



TEWKESBURY TOWN COUNCIL PLANNING COMMITTEE

Wednesday 31st August 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 31st August 2022, at 7.30 pm.

Members of the public and press are welcome to attend.

Debbie Hill
Town Clerk
24th August 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 17th August 2022**
- 7. To receive updates on matters arising from the minutes – for information only**
- 8. To note correspondence**

9. **Outline planning application for the erection of up to 250 dwellings, community sports pavilion and outdoor sports pitches, as well as associated highway, drainage and green infrastructure including trim trail, outdoor play and community orchard. All matters reserved except for access.**
Planning Application
Land To The South-east Of Bluebell Road And East Of Rudgeway Lane, Wheatpieces, Tewkesbury.
Ref. No: 22/00834/OUT

10. **Removal of existing wooden panel and aluminium louvre from ground floor north elevation window and installation of aluminium louvre (mill finish to match existing louvres) fixed to the window frame, and removal of wooden panel from ground floor south elevation window and installation of aluminium louvre (mill finish to match existing louvres) fixed to the window frame**
Planning Application
Telephone Exchange Station Road Tewkesbury Gloucestershire GL20 5DL
Ref. No: 22/00787/FUL

11. **Propose to change the shop sign.**
Planning Application
Nice Tea 154 High Street Tewkesbury Gloucestershire GL20 5JP
Ref. No: 22/00442/LBC

12. **To note any additional applications on the Planning Portal which will expire before 14th September 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 information regarding Tewkesbury Borough Council's change of approach regarding planning notices.**



TEWKESBURY TOWN COUNCIL PLANNING COMMITTEE

Wednesday 17th August 2022

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

MINUTES

1. **Welcome.**
The chairman welcomed all present and introductions were made.
2. **To receive apologies for absence**
SR – likely to be late, due to work
3. **To receive declarations of interest**
SR – General DPI – employed by the Planning inspectorate
4. **To receive and consider requests for dispensations**
None
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)*
None
6. **To approve the minutes of the Planning Committee meeting held on 27th July 2022**
Proposed by **Cllr R Gurney** and seconded by **Mr R Carey**
It was resolved to **approve** the minutes.
7. **To receive updates on matters arising from the minutes – for information only**
None
8. **To note correspondence**
The chairman has received three email messages expressing concerns about 20/00894/LBC and 20/00893/FUL (Royal Hop Pole Hotel), copies of which were provided for committee members.

There has also been an email expressing concerns regarding 22/00834/OUT (250 houses at Rudgeway Lane, Wheatpieces) This appeared on the planning portal on the 15th August, having been validated on the 11th, so time to consider and make a representation is short. Neither Wheatpieces Parish Council nor Ashchurch Rural Parish Council have a meeting scheduled to

take place before the expiry date and we will not have the opportunity to put our response to full council for approval, but we must move quickly on this. JR will alert all town councillors to the application asap and ask for their input prior to our next committee meeting on 31st August.

Notification has been received that 20/00008/OUT (Outline application with all matters reserved for a site for a primary school with seven classrooms, nursery and ancillary facilities to serve the local community - use class D1"), and 18/00771/OUT (Development of up to 500 dwellings (C3 Use Class) including means of access (two vehicular access points from the B4080 and a pedestrian/cycle access from Derwent Drive) and associated infrastructure and landscaping including provision of formal and informal open space and drainage attenuation basins.), both east of Bredon Road, having been refused by Wychavon District Council, have gone to appeal.

9. To approve the payments list

Proposed by **Cllr H Bowman** and seconded by **Cllr R Gurney**
It was resolved to **approve** the payments list.

10. Retention of signage fascia design.

Planning Application
50 High Street Tewkesbury Gloucestershire GL20 5BH
Ref. No: 22/00733/LBC

Observations:

Objection. The unauthorised works are out of character with our heritage High Street. In particular, the blocking of the top panes of the windows makes the windows take on a peculiar proportion and the use of internal illumination is contrary to the terms of the shopfronts SPD.

11. Retention of signage fascia design.

Planning Application
50 High Street Tewkesbury Gloucestershire GL20 5BH
Ref. No: 22/00732/FUL

Observations:

Objection. The unauthorised works are out of character with our heritage High Street. In particular, the blocking of the top panes of the windows makes the windows take on a peculiar proportion and the use of internal illumination is contrary to the terms of the shopfronts SPD.

Councillor S Raywood entered the meeting at this moment.

12. Demolition of an existing extension and its replacement with a larger single storey rear extension

Planning Application
8 Arundel Road Mitton Tewkesbury Gloucestershire GL20 8AS
Ref. No: 22/00782/FU

Observations:

No objection

13. Proposed single storey front and side extensions

Planning Application

1 Rosefield Crescent Newtown Tewkesbury Gloucestershire GL20 8EG

Ref. No: 22/00760/FUL

Observations:

No objection. However, the Town Council notes that no planning notice was clearly displayed and has concerns that the neighbour may be unaware of the application.

14. New shopfronts, air conditioning units, extract grilles and use of pavement for outside seating

Planning Application

97 - 98 High Street Tewkesbury Gloucestershire GL20 5JZ

Ref. No: 22/00646/FUL

Observations:

The Town Council considers the use of the pavement for customer seating to be very welcoming and friendly. It is content with the proposals for air-conditioning and extraction. However, the shop front design raises some concerns. The use of the Greggs logo three times along the fascia seems excessive. It is also noted that some of the glazing has the lines of orange squares on it but not all and the rationale for this is not clear. The Town Council objects to the use of internally illuminated signage.

15. Three fascia signs and projecting sign

Planning Application

97 - 98 High Street Tewkesbury Gloucestershire GL20 5JZ

Ref. No: 22/00647/ADV

Observations:

Objection. The Town Council considers the use of the Greggs logo three times along the fascia to be excessive. The Town Council objects to the use of internally illuminated signage as that is contrary to the terms of the shopfronts SPD.

16. Erection of a rear extension

Planning Application

Royal Hop Pole Hotel Church Street Tewkesbury Gloucestershire

Ref. No: 20/00894/LBC

Observations:

The Town Council has received three letters of representation regarding this application and, although it does not wish to change its response, it considers that there are aspects of this application on which neighbours deserve greater clarity and reassurance. These are:

Where the external smoking area will be located.

How the new exit from the garden onto the Riverside Walk will be monitored as customers leave.

The number of stock deliveries to the site that are anticipated to occur via St Mary's Lane.

How the potential noise nuisance to neighbours will be managed.

Although the Council recognises that these are not strictly planning issues it would appreciate it if Licensing and Gloucestershire County Highways were to be consulted.

17. Erection of a rear extension

Planning Application

Royal Hop Pole Hotel Church Street Tewkesbury Gloucestershire

Ref. No: 20/00893/FUL

Observations:

The Town Council has received three letters of representation regarding this application and, although it does not wish to change its response, it considers that there are aspects of this application on which neighbours deserve greater clarity and reassurance. These are:

Where the external smoking area will be located.

How the new exit from the garden onto the Riverside Walk will be monitored as customers leave.

The number of stock deliveries to the site that are anticipated to occur via St Mary's Lane.

How the potential noise nuisance to neighbours will be managed.

Although the Council recognises that these are not strictly planning issues it would appreciate it if Licensing and Gloucestershire County Highways were to be consulted.

18. To note any additional applications on the Planning Portal which will expire before 31st August 2022 and agree further actions

None

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

None

20. To note the decisions made in July 2022, in respect of planning applications to Tewkesbury Borough Council

Noted

There being no further business, the meeting closed at 9.10pm

Signature of Chairman

31st August 2022