



TEWKESBURY TOWN COUNCIL PLANNING COMMITTEE

Wednesday 7th 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 7th December 2022, at 7.30 pm.

Members of the public and press are welcome to attend.

A handwritten signature in blue ink that reads "Debbie Hill".

Debbie Hill
Town Clerk
1st 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 23rd November 2022**

7. To receive updates on matters arising from the minutes – for information only
8. To note correspondence
9. **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
10. **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
11. **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
12. To note any additional applications on the Planning Portal which will expire before 21st December 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



TEWKESBURY TOWN COUNCIL PLANNING COMMITTEE

Wednesday 23rd November 2022

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

In attendance: 0 members of the public

MINUTES

P.22/23.208 Welcome.

The chairman welcomed all present and introductions were made where necessary. The meeting started at 7.34pm

P.22/23.209 To receive apologies for absence

Mr Richard Carey
Cllr S Raywood – may be late, due to work

P.22/23.210 To receive declarations of interest

Cllr S Raywood - DPI, item 19
Cllrs J and S Raywood – site can be seen in the view from home, but applicant is not known to them – item 11

P.22/23.211 To receive and consider requests for dispensations

None

P.22/23.212 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.22/23.213 To approve the minutes of the Planning Committee meeting held on 9th November 2022

Proposed by Cllr Bowman and seconded by Cllr Jones
It was resolved to **approve** the minutes.

P.22/23.214 To receive updates on matters arising from the minutes – for information only

Re. P.22/23.199 - We have received notice that Worcestershire County Council has granted permission for gravel extraction at Bow Farm, Ripple. We now await a decision from Gloucestershire County Council, regarding the processing of the gravel.

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

Barclays Bank 133 - 134 High Street Tewkesbury

Ref. No: 22/00811/FUL

We have received an email from the Borough Planning Officer asking if we are content for this application not to be considered by the Borough Committee, on condition that the business closes at 11.00pm each night. Following an informal discussion amongst members of this committee, the officer has been informed by email that we believe it should be considered by committee and that local people should have the opportunity to make their representations on it.

Re P.22/23.203 – the Admin Officer has submitted our response to the South Worcestershire Traveller and Travelling Showpeople Policy and Site Allocations DPD publication consultation. Local showpeople have also been made aware of this policy, so that they can contribute their insights.

P.22/23.215 To note correspondence

The Civic Society has been pleased to see publicity for the first in our Planning Surgeries, which will take place here in the Town Hall on 7th December at 6.00pm. They are spreading the word for us. If committee members are able to attend, it will be good to learn from the Borough Officers so that we can run further surgeries even if they cannot be there.

Re: 19/00686/FUL - The Civic Society has recommended refusal of this application. However should it or some variant be approved then in accordance with policy, as we understand it, there should be conditions ensuring retention of agreed bicycle, waste and recycling storage space (and agreed management protocols) during the life of the development. Such conditions are necessary on such developments to prevent possible future loss of approved space to other purposes.

This committee's concerns regarding the bicycle storage have now been addressed.

P.22/23.216 Erection of 1no. dwelling.

13 East Street Tewkesbury Gloucestershire GL20 5NR

Ref. No: 21/01473/FUL

Observations:

There is nothing further we can add at this point.

P.22/23.217 Replacement advertisements and alterations to front and rear elevation, including new extraction and ventilation equipment

Planning Application

26 - 29 High Street Tewkesbury Gloucestershire GL20 5AT

Ref. No: 22/00894/FUL

Observations:

The Town Council wonders, judging by the number of tables shown on the floor plan, is this proposal for an establishment that is predominantly eat-in of predominantly take-away?

Since the conservation officer is content with the amended proposal for the shop front, then we are content with it too.

We are pleased to see that the food waste bins will now be kept within an enclosed space.

P.22/23.218 We would like to remove the existing immature Leylandii which are planted spaciouly around the parameter edge on three sides of our garden (identified by red circles on plan). There are 26 Leylandii trees in total which we would like to remove. We would like to replace these with Hornbeam hedging around all three sides of our land. The front perimeter along Lincoln Green Lane is already hedged, so the new hedging would be in keeping with this and offer continuity. We want to encourage natural wildlife in to our garden as much as possible and feel the hedge would do this as we get an abundance of birds in our front hedge at present. Our plans are to use the large grounds to create a nature friendly garden. We have already planted a small orchard of ten fruit trees and it is very much our intention to add to this. We also have a very tall Eucalyptus tree which is 7 metres from the front elevation of the house (identified by the cross on the plan) The tree is leaning towards the house and in high winds the ground moves due the shallow roots. We would like to remove this tree on safety grounds.

Planning Application

The Willows Lincoln Green Lane Tewkesbury Gloucestershire GL20 7DN

Ref. No: 22/01209/TCA

Observations:

The Town Council feels that the eucalyptus should be removed as it is so close to the house.

With regard to the leylandii, they do look like perfectly healthy trees, but since the applicant is intending to replace them with hornbeam hedging and has already planted an orchard, we feel that the biodiversity will be enhanced by those actions.

The Town Council would encourage the applicant to carry out the planting in the proper season in order to allow the best chance of survival, as 95% of trees planted in Gloucestershire during the last year have died. We would hope that, in the event of any of these trees dying, they will be replaced.

Councillor S Raywood arrived in the meeting at 7.53pm.

P.22/23.219 Installation of new internal doors, walls, fire alarm and detective systems. Erection of a rear dormer.

Planning Application
52 Barton Street Tewkesbury Gloucestershire GL20 5PX
Ref. No: 22/01113/LBC

Observations:

No objection

P.22/23.220 Erection of a rear dormer.

Planning Application
52 Barton Street Tewkesbury Gloucestershire GL20 5PX
Ref. No: 22/01112/FUL

Observations:

No objection

P.22/23.221 Erection of a 2.4 to 2.5 metre fence.

Planning Application
2 Elmbury Drive Newtown Tewkesbury Gloucestershire GL20 8DQ
Ref. No: 22/01049/FUL

Observations:

No objection

P.22/23.222 Replacement of 1No window

Planning Application
The Wheatsheaf 132 High Street Tewkesbury Gloucestershire GL20 5JR
Ref. No: 22/01039/LBC

Observations:

No objection

P.22/23.223 Demolish Gupshill Manor Bungalow, and replace asbestos roof of detached out buildings (stable and store).

Planning Application
Gupshill Manor Gloucester Road Tewkesbury Gloucestershire GL20 5SG
Ref. No: 22/00745/FUL

Observations:

No objection

P.22/23.224 Demolish Gupshill Manor Bungalow, and replace asbestos roof of detached out buildings (stable and store).

Planning Application
Gupshill Manor Gloucester Road Tewkesbury Gloucestershire GL20 5SG
Ref. No: 22/00746/LBC

Observations:

No objection

P.22/23.225 Replacement of sash windows to front elevation. Removal of old cables from elevation. Replacement of shop signage.

Planning Application

3 Church Street Tewkesbury Gloucestershire GL20 5PA

Ref. No: 22/00682/ADV

Observations:

No objection

P.22/23.226 To consider and agree, in the light of views expressed in Full Council, the response to South Worcestershire Development Plan Review (SWDPR)

Following the Full Council's feedback on 14th November 2022, the draft response has been re-written to reflect the points made. That draft has been circulated to all councillors, along with an analysis of policy SWDPR54 – Mitton.

Committee members considered the re-written response and suggested further amendments. Part B of the amended document (the response) is appended to these minutes and will be circulated to all councillors, ahead of their next meeting on 30th November 2022.

P.22/23.227 To note any additional applications on the Planning Portal which will expire before 23rd November 2022 and agree further actions

The Flowering Hawthorn tree is located in the south-east corner of the garden of Lucia House (marked X on the plan). It is causing cracks in the wall of the building (Mission Hall) next to it and has been invaded by ivy which I am unable to remove or kill. It has blocked the sun from most of my garden throughout the summer and I would like to remove both tree and ivy and replace the Hawthorn with a tree more centrally placed in the garden. The tree is not protected by a TPO.

Planning Application

Lucia House Trinity Street Tewkesbury Gloucestershire GL20 5LH

Ref. No: 22/01226/TCA

Observations:

No objection

General Work - Over the winter months our greenkeepers need to trim the lower branches of some trees on the golf course and on areas around the Hotel, particularly the car park. This is essential work which will allow safe passage of golf machinery, golfers and guests. The trees to be felled or pollarded are highlighted individually on the submitted plan and photographs of them are supplied as well, please see point 2. To replace the trees to be felled we will plant a mixture of birch, hornbeam and wild cherry, height of plants about 1 metre, at suitable locations along either the 12th fairway or 3rd fairway. At least ten trees to be planted to

replace the felled trees. 2. Specific Tree Work as proposed within the application form and submitted photographs- Works on the larger trees will be undertaken by a qualified tree surgeon.

Planning Application

Tewkesbury Park Golf And Country Club Lincoln Green Lane Tewkesbury

Gloucestershire GL20 7DN

Ref. No: 22/01235/TCA

Observations:

The Town Council is content for the trimming and the pollarding to take place. We are, however, concerned at the loss of the trees to be felled, the loss of habitat and their carbon sequestration.

Given that 95% of the trees planted in Gloucestershire last year did not survive, it would be a shame to lose well-established trees.

P.22/23.228 To note any additional information on the Planning Portal regarding applications to which this committee has already responded, and agree further actions

None

At this point, committee members unanimously agreed to extend the meeting for a further five minutes, in order to complete the business.

P.22/23.229 To consider and agree an amendment to committee budget proposals for the next and future years, as a result of a decision made by Full Council on 14th November 2022

On 28th September 2022, this committee agreed an onward budget, 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. However, at a meeting of Full Council, on 14th November 2022, it was agreed that the Town Clerk, together with the chairman of the Planning Committee and one other councillor, should have delegated power to appoint a specialist consultant to carry out analysis of reports contained within applications and appeals for large developments that will impact on Tewkesbury, should it be necessary to do so. It was suggested that a hydrologist should be commissioned to carry out a comprehensive flood analysis for Tewkesbury, at a cost of around £10,000. This will not be necessary, as it is listed as one of the next steps to be carried out by the Tewkesbury Garden Town team and the chairman has received confirmation from their Place Development Manager that this work will indeed be carried out as part of the JSP (formerly JCS) review process. Therefore, it was proposed by **Cllr J Raywood** and **seconded by Cllr Bowman** that an additional cost code should be created within the Planning budget, entitled 'Professional fees' with the sum of £5,000 allocated to it. **This motion was carried.**

There being no further business, the meeting closed at 9.37pm.

Chairman's signature

23rd November 2022

Part B – Please use a separate sheet for each representation

Name or Organisation:

Tewkesbury Town Council

3. To which part of the SWDP Review Publication Consultation (Regulation 19) Plan does this representation relate?

Please tick as appropriate SWDPR54:Mitton

Paragraph Policy Policies Map

4. Do you consider the Local Plan is:

4.(1) Legally compliant	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
4.(2) Sound	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>

Please tick as appropriate

5. Please give details in the box below of why you consider the SWDP Review Publication Consultation (Regulation 19) Plan is not legally compliant or is unsound. Please be as precise as possible.

If you wish to support the legal compliance or soundness of the SWDP Review Publication Consultation (Regulation 19) Plan please set this out below.

In almost every respect, the SWDP Review appears to be both sound and legally compliant but it is very difficult to establish whether this is the case with regard to its potential impact on the local road networks in and around Tewkesbury. The Town Council wishes to draw the Planning Authority's attention to:

The Transport Management Act, 2004 section 16.1, which says

'The network management duty

(1) It is the duty of a local traffic authority (or a strategic highways company ("the network management authority")) to manage their road network with a view to achieving, so far as may be reasonably practicable having regard to their other obligations, policies and objectives, the following objectives—

(a) securing the expeditious movement of traffic on the authority's road network; and

(b) facilitating the expeditious movement of traffic on road networks for which another authority is the traffic authority.’

Any developer on this site will find it very difficult to meet this duty, but it absolutely must be met. The local road network is already working at close to capacity and additional demand is likely to have a serious negative impact. The people of Tewkesbury must not pay the price of development just beyond their parish boundary.

When, after heavy rain, the Bredon Road floods by the White Bear, the transport system in that area is considerably strained. Also, whenever the M5 or M50 are closed, traffic comes through Tewkesbury and the Black Bear roundabout. Any further demand on this junction would render such a situation catastrophic. The resulting congestion will have a negative impact on air quality in that area, due to pollution caused by exhaust fumes.

Another point that must be made is that the Black Bear roundabout is a difficult obstacle for articulated lorries, with damage likely to be caused to kerbs and street furniture. That damage could cause problems for people with difficulties of mobility. There is therefore going to be a problem of access for lorries delivering construction materials and plant to the site from the south.

6. Please set out the modification(s) you consider necessary to make the SWDP Review Publication Consultation (Regulation 19) Plan legally compliant and sound, in respect of any legal compliance or soundness matters you have identified at 5 above. (Please note that non-compliance with the duty to co-operate is incapable of modification at examination). Please say why each modification will make the Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

Clauses E (vi), F (v) and F(vi) of SWDPR54 should make specific reference to the Transport Management Act, 2004, clause 16.1 and make compliance a condition of development on this site.

Please note: In your representation(s) you should provide succinctly all the evidence and supporting information necessary to support your representation(s) and your suggested modification(s). You should not assume that you will have a further opportunity to make submissions.

7. Please provide any representations on the **Publication Draft Sustainability**

SWDPR 54 clause C(iii) - Efforts should be made to ensure access to this bridge is proofed against flooding. Otherwise, it will only be able to be used when conditions are favourable.

SWDPR 54 clause F(vii) - Since flood water will flow in the direction of Tewkesbury, Newtown and Northway all development proposals on this site should have due regard to the Tewkesbury Borough Flooding SPD where it is found to be more stringent than the South Worcestershire Water Management and Flooding SPD (or its successor), the Worcestershire County Council Sustainable Drainage Design and Evaluation Guide and the recommendations set out in the DEFRA document (2015) 'Sustainable Drainage Systems - Non-statutory technical standards for sustainable drainage systems. The requirement to incorporate holding ponds is noted. However, it must be stressed that there is no sense in locating the holding ponds within the flood zone because they will be ineffectual there. They also need to be above the water table. In 2007, parts of Newtown suffered a 14-foot-deep influx of flood water, with considerable threat to life and property and it must absolutely be protected from a repeat of such a catastrophe. We do not understand why this clause applies only to phase 2 of SWDPR 54 and not to phase 1 also. It should apply to phase 1 as well.

In the event of strategic allocation site 4 (SWDPR 54) being developed, the County Boundary should be moved so that the new development becomes part of Tewkesbury.

Tewkesbury Town Council has voted to strenuously oppose policy SWDPR 54 on the grounds that it cannot be convinced that there will not be unforeseen negative externalities which will have a severely adverse effect on those who live and work in our parish.

Appraisal and/or Publication Draft Habitat Regulations Assessment.

After this stage, further submissions may only be made if invited by the Inspector, based on the matters and issues the Inspector identifies for Examination.

8. If your representation is seeking a modification to the Plan, do you consider it necessary to participate in the examination hearing session(s)?

No, I do not wish to participate in hearing session(s)

Yes, I wish to participate in hearing session(s)

Please note that while this will provide an initial indication of your wish to participate in hearing session(s), you may be asked at a later point to confirm your request to participate.

9. If you wish to participate in the hearing session(s), please outline why you consider this to be necessary:

Please note the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate in the hearing session(s). You may be asked to confirm your wish to participate when the Inspector has identified the matters and issues for examination.