



## TEWKESBURY TOWN COUNCIL PLANNING COMMITTEE

**Wednesday 21<sup>st</sup> December 2022**

To: Cllr. Joanne Raywood, Cllr. Simon Raywood, Cllr. Hilarie Bowman, Cllr. Rod Gurney, Cllr. Paul Jones, 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 21<sup>st</sup> December 2022, at 7.30 pm.**

**Members of the public and press are welcome to attend.**

Debbie Hill  
Town Clerk 15<sup>th</sup> December 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 7<sup>th</sup> December 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. **Erection of a garage outbuilding**  
Planning Application  
The Willows Lincoln Green Lane Tewkesbury Gloucestershire GL20 7DN  
Ref. No: 22/01210/FUL
11. **To note any additional applications on the Planning Portal which will expire before 21<sup>st</sup> December 2022 and agree further actions**
12. **To note any additional information on the Planning Portal regarding applications to which this committee has already responded, and agree further actions**
13. **To note the decisions made in November 2022, in respect of planning applications to Tewkesbury Borough Council**



## 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



### Planning outcomes in November 2022 for applications to Tewkesbury Borough Council.

Planning Reference	Description	Location	Outcome
Ref. No: 22/00067/KERB	<b>Drop kerb</b>	17 Wellfield Newtown	Planning permission not needed
Ref. No: 22/01122/TCA	<b>Remove two poplar trees out of the row of seven. Trees were planted in 1990. Tree surgeon has recommended the removal due to the risk to neighbouring property and public footpath as they are planted on an embankment along the side of southwick brook. Replacement trees will be planted to mitigate for the removal.</b>	Crosslands Lincoln Green Lane	No objections
Ref. No: 22/00933/FUL	<b>Demolition of existing conservatory and erection of a single storey rear extension.</b>	5 Milne Pastures Ashchurch	Permit
Ref. No: 22/00816/FU	<b>Single storey rear extension</b>	19 Theocs Close	Permit
Ref. No: 22/00802/FUL	<b>Removal of existing score board and erection of a replacement log cabin</b>	Bowling Green Gander Lane	Permit
Ref. No: 22/00787/FUL	<b>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</b>	Telephone Exchange Station Road	Permit
Ref. No: 22/00646/FUL	<b>New shopfronts, air conditioning units, extract grilles and use of pavement for</b>	97 - 98 High Street	Permit

	<b>outside seating</b>		
Ref. No: 22/00647/ADV	<b>Three fascia signs and projecting sign</b>	97 - 98 High Street	Consent
Ref. No: 22/00117/FUL	<b>Change of use of agricultural land to siting of two shepherds huts for tourist accommodation purposes and creation of parking area.</b>	Stalls Farm Mythe Road	Permit