



TEWKESBURY TOWN COUNCIL PLANNING COMMITTEE

Wednesday 17th 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 17th May, at 7.30 pm.

Members of the public and press are welcome to attend.

Debbie Hill
Town Clerk
10th May 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 3rd May 2023**

7. To receive updates on matters arising from the minutes – for information only

8. To note correspondence

9. To approve the payments list.

10. 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.

11. 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

12. Change of shop front

Planning Application

23 - 24 High Street Tewkesbury Gloucestershire GL20 5AL

Ref. No: 23/00351/FUL

13. 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

14. 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

15. 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

16. rear single storey extension

Planning Application

10 Milne Pastures Ashchurch Tewkesbury Gloucestershire GL20 8SG

Ref. No: 23/00393/FUL

- 17. 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
- 18. 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
- 19. To note any additional applications on the Planning Portal which will expire before Wednesday 31st May 2023 and agree further actions**
- 20. To note any additional information on the Planning Portal regarding applications to which this committee has already responded, and agree further actions**
- 21. To note the decisions made in April 2023, in respect of planning applications to Tewkesbury Borough Council**
- 22. To receive brief summaries of progress on actions re. item P.23/24.014**
 - Letter to Laurence Robertson MP
 - Letter to TBC
 - Individual committee members' research into how floodplains in developed areas are managed elsewhere.



TEWKESBURY TOWN COUNCIL PLANNING COMMITTEE

Wednesday 3rd May 2023

Present: Cllrs. J Raywood, S Raywood, H Bowman, P Jones, M Sztymiak, Mr R Maggs and Mr R Carey

Also present: Cllr P Workman (TBC)

MINUTES

P.23/24.001 Welcome.

The chairman opened the meeting at 7.30pm by welcoming all present.

P.23/24.002 To receive apologies for absence

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

P.23/24.003 To receive declarations of interest

Cllr S Raywood – Item 13 – employed by the Planning Inspectorate

P.23/24.004 To receive and consider requests for dispensations

None

P.23/24.005 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.23/24.006 To approve the minutes of the Planning Committee meeting held on 19th April 2023

Proposed by Mr Carey and seconded by Cllr Jones.

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

P.23/24.007 To receive updates on matters arising from the minutes – for information only

P.22/23.387 – Re. designer outlet, A copy of our letter to Hitchins was sent to the local resident and he has acknowledged receipt.

Re. Electric car chargers, Cllr Grey has informed us of the following steps that GCC is taking to mitigate the risks (this committee) raised on the impact of the chargers:

- Selecting a chargepoint product that is small – the Connected Kerb gecko is one of the smallest on the market;

- Identifying sites with sufficient footway width to enable a charger to be located such that there is at least 1.2m width remaining for prams, buggies, wheelchair users to pass; and
- Where there is insufficient footway width and alternative sites aren't available then installing the charger on a small build out next to the kerb so it doesn't impinge on the footway and amenity of pedestrians.

'The officer team are aware that some residents have concerns about the introduction of the chargers and will always try to make sure that GCC acts in as responsible way as possible.'

P.22/23.392 – The Borough conservation officer has replied to say that this is a complex case. Further details have been requested from the applicant and he will be liaising with the case officer before offering updated comments.

P.23/24.008 To note correspondence

An email has been received from a regular visitor to the Town, complaining about the design of signage at a recently opened take away pizza outlet and wonder how we could have allowed such a thing. A reply has been sent, giving hyperlinks to the applications for the outlet, on the TBC planning portal. An explanation was also supplied, detailing the differences between the Town Council as a statutory consultee and the Borough Council as the local planning authority.

Re. Healings Mill - The agent for the owners of Healings Mill have asked for a letter of support from Tewkesbury Town Council pushing for a speedy decision on the demolition of the part of Healings Mill that has to be demolished on submission of outline planning permission for the site.

The Assistant Town Clerk will be asked to reply to the developers, asking to know how soon a scheme for the site will be ready for submission, as it is understood that there should be a scheme for redevelopment prepared before demolition takes place. However, it is also understood that the demolition is a matter of urgency. The committee considers that the public should be consulted on the proposed demolition and redevelopment of the site.

P.23/24.009 Erection of a single storey side and rear extension

Planning Application
21 Theocs Close Tewkesbury Gloucestershire GL20 5TX
Ref. No: 22/01246/FUL

Observations:

No objection

P.23/24.010 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

It has been noted that the title of this application has been amended but the associated documents have not. None of the Town Council's questions about the proposal have been answered, even though the chairman has directly contacted the

planning officer. Therefore the Town Council's objection remains, without any amendment at this stage.

P.23/24.011 To note any additional applications on the Planning Portal which will expire before Wednesday 17th May 2023 and agree further actions

T1 - Sugar Maple - Has outgrown its surroundings and encroaching the neighbouring property - 3 metre crown reduction as shown in photograph T2 - Willow - To be reduced back to previous pollard approx 2m reduction and lower limb to be removed from over driveway. T3 - Sycamore - Large stem overhanging the ambulance station to be reduced back to trunk, and crown reduction of approx 4m as shown in photograph

Planning Application

Berkeley Antiques 132 High Street Tewkesbury Gloucestershire

Ref. No: 23/00163/TCA

Observations:

Although the Town Council appreciates that these trees do need to be cut back, we feel that the proposal is quite draconian. We would ask that a tree specialist's report provide the justification for the extent of this work. We also ask the owner to be mindful of nesting birds and delay this work until after the end of the nesting season.

P.23/24.012 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

Item added in error – no further comment to make at this stage.

Cllr S Raywood left the meeting at this point – 8.05pm

P.23/24.013 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. (Consultation ends on 13th May)

This application cannot be considered in isolation from application **W/23/00682/OUT** because details concerning access to the site from the road network are contained within the second application.

The application is essentially the same as the one that was refused permission by Wychavon District. The appeal against that refusal was dismissed last November in an appeal hearing of the Planning Inspectorate, except that some additional reports have been added, on the subjects of ecology, energy and landscape and visual impact, plus a planning statement, and a flood risk assessment which doesn't vary provision from what was in the last application. It is noted that surface water will be collected in

ponds that lie largely within the flood zone, from where it will drain into the River Carrant.

It was noted that the planning statement contains the extraordinary assertion that there is a bus service running between Bredon and Tewkesbury at ten-minute intervals! We do not believe this to be true.

This committee is of the opinion that the response it gave to that application in February 2020, in essence, still stands, as none of its concerns have been addressed within the new application. It is also aware that the timing of this application could be considered strategic, since the forthcoming election could see new councillors elected to the local district and borough councils, who may view it more favourably.

Observation:
Objection.

Tewkesbury Town Council objects to this proposal, mainly due to its prematurity, because the context within which this school would sit is entirely lacking. Therefore, it cannot be shown how the school will be safely accessed by active travel and vehicular traffic from the local highway network, its impact on local traffic cannot be assessed with any certainty and consequently the Town Council cannot tell what the impact will be on highway safety, air quality and traffic congestion. The Town Council is also concerned about the possible impact of the proposal on flooding downhill from the proposed development, around the River Carrant.

Local capacity to deal with sewerage is currently overstretched, so the addition of a school to the existing network is a concern.

These points echo the concerns that were raised by the Town Council regarding the wider development of the site, through the South Worcestershire Development Plan Review and the outline planning application for 500 dwellings on the site that was consulted on between 2018 and 2021. The Town Council notes that the appeal against the refusal of the outline planning application for the wider site was dismissed and therefore at this point there is no established need for the additional educational provision that this school would provide.

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.

(Consultation ends on 26th May)

This application will be considered by the Planning Committee on 17th May and a draft response created for Full Council approval as soon as is possible. As this is unlikely to happen before the deadline date for the consultation, a request will be made to Wychavon District Council for an extension of time.

After the conclusion of this item, Cllr S Raywood returned to the meeting.

P.23/24.014 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

During a lengthy and detailed discussion the following points were raised:

- We need to be very clear about what the Town Council's role and commitments will be with regard to this work. The Town Council has the facility to employ a specialist in order to analyse and challenge planning applications that are considered to be problematic, but we are not a planning authority and therefore it is not our role or responsibility to commission the flood risk analysis ourselves.
- We should continue to put pressure on our local planning authority to engage in creation of a flood risk analysis for Tewkesbury and neighbouring parishes.
- We should support Tewkesbury Borough Council, Gloucestershire County Council and other authorities involved in the JSP, to ensure that a thoroughly comprehensive bank of data is collected, on which to base future planning policy with regard to flooding.
- We should remind Borough Councillors, especially those on the Planning Committee to interrogate the advice they are given and not take at face value evidence provided by 'experts'.
- At the moment the future is unclear, in terms of potential impacts on planning policy from the Regeneration and Levelling up Bill, which has not yet been passed by Parliament.
- Planning policy doesn't tend to encourage the consideration of possible impacts downstream, but it should do.
- Although the behaviour of water is not as difficult to predict, the events that cause too much of it to be in the same place at the same time are, eg prolonged periods of high rainfall, exceptionally heavy downpours, how these may coincided with high tides. The impact of actions by individuals and organisations upstream also need to be taken into account.
- There needs to be control of actions that significantly reduce the porosity of private garden spaces.
- We need advice on what we, as a parish council can effectively do.
- One thing we can usefully do is to collect anecdotal evidence of what happens to the water when it's in our floodplain. Where does it go? How many properties are below the 2007 flood level?

The following actions were agreed:

- The chairman will write to Laurence Robertson MP, asking for his recommendations on who can advise us, particularly with regard to the management of the River Severn.
- The chairman will write to Ian Bowen at TBC to ask for a progress report.
- All committee members will carry out research to find out how floodplains in developed areas are managed elsewhere.

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

Chairman's signature

17th May 2023



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

Planning Reference	Description	Location	Outcome
23/00030/KERB	Drop kerb	9 Stanton Road Mitton	Planning permission not needed
23/00026/KERB	Drop kerb	12 Cotswold Gardens	Planning permission not needed
23/00022/KERB	Drop kerb	14 Canterbury Leys Newtown	Planning permission not needed
23/00021/KERB	Drop kerb	28 Queens Road	Planning permission not needed
23/00238/CLP	Proposed new dormer to facilitate a loft conversion	The Greenway York Road	Grant certificate
23/00019/CONDIS	Application for approval of details subject to conditions 4 (Bicycle Shelter) and 13 (car parking layout and surfacing materials) of the planning application ref number 22/01219/FUL	The White Bear Bredon Road	Discharge
23/00189/ADV	Installation of one externally illuminated sign and one externally illuminated projecting sign.	Barclays Bank 133 - 134 High Street	Consent
23/00177/FUL	Erection of a first floor side extension	16 Rosefield Crescent Newtown	Permit
23/00151/LBC	Alterations and maintenance proposals including to front door, left and right bays plinths, redecorate front windows, repairs to parapet wall (top 7 courses).	17 Barton Street	Consent
23/00131/FUL	Demolition of existing outbuilding. Erection of a single storey front extension	The Hives Trinity Walk	Permit

23/00080/LBC	Replacement of a rear external door.	11 North East Terrace East Street	Consent
23/00071/FUL	Demolition of existing garage, replacement porch and new single storey rear extension to existing dwelling. Subdivision of the plot and the erection of a new dwelling with landscaping, bin storage and ancillary works.	Springfield York Road	Permit
23/00126/LBC	Internal modifications to 156 High St. and 1 Barton St. to reinstate separate accommodation with revised rear access. New shop front to 1 Barton St. to replicate original arrangement. Modification to corner shop front to 156 High St. to remove the recessed entrance.	156 High Street & 1 Barton Street	Consent
23/00125/FUL	Internal modifications to 156 High St. and 1 Barton St. to reinstate separate accommodation with revised rear access. New shop front to 1 Barton St. to replicate original arrangement. Modification to corner shop front to 156 High St. to remove the recessed entrance.	156 High Street & 1 Barton Street	Permit
22/01356/FUL	Erection of a two storey and single storey rear extension. Erection of a first floor side extension	23 Arundel Road Mitton	Permit
22/01211/FUL	Internal reconfiguration; replacement of double doors on front elevation; replacement of all windows; rebuilding of existing garden wall.	7 Mill Street	Permit
22/01212/LBC	Internal reconfiguration; replacement of double doors on front elevation; replacement of all windows; rebuilding of existing garden wall.	7 Mill Street	Consent
22/01108/FU	Erection of self-build bungalow	Land Adjoining 21 Wenlock Road	Refuse
22/01082/FUL	Erection of a single storey side and rear extension. Formation of a new chimney to front elevation.	41 Knights Way Newtown	Permit