



## TEWKESBURY TOWN COUNCIL PLANNING COMMITTEE

Wednesday 7<sup>th</sup> December 2022

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

In attendance: No members of the public

### MINUTES

**P.22/23.230 Welcome.**

The chairman welcomed all present and introductions were made where necessary.  
The meeting started at 19:45 pm

**P.22/23.231 To receive apologies for absence**

Mr R Carey  
Cllr R Gurney

**P.22/23.232 To receive declarations of interest**

None

**P.22/23.233 To receive and consider requests for dispensations**

None

**P.22/23.234 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.22/23.235 To approve the minutes of the Planning Committee meeting held on 23<sup>rd</sup> November 2022**

Proposed by Councillor P. Jones and seconded by Mr R. Maggs

It was resolved to **approve** the minutes.

**P.22/23.236 To receive updates on matters arising from the minutes – for information only**

Re. p.22/23.200 - **Change of use to A5 takeaway and residential**

The next meeting of the Borough Planning Committee is scheduled to take place on 20<sup>th</sup> December. There is no agenda yet, but TBC has issued a recommendation list,

including a recommendation to permit the application for 133-4 High Street. Residents who have contacted the chairman with their concerns will be informed.

Although the planning portal appeared to be working during our last meeting, we had been advised that it would not be. All responses agreed at that meeting have been communicated directly to planning officers via email in addition to being submitted on the portal, to ensure that they were received in good time.

P.22/23.226 – the Town Council’s agreed response to this policy consultation has been submitted to the South Worcestershire Local Authorities.

**P.22/23.237 To note correspondence**

The Town Clerk has asked us to respond to the following email which has been received from the Borough Environmental Health Officer:

We consulted you earlier in the year regarding a Public Space Protection Order relating to dog control and dog fouling. Under the Anti-Social Behaviour Crime and Policing act 2014 we are required to consult on the proposed wording of the order and as key partners within Tewkesbury Borough we would value your feedback.

**Observations:**

The Planning Committee is content with most of the wording of the Public Space Protection Order except that:

In general provision 2, we think it should be made clear what the magnitude of the fine could be, without people needing to consult other documents, as feel that very few people would know what level 3 on the standard scale means. Is it possible to say that the fine could be up to £1,000?

**P.22/23.238 Proposed change of use of offices to a mixture of 7no. one, two and three bedroom flats with conversion of outbuildings to provide two dwellings.**

69-70 High Street Tewkesbury Gloucestershire GL20 5LE  
Ref. No: 19/00686/FUL

**Observations:**

Objection

The Design and Access statement no longer matches the rest of the application because, for example, it is still mentioning the provision of nine flats instead of the seven now proposed.

We notice that the space standards have not been met in these flats:

First floor – the 36 sqm flat is not big enough (should be at least 39 sqm).

First floor – the 47 sqm flat would be suitable only for single person occupancy.

Second floor – the 55 sqm flat is not big enough (should be at least 61 sqm).

Second floor – it is difficult to tell whether or not the 97 sqm flat is sufficiently large, since so much of the space is taken up by two staircases up to the attic.

The Town Council notes the changes that have been made to the cycle storage facility, which have had an adverse impact on the bin storage. Since the bike storage is not covered it is possible that some bicycles may end up in the bin store and lead to displacement of the bins. The two bins in the private amenity space should be of

different sizes but are not drawn as such and it is difficult to know whether the larger bin will block the entrance to the space.  
It appears that the bins in the communal amenity area no longer fit there very well, with one being difficult to access. This may well make the space difficult to keep clean and tidy.  
The Town Council would like to know the distance between the bin storage area and the nearest openable windows of adjacent properties so that we can ascertain whether neighbours will be subject to smells and other nuisances.

**P.22/23.239 Proposed change of use of the White Bear to Offices and/or services (Class E c), e) and g)(i)) incorporating minor alterations. Retention of the Old Coach House building as Public House (sui generis).**

Planning Application

The White Bear Bredon Road Tewkesbury Gloucestershire GL20 5BU

Ref. No: 22/01219/FUL

**Observations:**

The Town Council would like more information on the functioning and surfacing of the new parking places in practice, taking into account the site layout including the location of trees. It would be useful to have a Transport Technical Note to provide information on site access and visibility.

**P.22/23.240 The tree that we would like to carry work out on is the Magnolia Tree identified on the attached plan as T2 and also noted as T2 in the Tewkesbury Council Tree Preservation Order No. 313 Reduce branch back to an appropriate point as it is damaging gate and touching glass on the kitchen window which may break. See photographs accompanying the application which explains the issues and proposed works.**

Planning Application

The Abbey School Church Street Tewkesbury Gloucestershire GL20 5PD

Ref. No: 22/01260/TPO

**Observations:**

Following consultation with the Parish Tree Warden, the Town Council reluctantly agrees that a little work could be done to this tree, but the Tree Warden stresses this should only be undertaken after flowering in late Spring or early Summer.

**P.22/23.241 To note any additional applications on the Planning Portal which will expire before 21<sup>st</sup> December 2022 and agree further actions**

None

**P.22/23.242 To note any additional information on the Planning Portal regarding applications to which this committee has already responded, and agree further actions**

None

There being no further business, the meeting closed at 21:25.

Chairman's signature

21<sup>st</sup> December 2022