



TEWKESBURY TOWN COUNCIL PLANNING COMMITTEE

Wednesday 28th September 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 28th September 2022, at 7.30 pm.

Members of the public and press are welcome to attend.

Debbie Hill
Town Clerk
21st September 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 31st August 2022**
- 7. To receive updates on matters arising from the minutes – for information only**
- 8. To note correspondence**

9. 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

Change of use to A5 takeaway and residential

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

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

97 - 98 High Street Tewkesbury Ref. No: 22/00646/FUL

Three fascia signs and projecting sign

97 - 98 High Street Tewkesbury Ref. No: 22/00647/ADV

10. **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

11. **Single storey rear extension**

Planning Application

19 Theocs Close Tewkesbury Gloucestershire GL20 5TX

Ref. No: 22/00816/FUL

12. **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

13. To note any additional applications on the Planning Portal which will expire before 12th October 2022 and agree further actions

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

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

16. To agree dates to offer to TBC for a series of surgeries on obtaining listed building consent and other related topics

17. To receive the current budget report

18. To consider budgetary requirements for the year 2023-2024 and the forward budget

19. To receive an update on CIL funding



TEWKESBURY TOWN COUNCIL PLANNING COMMITTEE

Wednesday 31st August 2022

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

Also present: 2 members of the public

MINUTES

- P.22/23.126 Welcome.**
The chairman welcomed all present and introductions were made. The meeting started at 7.35pm
- P.22/23.127 To receive apologies for absence**
Cllr. S Raywood (likely to be very late) and Mr R Carey
- P.22/23.128 To receive declarations of interest**
None
- P.22/23.129 To receive and consider requests for dispensations**
None
- P.22/23.130 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.22/23.131 To approve the minutes of the Planning Committee meeting held on 17th August 2022**
Proposed by Cllr Gurney and seconded by Cllr Jones
It was resolved to **approve** the minutes.
- P.22/23.132 To receive updates on matters arising from the minutes – for information only**
None, that are not covered elsewhere in this agenda

P.22/23.133 To note correspondence

Following on from the document supplied by the Civic Society (and shared with this committee) regarding properties in the three main streets which had been subject to unauthorised works, JR was invited to, and attended a meeting with the Civic Society and officers of the Borough Council. The Borough Council has expressed an interest in this committee using its public engagement strategy to host a series of surgeries/seminars on applying for Listed Building Control. Committee members are in favour of this.

P.22/23.134 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

Observations:

Tewkesbury Town is a neighbouring civil parish to Ashchurch Rural Parish, within which the proposed development is sited. However, the site is situated within Tewkesbury Abbey's ecclesiastical parish boundary and therefore its neighbours and potential residents are very much a part of Tewkesbury's wider community. For that reason, the comments below are largely, but not exclusively, restricted to the perceived potential impacts on our civil parish.

The Town Council notes that the site of the proposed development is not identified in the Tewkesbury Borough Local Plan but that the reports accompanying this application suggest that the land in question has limited value for any use other than housing. However, it wishes to make the following observations:

Access to local footpaths and bridleways – there is already concern about access to local public footpaths and bridleways around the Wheatpieces Estate and this is significant, due to the relatively high population of local horses. The Town Council wishes to emphasise the need to ensure safe routes for the significant local population of horses and their riders, and also for walkers. The Town Council considers that the footpaths and cycle path alongside Jubilee Way are in a poor state and unfit for the current level of usage. This important because children will be using these in order to get to school.

Green infrastructure – the accompanying reports, particularly the landscape and visual impact assessment and the ecological survey, suggest that there's so little to celebrate on this site at present, that development would constitute an improvement. It appears that the proposed site does not provide very much in the way of habitat but that species do pass through the area. Particular attention should be paid to linkages with existing trails in other local developments. It is noted that most of the ecological surveys are already two years old and, in view of the unusual summer of 2022, may not show things as they are now. The Town Council notes that the requirement to demonstrate 10% biodiversity net gain under the Environment Act 2021 doesn't become active until November 2023 but believes that sites which are likely to be developed after this date should be designed with this requirement in mind.

The ecological assessment categorises trees and hedgerows in terms of their 'importance'. The Town Council is aware that the hedgerows along Rudgeway Lane

are ancient but notes that their age and historical significance do not come into this assessment. It wishes to make the point that the loss of ancient hedgerows and trees should be avoided.

Topography - Given the flatness of the land, the site is likely to be easily seen from quite a distance. The top of Tewkesbury Abbey Tower can be seen from the site, so it's logical to assume that this proposed development will be seen from the top of the tower. It will also be seen from the A38. The A38 road from Gloucester is the only gateway into the town that doesn't give the visitor an impression of being surrounded by encroaching development. Screening in the form of trees and hedges is necessary in order to maintain that current impression.

Archaeology – this is yet another site of the many that are proposed to be developed in this area during the next decade or so. Although the site is considered to be a greenfield site, it is known that there was Roman and pre-Roman activity in this area and any artefacts that are discovered will need to be properly cared for. It should be noted that future storage of archaeological finds needs to be considered by all developers in this area, as the local depository is almost at capacity and other depositories within the County are full.

Flood prevention - Although reports suggest that the site itself is at low risk of flooding, it drains into watercourses that then flow towards Tewkesbury, via the Swilgate. It is not clear whether or not consideration has been given to the potential impact of this development on the Tirlbrook and its tributary, the Fidd, which is already a matter for concern to residents in the Newtown ward of our parish. Rigorous measures are needed to ensure that development on this site does not adversely affect residents downstream. It is extremely important that surface water from the site should not arrive in the vicinity of the floodplain any more quickly than it does now, as this would adversely affect existing properties within the neighbouring parish of Tewkesbury Town. To this end, it is important that the management of SUDs on the site should be proactively managed and that the responsibility for SUDs management is very clearly allocated and defined.

Sustainability - The Town Council is pleased to see the proposals for rainwater harvesting and grey water recycling. It is also pleased to see the proposal to provide infrastructure for EV charging points and Solar PV across the development, plus heat recovery.

Education - The nearest primary school is already over-subscribed and subsequent development has left little scope for expansion on that site. Where will the children go? Access to other primary schools would not be safe either on foot or by bicycle so they will be dependent on car use. Although, in theory, Queen Margaret School is a walkable or cyclable distance away for older children, it's a long way for infants, the route is not straightforward, and it involves crossing a major road at Jubilee Way. Parents may well be tempted to use the car instead.

Transport – Bluebell Road is a single carriageway road of width 6.75m. In practice, this road tends to be the site of significant on-street parking, which reduces its capacity for the additional traffic that this new development would generate. It is therefore not surprising that most drivers adhere to the speed limit along this route as the road is effectively narrower than it was designed to be and also it is not currently a through road. There is a concern that drivers of emergency vehicles and bin lorries will find the site difficult to access because of the parking. Although it was theoretically designed to accommodate bus movements these will be difficult to achieve unless suitable alternative parking can be found. Since all access to and from this site will be via Bluebell Road, access to the wider network from this development will be difficult. It

is noted that, although it was intended that there should be a bus route along Bluebell Road it hasn't happened yet.

The Transport Assessment mentions Starling Road as a potential alternative access route for cars, but in practice this would not be the preferred choice of most drivers, since it is a good deal less direct than Bluebell Road.

Access to the wider network is via Jubilee Way. This road is sometimes subject to flooding at the Ashchurch Road end and access to Ashchurch Road may be restricted on such occasions. It is important that development on this site exacerbates neither the potential for increased flooding or increased traffic congestion which, along Ashchurch Road, is already a greater problem than the reports would suggest, with local junctions being already at, or close to, capacity. Whenever an incident occurs locally on the M5 Jubilee Way, Ashchurch Road and Gloucester Road become gridlocked. This happens quite frequently. On such occasions, access onto Jubilee Way may become very difficult due to the weight of traffic on the other two arms of the roundabout.

Conditions on Bluebell Road are likely to become difficult for residents during the construction of this proposed development. The Town Council requests that movements of traffic generated by the construction should be timed to avoid commuting hours, both to and from school and to and from work.

Access to the nearest Railway Station via public transport is, in practical terms, less favourable than the report suggests. The walking route between the no. 71 bus stop and the station is along a road with frequently heavy, noisy, slow-moving traffic. Having to change buses (42 and 41) is also arduous and is likely to encourage the use of cars to access the station instead. There is limited parking at the station.

The suggestion in the Transport Assessment is that cyclists will use the carriageways within the proposed estate. It would be better to have designated cycle paths as, increasingly, cyclists seem to consider the roads too dangerous and use the footpaths instead, thus making it more difficult for pedestrians, especially children and the elderly.

Considering all the points made regarding active and sustainable transport measures, the Town Council does not believe that potential residents in this location will consider that they can manage without a car.

P.22/23.134 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

Observations:

No objection

Councillor S Raywood arrived in the meeting at this point (8.00pm).

P.22/23.135 Propose to change the shop sign.

Planning Application

Nice Tea 154 High Street Tewkesbury Gloucestershire GL20 5JP

Ref. No: 22/00442/LBC

When this committee responded to this application we concurred with the opinion of the Conservation officer, who wanted further information. We have now been informed that he has received that further information and is happy to permit. (He has confirmed that to the Town Clerk)

Observations:

The Town Council notes that the Conservation Officer is now content with the applicant's proposal and we are happy to defer to his opinion.

P.22/23.136 To note any additional applications on the Planning Portal which will expire before 14th September 2022 and agree further actions

None

P.22/23.137 To note any additional information on the Planning Portal regarding applications to which this committee has already responded, and agree further actions

None

P.22/23.138 To note information regarding Tewkesbury Borough Council's change of approach regarding planning notices.

The Town Clerk has received the following email from the Borough Planning Officer who is dealing with 22/00760/FUL - 1 Rosefield Crescent, in reply to this committee's concern at lack of planning notices in evidence nowadays.

"Thank you for your comments on the above application.

In regard to the part of the comment which relates to the lack of site notice displayed, I can confirm that for this application neighbour notifications were sent out to the surrounding properties. This is a new system that we have switched to for the past few months."

Noted.

There being no further business, the meeting closed at 8.36pm.

The chairman would like it to be noted that, although the Planning Portal was not working this evening, the meeting was able to go ahead as planned. This was because of the diligence of committee members in being so thoroughly prepared for discussion of the contents of the agenda.

Chairman's signature

14th September 2022

9. [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.](#)

Planning Application

1 Abbey Court Gloucester Road Tewkesbury Gloucestershire GL20 5SW

Ref. No: 22/00953/TCA

Proposed response:

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.

10. [Change of use to A5 takeaway and residential](#)

Planning Application

Barclays Bank 133 - 134 High Street Tewkesbury Gloucestershire GL20 5JR

Ref. No: 22/00811/FUL

Proposed response:

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 50m² for a two person, one bedroomed flat and 61m² 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.

11. [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

Proposed response:

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

12. [Three fascia signs and projecting sign](#)

Planning Application

97 - 98 High Street Tewkesbury Gloucestershire GL20 5JZ

Ref. No: 22/00647/ADV

Proposed response:

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



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

Planning Reference	Description	Location	Outcome
Ref. No: 22/00055/KERB	Drop kerb onto property	8 Rope Walk	Planning permission not needed
Ref. No: 22/00800/TCA	T1 Lime: Pollard back to old pollard points by 3m. To maintain good tree health and longevity.	10 Oldbury Road	No objections
Ref. No: 22/00011/NMA	Non-material amendment for planning application to 22/00044/FUL for alterations to the drainage.	Council Offices Gloucester Road	Granted
Ref. No: 22/00435/FU	Erection of a single storey side and rear extension and demolition of existing garage.	42 Moulder Road Newtown	Permit

Detailed Income & Expenditure by Budget Heading 07/09/2022

Month No: 6

Committee Report

	Actual Year To Date	Current Annual Bud	Variance Annual Total	Committed Expenditure	Funds Available	Transfer to/from EMR
Planning						
400 Planning						
4718 Community Development Planning	0	1,000	1,000		1,000	
4810 Outreach	0	500	500		500	
Planning :- Indirect Expenditure	<u>0</u>	<u>1,500</u>	<u>1,500</u>	<u>0</u>	<u>1,500</u>	<u>0</u>
Net Expenditure	<u>0</u>	<u>(1,500)</u>	<u>(1,500)</u>			
Planning :- Income	0	0	0			
Expenditure	0	1,500	1,500	0	1,500	
Movement to/(from) Gen Reserve	<u>0</u>					
Grand Totals:- Income	0	0	0			
Expenditure	0	1,500	1,500	0	1,500	
Net Income over Expenditure	<u>0</u>	<u>(1,500)</u>	<u>(1,500)</u>			
Movement to/(from) Gen Reserve	<u>0</u>					



Tewkesbury Town Council

Planning Committee 28th September 2022 Item 19 – CIL Report

What is a Community Infrastructure Levy (CIL)?

The CIL allows local authorities in England and Wales to raise funds from developers carrying out projects in their area to fund a wide range of infrastructure that is needed to support new development. It does not replace Section 106 planning obligations which continue to be used for affordable housing provision and site-specific mitigation measures which are necessary to make a planning application acceptable in planning terms.

CIL is calculated on a square meter basis and each Authority has its own charging schedule (see below) which states the rates for different types and scales of development, such as:

- New buildings, conversions or changes of use that create at least one new dwelling; or
- Residential extensions or annexes which increase the floor area of a dwelling by 100 square metres or more.

Some types of development are exempt, such as:

- It is not a building.
- It is a building but people do not normally go into it.
- It is a building but people only go into it intermittently for the purpose of inspecting or maintaining fixed plant or machinery.
- It is a vacant building which will be brought back into the same use.
- It increases the floor area by less than 100m², unless a dwelling is created.
- It is not included or currently attracts a zero charge in the relevant authorities charging schedule.

A development may be eligible for relief in the following circumstances:

- Where an application for a Self-Build exemption has been successful
- Where an application for a Social Housing exemption has been successful
- Where an application for a Charitable Development exemption has been successful

How will the levy be spent?

CIL monies collected are apportioned into three areas:

- 5% to administrative costs
- 15% to the Parish Council
- the remaining 80% held by the Borough Council for use on, “the provision, improvement, replacement, operation or maintenance of infrastructure to support the development of its area”.

In any financial year when a Parish receive, hold or spend CIL monies they are required to produce a ‘Parish Funding Statement’ which must be published on their website having first been submitted to, and agreed with, the Borough Council. In this parish council, councillors have requested that the Planning Committee create a CIL report in April and in September of each year.

Report for the year 2021-22

Total CIL receipts for the reported year	£0.00
Total CIL expenditure for reported year	£0.00
Summary details of CIL expenditure during reported year, including:	
• The items to which CIL has been applied	£0.00
• The amount of CIL expenditure on each item	£0.00
Total amount of CIL for the reported year reclaimed at the end of the reported year	£0.00
Details of any notices received in accordance with regulation 59E, including	
• The total value of CIL receipts subject to notices served in accordance with regulation 59E during the reported year	£0.00
• The total value of CIL receipts subject to a notice served in accordance with regulation 59E in any year that has not been paid to the relevant charging authority by the end of the reported year	£0.00
Total amount of:	
• CIL receipts for the reported year retained at the end of the reported year.	£0.00
• CIL receipts from previous years retained at the end of the reported year	£0.00

Interim Report for the year 2022-23

Total CIL receipts for the reported year	£0.00
Total CIL expenditure for reported year	£0.00
Summary details of CIL expenditure during reported year, including:	
• The items to which CIL has been applied	£0.00
• The amount of CIL expenditure on each item	£0.00
Total amount of CIL for the reported year reclaimed at the end of the reported year	£0.00
Details of any notices received in accordance with regulation 59E, including	
• The total value of CIL receipts subject to notices served in accordance with regulation 59E during the reported year	£0.00
• The total value of CIL receipts subject to a notice served in accordance with regulation 59E in any year that has not been paid to the relevant charging authority by the end of the reported year	£0.00
Total amount of:	
• CIL receipts for the reported year retained at the end of the reported year.	£0.00
• CIL receipts from previous years retained at the end of the reported year	£0.00