



## TEWKESBURY TOWN COUNCIL PLANNING COMMITTEE

Wednesday 28<sup>th</sup> September 2022

**Present:** Cllrs. J Raywood, S Raywood, H Bowman, P Jones, Mr Ryan Maggs and Mr Richard Carey

### MINUTES

**P.22/23.139 Welcome.**

The chairman welcomed all present and introductions were made. The meeting started at 7.30pm

**P.22/23.140 To receive apologies for absence**

Cllr. R Gurney – other commitment  
Cllr. S Raywood – likely to be late, due to work

**P.22/23.141 To receive declarations of interest**

None

**P.22/23.142 To receive and consider requests for dispensations**

None

**P.22/23.143 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.22/23.144 To approve the minutes of the Planning Committee meeting held on 31<sup>st</sup> August 2022**

Proposed by Mr Carey and seconded by Mr Maggs  
It was resolved to **approve** the minutes.

**P.22/23.145 To receive updates on matters arising from the minutes – for information only**

None, that are not covered elsewhere on this agenda.

**P.22/23.146 To note correspondence**

An email has been forwarded by Cllr. Smith from GCC on 26/09/22, explaining that a non-statutory public consultation for the M5 Junction 9 & A46 (Ashchurch) Transport Scheme had been due this autumn.

As part of good practice in scheme development external advice was sought, which highlighted that further work should be undertaken before going out to public consultation. Following this external advice, GCC has now decided to undertake this additional work, to further review and shortlist scheme options. This work will be carried out with National Highways' support. The non-statutory public consultation will now take place once the additional analysis has been completed, which could take 9 months, with public consultation taking place in late 2023 at the earliest (dates tbc).

GCC will continue to keep us updated on the progress of the scheme, including confirmation of the revised public consultation dates, via Members Matter. The latest updates are also available on their dedicated scheme webpage at [www.gloucestershire.gov.uk/j9](http://www.gloucestershire.gov.uk/j9)

Malvern Hills and Wychavon District Councils have written to say they are in the process of setting up a briefing session with relevant Wychavon and Malvern Hills Councillors and representatives from Bredon Parish Council, on the Mitton Strategic Site allocation in the SWDP Review. The purpose of the briefing is to provide the PC with information about the policy and concept plan for Mitton, and it will also give them opportunity to ask any questions, prior to the SWDP Review public consultation in October and November. We have been asked if Tewkesbury Town Council would also like to attend.

The evening meeting will be via Teams during Monday 3<sup>rd</sup> October (Monday to Thursday) and Tuesday 11<sup>th</sup> to Thursday 13<sup>th</sup> October. Members are to let our Admin Assistant know what dates would be suitable for them within the next day or so.

An email has been received from Cllr Cody to say that TBC has issued its five-year housing land supply statement.

**P.22/23.147 To ratify the responses, arrived at via email correspondence, for the following applications:**

**Plum coloured tree to be pruned/reduced to 5m high x 4m wide. Reshape and health care. Conifer adjacent to south boundary fence to be removed.**

1 Abbey Court Gloucester Road Tewkesbury Ref. No: 22/00953/TCA

The Town Council is content for the conifer to be removed and agrees that the plum-coloured tree should be reduced, for the sake of its future health. However, the council is surprised that the application is not accompanied by a tree surgeon's report and would like to emphasise the importance of employing a suitably qualified practitioner to carry out this work at an appropriate time of year. The parish tree warden's recommendation is that works should be carried out on this tree early next year.

**Change of use to A5 takeaway and residential**

Barclays Bank 133 - 134 High Street Tewkesbury Ref. No: 22/00811/FUL

Objection:

The Town Council supports the idea of the upper floors of this building being used for residential purposes and notes that the separate rear access, waste bin storage and parking would facilitate this. However, it is concerned that the proposed flats do not

meet the national space standards of 50m<sup>2</sup> for a two person, one bedroomed flat and 61m<sup>2</sup> for a two bedroomed flat.

Although the Town Council would very much like to see this building in use again it believes that a change of use class to Sui Generis, in order to accommodate a hot food takeaway business is not appropriate in this part of our heritage High Street. As we understand it, Hot Food Takeaways are placed in the sui generis class in order to prevent their proliferation throughout our high streets and promote healthier lifestyles. Policy RET6 of the Tewkesbury Borough Local Plan recognises this point. It has to be said that, while there is no other such business within the ten properties closest to this one, there are around sixteen businesses within a distance of 400m from this property, from which hot food/drinks can be purchased and taken away. At least two of these sell pizzas.

The rationale for policy RET6 places importance on having active high street frontages during the daytime. If given to this use, this frontage would not be active for the larger part of each morning. During the times when it is open, the drawings indicate that customers would be sitting on a row of seats, facing out towards the street, perhaps while waiting for their orders to be fulfilled. This doesn't really constitute 'activity' and would not be in keeping with our heritage High Street. It is also concerning that the proposals indicate that the premises would be open until midnight, as there is a likelihood of noise and smells which would be disturbing to neighbouring residents, who are accustomed to that part of the High Street being quiet at night, there being no other businesses of this type in the surrounding properties. The Town Council is also concerned at the potential impact on the local environment due to the disposal of food packaging by customers. It would be undesirable to increase waste bin provision in that part of the High Street, where the pavements are not so wide. As a tourist town, the perceived cleanliness and tidiness of our main streets is important.

Finally, even if the Town Council could be satisfied with regard to the above points, it considers that there is too little information about what the proposed shop frontage will look like. If, as the applicant indicates, there will be little change to the existing windows and doors, the Town Council regrets this missed opportunity to remodel the frontage to bring it into line with the Shop Fronts SPD, as the current doors and windows at ground floor level are completely out of character with those of neighbouring properties. The Council would also wish to be assured that all associated signage will be designed with appropriate sensitivity and that none of it will be internally illuminated.

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

97 - 98 High Street Tewkesbury

Ref. No: 22/00646/FUL

Now that this proposal no longer incorporates internally illuminated signage, the Town Council withdraws its objection.

**Three fascia signs and projecting sign**

97 - 98 High Street Tewkesbury

Ref. No: 22/00647/ADV

Now that this proposal no longer incorporates internally illuminated signage, the Town Council withdraws its objection.

It was proposed by Cllr Bowman and seconded by Cllr Jones that these responses should be ratified.

**Agreed.**

Cllr S Raywood arrived at this juncture, at 7.45pm.

**P.22/23.148 Removal of existing score board and erection of a replacement log cabin**

Planning Application  
Bowling Green Gander Lane Tewkesbury Gloucestershire  
Ref. No: 22/00802/FUL

**Observations:**

No objection

**P.22/23.149 Single storey rear extension**

Planning Application  
19 Theocs Close Tewkesbury Gloucestershire GL20 5TX  
Ref. No: 22/00816/FUL

**Observations:**

No objection

For some time, Cllr Bowman has noted a lack of green notices advising of planning applications. Our enquiries to TBC on this matter elicited a response that they are not issuing them anymore, but that they are contacting neighbours to tell them about nearby applications. Cllr Bowman spoke to a neighbour of the above property to find that, although the applicant had made them aware of the application, the Borough Council had not, and that they had been looking out for a green notice by way of official notification. JR will contact planning officers, to see why neighbours were not contacted, as they have a right to be.

**P.22/23.150 Two storey side extension, demolition of existing garage. Replacement of existing detached garage**

Planning Application  
19 Pyke Road Newtown Tewkesbury Gloucestershire GL20 8DU  
Ref. No: 22/00818/FUL

**Observations:**

No objection

**P.22/23.151 To note any additional applications on the Planning Portal which will expire before 12<sup>th</sup> October 2022 and agree further actions**

**T1 - Pine (Pinus) - Crown Lift Works - Specification to include raise or remove low branches up to 3.5m all around. Branches marked in red on image, plus secondary branches to shape and balance. T2 - Lawson Cypress (Chamaecyparis Lawsoniana Gold) - Remove Specification to include complete removal by sectional dismantling to ground level. Stump removal by mechanical stump grinding machine to a depth below ground level of 300mm.**

Planning Application  
The Old Police Station House Bredon Road Tewkesbury Gloucestershire GL20 5BZ  
Ref. No: 22/01002/TCA

**Observations:**

The Town Council is content for the crown to be reduced on the pine tree. It does not think that the Lawson Cypress should be removed without a specific reason being given. The Town Council wishes to point out that there are no documents available to view online for this application.

**P.22/23.152 To note any additional information on the Planning Portal regarding applications to which this committee has already responded, and agree further actions**

None

**P.22/23.153 To note the decisions made in August 2022, in respect of planning applications to Tewkesbury Borough Council**

Noted

**P.22/23.154 To agree dates to offer to TBC for a series of surgeries on obtaining listed building consent and other related topics**

It was agreed that the committee would offer the following dates and times to Tewkesbury Borough Council, for surgeries on Planning in the conservation area and how to complete application forms for listed building consent:- 6pm until 7pm on Wednesdays, October 12<sup>th</sup>, November 9<sup>th</sup>, December 7<sup>th</sup> and January 11<sup>th</sup>.

**P.22/23.155 To receive the current budget report**

Received. The committee budget looks healthy. It is anticipated that there will be costs associated with the running of the surgeries (refreshments, energy, publicity) but the outreach budget will cover them.

**P.22/23.156 To consider budgetary requirements for the year 2023-2024 and the forward budget**

It was agreed that the onward budget, as it currently stands, is correct, with £1,000 being allowed for community development planning and £500 for outreach. It was also agreed that budgeting should continue at this same annual level up to and including year 5.

**P.22/23.157 To receive an update on CIL funding**

Received. Tewkesbury Town Council was not in receipt of CIL during the 2021-22. It has not received any CIL so far this year and there is no expectation that it will do so.

There being no further business, the meeting closed at 8.28pm.

Chairman's signature

12<sup>th</sup> October 2022