



TEWKESBURY TOWN COUNCIL PLANNING COMMITTEE

Wednesday 3rd May 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 3rd May, at 7.30 pm.

Members of the public and press are welcome to attend.

Debbie Hill
Town Clerk
26th 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 19th April 2023**
7. **To receive updates on matters arising from the minutes – for information only**
8. **To note correspondence**

9. Erection of a single storey side and rear extension

Planning Application

21 Theocs Close Tewkesbury Gloucestershire GL20 5TX

Ref. No: 22/01246/FUL

10. Internal alterations to the configuration of the second floor.

Planning Application

66A And 67 Church Street Tewkesbury Gloucestershire GL20 5RX

Ref. No: 23/00287/LBC

11. To note any additional applications on the Planning Portal which will expire before Wednesday 17th May 2023 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

19/00002/CONDIS | Application for approval of details subject to conditions 4 (External Joinery), 5 (Schedule of materials/finishes and Samples), 8 (Foul and Surface Water Drainage) 9 (Secure Cycle Storage Facilities) & 10 (Waste & Recycling Storage Facilities) of the planning application ref number 16/01175/FUL | 66 High Street Tewkesbury Gloucestershire GL20 5BJ

13. W/23/00683/OUT

Land East Of Bredon Road Off Tewkesbury Road Bredons Hardwick

Outline application with all matters reserved for a primary school (with up to seven classrooms) and ancillary facilities to serve the local community – use class D1.

14. To consider potential strategies and actions by which the Town Council can support the creation of a thoroughly comprehensive flood risk analysis for Tewkesbury and neighbouring parishes



TEWKESBURY TOWN COUNCIL PLANNING COMMITTEE

Wednesday 19th April 2023

Present: Cllrs. J Raywood, S Raywood, H Bowman, P Jones, C Danter and Mr R Carey

In attendance: None

MINUTES

P.22/23.380 Welcome.

The chairman opened the meeting at 7.33pm by welcoming all present.

P.22/23.381 To receive apologies for absence

Cllr S Raywood – likely to be late, due to work commitments

Cllr A Hayes - prior engagement

Post-meeting, an apology (which had been sent in advance) was also received from Mr Maggs.

P.22/23.382 To receive declarations of interest

None

P.22/23.383 To receive and consider requests for dispensations

None

P.22/23.384 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.22/23.385 To approve the minutes of the Planning Committee meeting held on 4th April 2023

Proposed by Cllr. H Bowman and seconded by Cllr P Jones

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

P.22/23.386 To receive updates on matters arising from the minutes – for information only

None, that are not covered elsewhere on this agenda.

Cllr S Raywood arrived in the meeting early during the next item, at 7.40pm.

P.22/23.387 To note correspondence

A representative of Robert Hitchin Ltd has responded to our letter. A copy of this will now be passed on to the resident who raised his concerns with us. The company has offered to come and talk to the new Town Council after the election date in May.

A series of emails have been received from the Civic Society, expressing concern at the County Council's proposal to install 16 electrical car charging points on the High Street, the main points of concern being the potential impact on the street scene and on the ability of users of non-electric cars to park in those spaces. Questions were asked about whether or not planning permission would be required and also why the High Street had been chosen as a location, rather than, say, Spring Gardens. A subsequent email from the Borough Conservation Officer to the Civic Society has indicated that Borough Planning Officers do not consider that planning permission will be required, even though the High Street is within the Article 4 Direction zone. The chairman has contacted Cllr. Grey (GCC) asking for further information and suggesting that a public meeting to inform residents could be facilitated by the Town Council if desired.

Laurence Robinson MP has written to thank the Planning Committee for the copy of the Town Council's response to the Levelling up and Regeneration Bill.

P.22/23.388 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

Observations:

Objection.

The Town Council would like to understand the likely length of stay for an occupant of a 'letting suite'. This is so that we can understand better whether there is likely to be an impact in terms of provision for bins, bicycles and car parking. We are also concerned that the bedroom of suite 1 has no window and therefore the door is the only way out of this room in an emergency. Although desirable, this is not technically a planning issue. However, should a window be added this would become a planning issue. The Council would be interested to know what the impact on fire safety would be from the proposed layout.

The council notes that a proposed door in suite 2 will cut across a window and has an impact externally, which is inappropriate for a listed building.

P.22/23.389 Two Storey Extension To Rear Of Property

Planning Application

29 Lincoln Green Lane Tewkesbury Gloucestershire GL20 5TU

Ref. No: 23/00317/FUL

Observations:

No objection.

P.22/23.390 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

Observations:

No objection.

P.22/23.391 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

Observations:

No objection.

P.22/23.392 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

Observations:

The Town Council would like to defer comment until we have spoken to the Conservation Officer.

P.22/23.393 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

Observations:

No objection.

P.22/23.394 To note any additional applications on the Planning Portal which will expire before Wednesday 3rd May 2023 and agree further actions

None

P.22/23.395 To note any additional information on the Planning Portal regarding applications to which this committee has already responded, and agree further actions

W/23/00683/OUT Land East Of Bredon Road Off Tewkesbury Road Bredons Hardwick

Outline application with all matters reserved for a primary school (with up to seven classrooms) and ancillary facilities to serve the local community – use class D1.

This will be considered at our next meeting on 3rd May. Note – the application description suggests reduced provision compared with the previous application which was refused (eg. no nursery, ‘up to’ seven classrooms). The application heavily relies on information that the committee can’t yet access because it is contained in a related application which has not yet appeared on the Portal.

P.22/23.396 To note the decisions made in March 2023, in respect of planning applications to Tewkesbury Borough Council

Noted

P.22/23.397 To consider potential ways forward for project 3.1 of the Tewkesbury Town Regeneration SPD as a community planning initiative

A brief discussion was held, covering the following points:

- Project 3.1 of the Tewkesbury Town Regeneration SPD relates to Back of Avon and has the aims of reducing the visual dominance of parked cars, improving routes between the High Street and the Riverside Walk and improving the streetscape. Hitherto, the focus has been on other projects in the SPD, eg Healing’s Mill, but the Back of Avon is the one project for which the Town Council is in the best position to make progress.
- Some improvements are currently being made on the Back of Avon, courtesy of the HSHAZ fund.
- The area in question is largely owned by either the Town Council or the Anglo-American Garden of Remembrance and Riverside Walk Trust, of which the Town Council is the sole trustee.
- There are currently significant problems with both accessibility and visibility at the entrance to the Anglo-American Garden of Remembrance. A redesign of the garden, in conjunction with a redesign of the space between the garden and the Mill Avon, would provide an opportunity to address these problems, making the area more people-friendly, communicating the story of the garden and the Back of Avon, and creating a sense of place here.
- There is some funding within the Planning Committee budget for planning expertise and community engagement activity (Code 400 – 4718) and also within earmarked reserves (EMR 359)
- It was agreed that a working group to progress this project should be open to all councillors (with at least one representative each from the E&A, B&M and Planning Committees) and that public consultation would be an important part of the design process.
- Cllrs J and S Raywood and C Danter will jointly prepare a presentation on this for Full Council in June.

During this council year the Planning Committee has processed 397 agenda items – more than in any other year on record. (Previously, the highest number of agenda items in a year was 396, in

2020/21.) The chairman thanked committee members for their dedication and attention to detail during the past year.

There being no further business, the meeting closed at 9.15pm

Chairman's signature

3rd May 2023