Local accident 'black spots'.

Commuting times

Access by construction traffic and number of deliveries

Councillor S Raywood returned to the meeting at this point.

P.22/23.070 To determine a response to the Gambling Act 2005: Statement of Principles (Policy) consultation by TBC, deadline for responses September 4th 2022

[Statement of Principles](#) (please scroll to top of web page to find the consultation document)

Observations:

This is a very thorough document except that the borough-wide population figure is now out of date and should be amended to reflect the findings of the 2021 census.

- P.22/23.071 To determine a response to the Licensing Act 2003: Statement of Licensing Policy consultation, deadline for responses September 4th 2022**
[Statement of Licensing Policy](#) (please scroll to top of web page to find the consultation document)

Observations: This is a very thorough document which accurately reflects recent legislative changes.

- P.22/23.072 To receive an update on the Parish and Town Councils Seminar that took place at the Borough Council Offices on 15th June 2022**

Committee members were provided with notes and slides from the meeting, which seemed mostly to reiterate planning procedure. Some of the points made in the slides suggest a change in approach to responses from Parish Councils although assurance has been received from a Borough Councillor that this is not the case.

- P.22/23.073 To note any additional applications on the Planning Portal which will expire before 13th July 2022 and agree further actions**

None

- P.22/23.074 To note any additional information on the Planning Portal regarding applications to which this committee has already responded, and agree further actions**

Observations:
None that have not already been mentioned.

- P.22/23.075 To review the list of possible candidates that have been suggested to this committee for the Local Heritage List**

Suggestions so far are:

- The Mythe Water Works
- Mythe Toll House – already listed grade 2
- Mythe Tute – already features on the Heritage Gateway
- Tewkesbury Borough Council Offices
- The Bolt Hole and its neighbour on Swilgate Road
- Interwar house frontages on Howells Road, although the proposed works to 7 Howells Road will render them unsuitable for this
- Mount Pleasant House, off Chance Street
- North East Terrace
- Sports Club on East Street
- The railway platforms behind Cotteswold Gardens
- The Maltings, Station Street
- Stone trough on St Mary's Road, currently used as a planter

With the exception of the Mythe Toll House and the Mythe Tute, further research is required to determine whether they should be offered for inclusion on the list.

There being no further business, the meeting closed at 8.58pm.

Chairman's signature

13th July 2022



Planning outcomes in May 2022 for applications to Tewkesbury Borough Council.

Planning Reference	Description	Location	Outcome
22/00489/LBC	Works to change the front pattrass plates on the property	54 Church Street	Consent
Ref. No: 22/00339/LBC	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.	Halifax Plc 8 And 9 High Street	Consent
22/00326/FUL	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.	Halifax Plc 8 And 9 High Street	Permit
22/00255/FUL	Construction of a timber structure in the grounds of the school, to provide additional teaching space.	Alderman Knight School Ashchurch Road	Permit
22/00224/FUL	Replacement of windows and front door. Restoration of front wall. Roof works & parapet repairs. Replacement of flat roof with pitched roof on existing bathroom extension. Replacement of patent glazing to flat roof with roof lantern. Reconstruction of garage.	10 Barton Road Tewkesbury	Permit