



TEWKESBURY TOWN COUNCIL PLANNING COMMITTEE

Wednesday 17th May 2023

Present: Cllrs. J Raywood, S Raywood, H Bowman, P Jones, M Dimond-Brown, E Ash, Mr R Maggs and Mr R Carey

In attendance: Mrs D Hill, Town Clerk (arrived at 7.36pm)

MINUTES

P.23/24.015 Welcome.

The meeting opened at 7.34pm.

The chairman welcomed everyone and arranged for introductions to be made.

P.23/24.016 To receive apologies for absence

Cllr A Hayes (family event)

Cllrs H Bowman and M Dimond-Brown – may be delayed due to attendance at another meeting.

P.23/24.017 To receive declarations of interest

Cllr S Raywood – item 10 – employed by the Planning Inspectorate

Cllr M Dimond-Brown – member of TBC Planning Committee

P.23/24.018 To receive and consider requests for dispensations

None

P.23/24.019 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)*

With reference to item 13 (see P.23/24.027), a member of the public made the observation that he and his family had recently made a booking there, but the resulting experience was not what was anticipated when the booking was made, due to the fact that there is no disability access into, and within the hotel building. Members of staff were very helpful, but it was impossible for him to access the room where the event was scheduled to take place and he and his party had to be accommodated elsewhere. At the end of the event, departure was via a service exit.

He made the point that, before embarking on developments such as that described in the application, the proprietors should focus on making their premises wheelchair accessible.

The Town Council will pass this observation on to the applicant.

P.23/24.020 To approve the minutes of the Planning Committee meeting held on 3rd May 2023

Proposed by Cllr Jones and seconded by Mr Carey

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

P.23/24.021 To receive updates on matters arising from the minutes – for information only

Re. **P.23/24.013** The agreed response to W/23/00683/OUT has been submitted by on our behalf by the administration assistant.

Re. P.23/24.010 - There has been no further information forthcoming on 23/00287/LBC

Re. **P.22/23.392** - There has been no further information forthcoming on 22/00462/LBC

P.23/24.022 To note correspondence

The chairman of the Civic Society has written to all councillors, in a follow-up to his oral representation to Full Council on Monday, requesting that the Council create a set of ambitions/objectives in the form of an NDP or other alternative.

The Borough tree officer has written in response to this committee's comments on 23/00163/TCA, saying - 'Thank you for your comments, I have asked the tree surgeon to contact me so we can ensure the works proposed can reduce the overhang but do not have a detriment to the health of the trees but also maintain the amenity value they offer within the conservation area. I will update you once discussed which will probably be at the latter end of next week as I am on leave.'

The above application has demonstrated to the members the need to retain a tree warden. The Clerk will arrange for a Parish Tree Warden to be formally appointed.

The chairman has been contacted by Myers-Insole Local Learning Community Interest Company to say that the work done by children of Tewkesbury C of E Primary on the history of Healings Mill will be on display at the Watson Hall this coming weekend, alongside a photographic display about Tewkesbury's historic buildings. The town museum, next door to the Watson Hall, has also put a mini display on Healings Mill in its front window, with a signpost to the children's work on display and also a link to the application under discussion at item 14 (see **P.23/24.028**)

An email has been received from TBC's Planning Department - 'Please find below the officer recommendations for the 25th May Planning Committee.'

22/00834/OUT - Land To The South-east Of Bluebell Road And East Of Rudgeway Lane, Wheatpieces, Tewkesbury - Delegated permit

The Town Clerk has received an email of complaint regarding the non-compliance of a recently-opened fast-food outlet, with respect to their hours of activity. This will be passed on to the Borough Council's enforcement team.

P.23/24.023 To approve the payments list.

Total payments - £12,653.13

Proposed by Cllr S Raywood and seconded by Cllr Jones

It was resolved to **approve** the payments list.

Post meeting note: the payment of £475 to Juice IT was a net figure and should have totalled £570, thus making the payment list total £12,748.13.

Councillor S Raywood left the meeting at this juncture – 8.05pm.

P.23/24.024 W/23/00682/OUT

Land East Of Bredon Road Off Tewkesbury Road Bredons Hardwick

Outline application for phased residential development capable of being severed for approximately up to 500 dwellings (C3 Use Class) including means of access (two vehicular access points from the B4080 and a pedestrian/cycle access from Derwent Drive) and associated infrastructure and landscaping including provision of formal and informal open space and drainage attenuation basins, with all matters reserved except for access.

There was a lengthy discussion of the Council's responses to the previous application for this site. That application was refused and an appeal against that refusal was dismissed by the Planning Inspector. Committee members have noted that the current application is essentially the same as the previous one, particularly with regard to the issues which cause concern. Committee members raised new points of concern, which mainly arise from the planning statement, which is a new document.

The chairman will produce a draft response based on those discussions, which will then be circulated to members for any further amendments, so that the responded which will be recommended to Full Council (in accordance with our Terms of Reference) on 12th June 2023. We therefore cannot meet the deadline for responses (23rd May 2023). The Town Clerk will write to Wychavon District Council to say that we do intend to respond and to ask for an extension of time until after the next Full Council meeting.

During the discussion of this item, Cllrs H Bowman and M Dimond-Brown arrived at the meeting, at 8.23pm.

Cllr S Raywood returned to the meeting after the conclusion of this item, at 8.39pm.

P.23/24.025 Update existing fascia and hanging site with new restaurant name

Planning Application

Flat 84 - 85 Church Street Tewkesbury Gloucestershire GL20 5RX

Ref. No: 23/00330/LBC

Observations:

No objection

P.23/24.026 **Change of shop front**
Planning Application
23 - 24 High Street Tewkesbury Gloucestershire GL20 5AL
Ref. No: 23/00351/FUL

Observations:
No objection

P.23/24.027 **Serviced accommodation to hotel comprising rooms and suites (use class C1), landscaping, and biodiversity improvements.**
Planning Application
Tewkesbury Park Golf And Country Club Lincoln Green Lane Tewkesbury
Gloucestershire GL20 7DN
Ref. No: 23/00357/FUL

Observations:
The Town Council wishes to see a firmer commitment to sustainability, in terms of energy generation, energy usage and heating. Tewkesbury Borough Council has declared a Borough-wide Climate Emergency response as well as a Nature Emergency response. Therefore the Town Council is requesting further information with regard to the sustainability of this proposal before this application is considered further. We are pleased to see the ambition expressed in the Biodiversity report, and look forward to seeing it being fully delivered.

P.23/24.028 **redevelopment of the brewery buildings site, including demolition of all the buildings on site with the exception of the listed brewery building and its change of use to cafe, bar, restaurant with micro-brewery over, and the erection of 8 new townhouses and one apartment, access, car parking & landscaping.**
Planning Application
Building Quay Street Tewkesbury Gloucestershire
Ref. No: 23/00334/FUL

Observations:
The Town Council is in favour of the development in principle. We would strongly urge a rigorous approach to sustainability and would look forward to seeing that dealt with at the detailed planning stage. We would also encourage the availability of EV charging points for all properties.

P.23/24.029 **Redevelopment of the brewery buildings site, including demolition of all the buildings on site with the exception of the listed brewery building and its change of use to cafe, bar, restaurant with micro-brewery over, and the erection of 8 new townhouses and one apartment, access, car parking & landscaping.**
Planning Application
Building Quay Street Tewkesbury Gloucestershire
Ref. No: 23/00335/LBC

Observations:

The Town Council is in favour of the development in principle. We would strongly urge a rigorous approach to sustainability and would look forward to seeing that dealt with at the detailed planning stage. We would also encourage the availability of EV charging points for all properties.

At this juncture it was unanimously agreed to extend the meeting for an additional 15 minutes, in order to allow all business on the agenda to be completed.

P.23/24.030 rear single storey extension

Planning Application

10 Milne Pastures Ashchurch Tewkesbury Gloucestershire GL20 8SG

Ref. No: 23/00393/FUL

Observations:

No objection

P.23/24.031 Construction of a plant room to house 2x combined heat power units and the installation of LPG tanks (Part Retrospective)

Planning Application

Tewkesbury Park Hotel Lincoln Green Lane Tewkesbury Gloucestershire GL20 7DN

Ref. No: 23/00105/LBC

Observations:

The Town Council is uncertain of the rationale for the technology and size of the installation, although we hope that sustainability factors have been considered. Therefore, the Town Council requests further information to clarify this point.

P.23/24.032 Construction of a plant room to house 2 combined heat power units and the installation of LPG tanks (Part Retrospective)

Planning Application

Tewkesbury Park Golf And Country Club Lincoln Green Lane Tewkesbury Gloucestershire GL20 7DN

Ref. No: 22/01221/FUL

Observations:

The Town Council is uncertain of the rationale for the technology and size of the installation, although we hope that sustainability factors have been considered. Therefore, the Town Council requests further information to clarify this point.

P.23/24.033 To note any additional applications on the Planning Portal which will expire before Wednesday 31st May 2023 and agree further actions

None

P.23/24.034 To note any additional information on the Planning Portal regarding applications to which this committee has already responded, and agree further actions

None

P.23/24.035 To note the decisions made in April 2023, in respect of planning applications to Tewkesbury Borough Council

Noted

P.23/24.036 To receive brief summaries of progress on actions re. item P.23/24.014

- The letter to Laurence Robertson MP has been sent email and acknowledged.
- Letter to TBC - ongoing
- Individual committee members' research into how floodplains in developed areas are managed elsewhere.

So far, relevant information has been found, mainly on the websites of the government or government agencies. The following may provide useful guidance:

<https://www.gov.uk/guidance/flood-risk-and-coastal-change#para25>

<https://historicengland.org.uk/advice/technical-advice/flooding-and-historic-buildings/>

<https://lordslibrary.parliament.uk/housing-developments-on-functional-flood-plains/>

<https://www.mottmac.com/views/to-build-or-not-to-build-on-flood-plains>

<https://parallel.co.uk/rofrs/#9/52.0037/-2.4714>

All business being concluded, the meeting closed at 9.44pm.

Chairman's signature

31st May 2023