



TEWKESBURY TOWN COUNCIL PLANNING COMMITTEE

Wednesday 19th April 2023

To: Cllr. Joanne Raywood, Cllr. Simon Raywood, Cllr. Hilarie Bowman, Cllr Alan Hayes, 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 19th April, at 7.30 pm.

Members of the public and press are welcome to attend.

Debbie Hill
Town Clerk
12th April 2023

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 4th April 2023**
7. **To receive updates on matters arising from the minutes – for information only**
8. **To note correspondence**

9. **Internal alterations to change the top floor from individual letting rooms to four single bedroom letting suites.**
Planning Application
67 - 68 Church Street Tewkesbury Gloucestershire GL20 5RX
Ref. No: 23/00287/LBC
10. **Two Storey Extension To Rear Of Property**
Planning Application
29 Lincoln Green Lane Tewkesbury Gloucestershire GL20 5TU
Ref. No: 23/00317/FUL
11. **Alterations to shop frontage and erection of new fascia board.**
Planning Application
23 - 24 High Street Tewkesbury Gloucestershire GL20 5AL
Ref. No: 23/00296/LBC
12. **Alterations to the staircase and replacement and installation of cast iron finials.**
Planning Application
Flat 6 Barton Street Tewkesbury Gloucestershire GL20 5PP
Ref. No: 23/00289/LBC
13. **Internal alterations to include replacement of ground floor staircase, installation of partition wall and retention of a rear dormer. (Part retrospective).**
Planning Application
9 Abbey Terrace Gloucester Road Tewkesbury Gloucestershire GL20 5SP
Ref. No: 22/00462/LBC
14. **Internal and external alterations associated with the reconfiguration of the property to be used as a residential dwelling.**

Planning Application
59 Barton Street Tewkesbury Gloucestershire GL20 5PX
Ref. No: 22/00795/LBC
15. **To note any additional applications on the Planning Portal which will expire before Wednesday 3rd May 2023 and agree further actions**
16. **To note any additional information on the Planning Portal regarding applications to which this committee has already responded, and agree further actions**
17. **To note the decisions made in March 2023, in respect of planning applications to Tewkesbury Borough Council**
18. **To consider potential ways forward for project 3.1 of the Tewkesbury Town Regeneration SPD as a community planning initiative**



TEWKESBURY TOWN COUNCIL PLANNING COMMITTEE

Tuesday 4th April 2023

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

The meeting commenced at 7.34pm

MINUTES

- P.22/23.367 Welcome.**
The chairman opened the meeting at by welcoming all present and ensuring that any necessary introductions were made.
- P.22/23.368 To receive apologies for absence**
None
- P.22/23.369 To receive declarations of interest**
None
- P.22/23.370 To receive and consider requests for dispensations**
None
- P.22/23.371 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.22/23.372 To approve the minutes of the Planning Committee meeting held on 22nd March 2023**
Proposed by Cllr. Bowman and seconded by Cllr. S Raywood
It was resolved to **approve** the minutes.
- P.22/23.373 To receive updates on matters arising from the minutes – for information only**
None
- P.22/23.374 To note correspondence**
None

P.22/23.375 Removal/demolition of the current lean-to and for the installation of a single-storey extension to the rear elevation.

Planning Application

2 Fletchers Alley Tewkesbury Gloucestershire GL20 5QD

Ref. No: 23/00052/FUL

Observations:

No objection

P.22/23.376 To agree the wording of a letter to Hitchens regarding the absence of Tewkesbury from the publicity literature for the proposed designer outlet

Agreed. Final text is appended to these minutes.

Cllr. Hayes left the meeting at 7.50pm.

P.22/23.378 To note any additional applications on the Planning Portal which will expire before Wednesday 19th April 2023 and agree further actions

None

P.22/23.379 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 8.00pm

Chairman's signature

19th April 2023

Appendix 1 – content of letter to be sent to Ribert Hitchins Ltd, with a copy to be sent to the resident who raised this issue with the Town Clerk.

Proposed designer outlet development just off the A46 and to the east of M5 Junction 9

Members of Tewkesbury Town Council’s Planning Committee have recently received a letter of concern from a resident regarding the content of publicity material for the above-named development. We have therefore looked at it ourselves and find that we agree with our correspondent.

While your online publicity material looks very beguiling, we are very disappointed to note that Tewkesbury is conspicuous in its absence from your web pages, particularly as we believe we have raised this matter before, as a statutory consultee in a planning application.

We believe that both Tewkesbury and your designer outlet have much to gain from their proximity to each other, but only if potential customers are aware. For shoppers who wish to take in some culture as well on their day out, we have Tewkesbury Abbey, two museums, a visitor centre, the Old Baptist Chapel and a wealth of fascinating old buildings. We are non-plussed that you would direct visitors to both Gloucester Cathedral and Worcester Cathedral in your publicity, but not to Tewkesbury Abbey. For those who wish to walk off the calories after a substantial lunch at your outlet, we have our network of picturesque alleys, acres of parkland, the Severn Ham and two nature reserves. For those who want to make a weekend of their outing, we have two entertainment venues, at the Watson Hall and the Roses Theatre, as well as classical concerts at the Abbey and the Old Baptist Chapel, plus a range of hotels and holiday accommodation to suit a wide range of budgets, all within the context of our pretty little town. People need to know that having travelled perhaps quite a distance to your outlet, there are plenty of other things for them to do without having to travel further.

We wonder whether or not your expectation is that visitors to your outlet will travel exclusively by car. If that is so, we think you may be missing out on the opportunity to engage with customers who prefer to use public transport. There is a network of public bus services in the area and there is also a railway station close by. We would like to know if you anticipate the re-routing of bus services to stop at your outlet and whether you will be considering a shuttle bus to and from the railway station. We also wonder what provision you intend to make for visitors who make the journey using active travel methods, ie. cycling and walking.

While Tewkesbury and your outlet have the potential to gain from their proximity to each other, that very proximity could also be to the detriment of Tewkesbury. Visitors to your site will be relying on our infrastructure – our roads, our drainage systems, our waste-water management system and possibly our local Minor Injuries and Illnesses Unit, which are already working at close to capacity. These facilities are available for your development to tap-into, precisely because the town of Tewkesbury exists. We are sure you did not intend to snub the town, however, we feel that it would be beneficial to your businesses and visitors to let them know about the gem that lies just a little further down the road which could make their visit complete. We would like to extend an invitation to your management to visit the main attractions Tewkesbury has to offer and we would be pleased to give you a tour.



Planning outcomes in March 2023 for applications to Tewkesbury Borough Council.

Planning Reference	Description	Location	Outcome
23/00013/KERB	Drop kerb	10 Station Street	Planning Permission not needed
23/00011/KERB	Drop kerb	4 Carrant Road Mitton	Planning Permission not needed
23/00116/NMA	Non-material amendment for the alteration to the approved drawing reference 21171-11 Rev A listed under condition 2 of planning permission ref. 22/00811/FUL, to amend the shopfront from three panels of glass to two panels and to change the colour of the shopfront to green RAL6002 as shown on drawing reference 21171-12 Rev D.	Barclays Bank 133 - 134 High Street	Granted
23/00139/PDE	<u>Single storey rear extension</u>	38 Ashchurch Road	Permitted development/ Prior approval
23/00084/TCA	Recommended works proposed following tree survey: GC005766 - Himalayan Birch - Low branches - all round to 2.5m GC005769 - Goat Willow - Mechanical damage to trunk and soil level change - Remove tree GC005777 - Group of 5 Willow and Ash trees - Remove trees and treat stumps to minimise future management GC005781 - Sycamore - Plus dead elms x3 Remove 4 x trees GC005787 - Horse Chestnut - Sever ivy to 1.5m above ground level. GC005788 - Plum - Unable to see any live growth - Remove tree GC005789 - Field Maple - Prune to clear phone wires GC005793 - Purple leaf Plum - Reduce crown in height by 2m and shape GC005794 - Purple leaf Plum - Crown reduce in height by 2m and shape GC005805 - Corkscrew Willow - End Weighting of Branches/Stems typical of species resulting in broken branches - Reduce in height by 3m and shape, remove broken branches and tidy rips and remove dead wood GC005810 - English Oak - Sever ivy to 1.5m above	Severn Trent Water Mythe Road	No objections

	ground level GC005814 - Group of 5 Willow Trees - x5 stems with failed root plates - Remove trees GC005815 - Willow - Remove lower branches growing over footpath +stem recently cut to remove future management of regrowth GC005818 - Willow - Remove stem with Ganoderma spp at base nearest road		
23/00124/FUL	Proposed front garage extension and alterations.	74 Ashchurch Road	Permit
23/00004/ADV	Installation of replacement signs to include: 1x post mounted pictorial signs with 2 amenity boards, 1x set of individual letters, 1x amenity board, 1x door plaque, 1x transom sign with lantern, 2x post mounted panels to existing posts, 2x disclaimer signs and 2x set of sign written text.	Canterbury Inn Ashchurch Road	Consent
22/01381/FUL	Erection of a side pergola.	Canterbury Inn Ashchurch Road	Permit
22/01361/FUL	Demolition of existing single storey rear extension. Erection of single storey side and rear extensions.	7 Elmbury Drive Newtown	Permit
22/01210/FUL	Erection of a garage outbuilding	The Willows Lincoln Green Lane	Permit
22/01112/FUL	Erection of a rear dormer.	52 Barton Street	Permit
22/01113/LBC	Installation of new internal doors, walls, fire alarm and detective systems. Erection of a rear dormer.	52 Barton Street	Consent
22/00948/FUL	Replacement boiler and repositioning of boiler flue vent.	Lucia House Trinity Street	Permit
22/00949/LBC	Replacement boiler and repositioning of boiler flue vent.	Lucia House Trinity Street	Consent
22/00872/FUL	Erection of a single and two-storey side and rear extension.	20 Derwent Drive Mitton	Permit
22/00733/LBC	Retention of signage fascia design.	50 High Street	Refuse consent
22/00732/FUL	Retention of signage fascia design.	50 High Street	Refuse