



TEWKESBURY TOWN COUNCIL PLANNING COMMITTEE

Wednesday 31st May 2023

To: Cllr. Joanne Raywood, Cllr. Simon Raywood, 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 31st May, at 7.30 pm.

Members of the public and press are welcome to attend.

Debbie Hill
Town Clerk
24th 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 17th May 2023**
- 7. To receive updates on matters arising from the minutes – for information only**
- 8. To note correspondence**

9. To receive the Borough Councillor's report
10. To agree the draft response to
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. 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
12. 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
13. 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
14. Demolition of existing conservatory and erection of a two storey side extension. Erection of a single storey front and side extension and erection of a raised patio.
Planning Application
55 Tirl Bank Way Newtown Tewkesbury Gloucestershire GL20 8ES
Ref. No: 23/00323/FUL
15. Replacement fascia for sign writing purposes
Planning Application
Abbey Tea Rooms 59 Church Street Tewkesbury Gloucestershire GL20 5RZ
Ref. No: 23/00409/LBC
16. Change of use from commercial (osteopathic practice) to residential (three bedroom dwelling)
Planning Application
Halifax Cottage St Marys Lane Tewkesbury Gloucestershire GL20 5SF
Ref. No: 22/01080/FUL
17. Variation of Condition 2 (approved plans), Condition 3 (materials) and removal of Condition 4 (treatment of materials) to allow for amendments and minor alterations to planning application 21/01451/FUL
Planning Application
The Bolt Hole Swilgate Road Tewkesbury Gloucestershire GL20 5PJ
Ref. No: 23/00395/FUL

18. **Retrospective application for the provision of a single storey rear extension, a dormer window, recladding and the re-laying of an existing patio**
Planning Application
15 Tretawn Gardens Newtown Tewkesbury Gloucestershire GL20 8EF
Ref. No: 23/00428/FUL
19. **To note any additional applications on the Planning Portal which will expire before Wednesday 14th June 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 receive the CIL report**
22. **To review the Forward Plan and agree next steps**



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 now that Cllr Aldridge has retired from the Council. He has however indicated a wish to continue in this role. 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.

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

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.

Tewkesbury Town Council has noted that the current application is essentially the same as the previous one - 1800771/OUT, particularly with regard to the issues which cause concern. We consider that all our previous objections still stand but have added further observations below, in bold type.

In November 2021 Tewkesbury Town Council objected in the strongest possible terms to the previous proposal for this site -, on the grounds listed below:

- **The potential impact on flooding within Tewkesbury.** In June 2018 we responded – *“TTC is seriously concerned about the potential increase in flood risk to existing houses within its parish. The Outline Planning Proposal provided, contains insufficient detail on which to make a judgement as the robustness of the proposed scheme. TTC seeks detailed and justified assurances that the flood risk to properties within its parish will not be increased by the proposed development.”*
The Town Council also responded, in November 2019, to the South Worcestershire Development Plan Preferred Options in respect of proposed housing site SWDP NEW EDGE 3, land at Mitton, immediately adjacent to Tewkesbury, as follows: *“on this site, the Town Council would expect the drainage attenuation strategies to be proven to conform to the most robust standards. It would not be sufficient, in our view, for a developer to present their own flood risk assessment and attenuation scheme without it being subjected to close independent scrutiny, in order to reassure neighbours that they will not be inundated. Tewkesbury Town Council seeks detailed and justified assurances that robust measures will be taken to ensure that the flood risk to properties within its parish will not be increased by any proposed development on this site.”*

In November 2021 TTC noted that none of the documentation submitted by the developer since June 2018 had provided the requested assurances.

In the latest flood risk assessment (2023) it is noted that the ground is not considered to be suited to infiltration methods for dealing with surface water. Building houses on this site will just exacerbate this situation. It is noted that preferred method for management of surface water will be the use of attenuation ponds, with an outfall to the Carrant Brook. While the Town Council accepts that the proposed housing, being at least 2m above the 1/100 year flood level, are unlikely to be flooded the same cannot be said for houses and business premises in Mitton, Newtown, and around the Carrant Brook, which

have already been subject to severe flooding. The proposed siting of the attenuation ponds is at too low a level to protect existing buildings and infrastructure in Tewkesbury Parish, from the likely surface water run-off from this development.

- **The potential impact upon Tewkesbury's foul drainage infrastructure.** In June 2018 we responded – *“The developer appears to be relying on STW to respond to the prospect of greater housing provision in the local area by modifying its infrastructure and does not seem to consider that this is an issue with which it needs to concern itself. Since TTC is aware that the current infrastructure in northern Tewkesbury is already inadequate and is supported by tankers removing waste by road, this is a serious concern. TTC seeks evidence that the developer has engaged fully with STW, in order to improve the foul drainage infrastructure around the Bredon Road, so that waste does not back up in people's properties or have to be transported away by tankers.”*

In November 2021 TTC responded that it had not found the required evidence in any of the documentation submitted by the developer since June 2018. **This latest application provides no reassurance on this point, as the developer doesn't seem to be getting the required responses from Severn Trent Water.**

- **The potential impact upon Tewkesbury's transport infrastructure.** In June 2018 we expressed concerns in respect of:
 - *“the likelihood of queueing on the approach to the Black Bear mini roundabout from Bredon Road,”*
 - *the curious disappearance of 14% of vehicles generated by the development, along the High Street. We suspect this is the result of the use of data at the Medium Level Super Output Area, which suggests a pattern of driver behaviour that our local knowledge of the High Street leads us to believe is not practicable.*
 - *the potential impacts on Hardwick Bank Road, Bredon Road and a number of assessed junctions, that we believe will be significant. TTC notes that the junction of Hardwick Bank Road with Tewkesbury Road is the only one for which mitigation is proposed and we believe that it is necessary to explore what mitigation is possible at other junctions.*
 - *The TEMPRO Growth Factors used were based on those for Rural Principle Roads within the Wychavon 019 Medium Level Super Output Area (MSOA). TTC is concerned that this does not appropriately reflect the Urban Principle nature of roads in Tewkesbury as it suggests a lower base line for background traffic and thus potentially masks the impact on junctions above their practical reserve capacity.*
 - *Access to the development site from Bredon Road is a concern, in respect of the proximity of the southern access to the top of Arundel Drive. We feel it is undesirable for the taper of the ghost island to encroach on the Arundel Drive T-junction. TTC notes concerns expressed about both access points in the Stage 1 Road Safety Audit.*

- *TTC notes a lack of background information on the consultant's use of TRICS sites.*

In November 2021 TTC noted that the Temprow growth factors are now based on the Tewkesbury 002 SMOA, which seems to us to be more appropriate. However, we understand that there has been an adjustment to assumptions as to the extent of other housing developments. It is therefore very difficult for us to tell which assessment is actually the more accurate. Current proposals do not appear to show any improved mitigation measures and the Town Council is concerned about the decision not to connect with Shannon Way in order to avoid causing traffic and ecological problems within the development site. TTC is concerned that the potential impact of this development on the local highway network will significantly disadvantage the residents of our own parish. The decision not to connect with Shannon Way actually imposes the problem onto our residents in the centre of the town, where mitigations may be more difficult to achieve, and this is something that we cannot countenance.

In our response to the South Worcestershire Development Plan Preferred Options consultation we sought *"an assurance that transport assessments that are submitted by potential developers will be independently scrutinised and repeats that it is extremely important, in its view, that those who stand to profit from any proposed development on this site should bear the cost of it, rather than the residents of Tewkesbury."* We also commented on *"the need for a clear and robust common methodology for transport assessments on this cross-boundary site. This is necessary to ensure that there is consistency in approach between the two county authorities concerned."*

In 2021 TTC sought an assurance that the transport assessments for this site will be rigorously and independently scrutinised and that all Planning Authorities concerned will adopt a common approach. **Since that time, a Planning Inspector has examined the very same transport assessments that have been resubmitted with this application and found them wanting. We understand that the inadequacies of the transport assessments were a very significant factor in his decision to dismiss the appeal. They are based on old data and insufficiently rigorous use of that data. There may well be significant differences in the way that people travel now, compared with in 2011. We do know that the use of buses, for example, has significantly declined since the outbreak of the COVID pandemic. TTC is extremely concerned about the potential impact of this proposed development on its traffic infrastructure, which is already overstretched, with negative consequences for air quality, safety and public health.**

- **The potential impact upon Tewkesbury's air quality.** In June 2018, we noted that – *"Modelling carried out by the developer's consultant suggests that, at peak times, the increase in traffic approaching the Black Bear roundabout from Bredon Road, as a result of the proposed development, will result in vehicles queueing for around eight and a half minutes. This will inevitably result in a decline in air quality around this junction, which is already within an Air Quality Management Site. Other assessed junctions, which the transport modelling suggests will be operating close to, or at, full capacity, also lie within the Air Quality Management Site. TTC wants to see air quality improve within the parish*

and will not favour any scheme that is very likely to cause further deterioration that would negatively impact the health and safety of its residents.”

Tewkesbury Town Council noted in November 2021 that the latest transport assessments on junctions predict significantly increased queueing within the parish, especially at the Cross and along the High Street, which is surrounded by historic buildings that are vulnerable to the impairment of air quality. In addition, this will have a negative impact on the health of residents. It will also have a potential negative impact on the commercial success of the town centre, because it will render the environment less pleasant to visitors and shoppers. The Town Council has not seen evidence of any potential mitigation in respect of this, on the part of the developer.

- **Issues concerning active transport and public transport.** In June 2018 we expressed concerns in respect of
 - *“The link between the proposed development and Derwent Drive. The developer’s representative stated that there is currently no intention to provide vehicular access at this point. However, he then suggested that it could be used as an emergency access and mentioned ‘future-proofing’.*
 - *The lack of a roadside footpath to the north of the site, despite references within the planning application to local facilities (Croft Farm, pub etc) in that area.*
 - *No stated firm commitment on the part of the developer to encourage the use of public transport, beyond the inclusion on site of a bus shelter and potential upgrades to off-site bus stops.*
 - *TTC notes that the Stage 1 Road Safety Audit refers to a 3 metre-wide cycle track to the west of Bredon Road but can find no reference to this in the submitted scheme.*

TTC is concerned that residents of the proposed development will be largely dependent on private cars in order to access facilities, except for those facilities based within Tewkesbury itself, which would be accessible on foot for the able-bodied.”

In November 2021 TTC noted that the developer had made an arrangement with Stagecoach, to extend the 42 service. However, there appeared to have been no attempt to make a public transport connection to service centres within the Wychavon area.

The Town Council has noted that the planning statement which accompanies this current application states that buses run between Tewkesbury and Bredon at 10 minute intervals. (paragraph 2.9) This is simply not true.

Tewkesbury Town Council considers that this proposed development within Wychavon will exert no positive impacts on our parish, but it is very likely to exert considerable negative impacts on it. The last decade has seen something in the region of 15% population growth in and around Tewkesbury. As a consequence, our facilities are stretched to the limit. Our health services are working at capacity and it is impossible

to find a local NHS dentist. The Ashchurch Road and the High Street suffer heavy congestion and local people find it difficult to park their cars close to their homes.

This current application appears to contain no material improvements on its predecessor with regard to the issues which concern us most, which are the potential impacts on our transport, sewer and drainage infrastructures. That previous application was refused and the appeal against that refusal was dismissed. In addition, the emerging local plan contains far more stringent requirements which we believe would go a long way towards protecting Tewkesbury but this current application doesn't seem to acknowledge a need to try and meet those more stringent requirements.

In view of this, Tewkesbury Town Council objects to this application in the strongest possible terms. The developers consistently appear to forget that the world doesn't end at the Worcestershire/Gloucestershire border. It continues. We cannot comment on whether or not the impacts of this proposed development appear manageable from a Worcestershire point of view but we are certain that our parish beyond the border is likely to suffer very adversely from it.

TTC repeats its request to be formally consulted on any further proposals for this site.



Tewkesbury Town Council

Planning Committee 31st May 2023 Item 21 – CIL Report

What is a Community Infrastructure Levy (CIL)?

The CIL allows local authorities in England and Wales to raise funds from developers carrying out projects in their area to fund a wide range of infrastructure that is needed to support new development. It does not replace Section 106 planning obligations which continue to be used for affordable housing provision and site-specific mitigation measures which are necessary to make a planning application acceptable in planning terms.

CIL is calculated on a square meter basis and each Authority has its own charging schedule (see below) which states the rates for different types and scales of development, such as:

- New buildings, conversions or changes of use that create at least one new dwelling; or
- Residential extensions or annexes which increase the floor area of a dwelling by 100 square metres or more.

Some types of development are exempt, such as:

- It is not a building.
- It is a building but people do not normally go into it.
- It is a building but people only go into it intermittently for the purpose of inspecting or maintaining fixed plant or machinery.
- It is a vacant building which will be brought back into the same use.
- It increases the floor area by less than 100m², unless a dwelling is created.
- It is not included or currently attracts a zero charge in the relevant authorities charging schedule.

A development may be eligible for relief in the following circumstances:

- Where an application for a Self-Build exemption has been successful
- Where an application for a Social Housing exemption has been successful
- Where an application for a Charitable Development exemption has been successful

How will the levy be spent?

CIL monies collected are apportioned into three areas:

- 5% to administrative costs
- 15% to the Parish Council
- the remaining 80% held by the Borough Council for use on, “the provision, improvement, replacement, operation or maintenance of infrastructure to support the development of its area”.

In any financial year when a Parish receive, hold or spend CIL monies they are required to produce a ‘Parish Funding Statement’ which must be published on their website having first been submitted to, and agreed with, the Borough Council. In this parish council, councillors have requested that the Planning Committee create a CIL report in April and in September of each year.

Report for the year 2022-23

Total CIL receipts for the reported year	£0.00
Total CIL expenditure for reported year	£0.00
Summary details of CIL expenditure during reported year, including:	
• The items to which CIL has been applied	£0.00
• The amount of CIL expenditure on each item	£0.00
Total amount of CIL for the reported year reclaimed at the end of the reported year	£0.00
Details of any notices received in accordance with regulation 59E, including	
• The total value of CIL receipts subject to notices served in accordance with regulation 59E during the reported year	£0.00
• The total value of CIL receipts subject to a notice served in accordance with regulation 59E in any year that has not been paid to the relevant charging authority by the end of the reported year	£0.00
Total amount of:	
• CIL receipts for the reported year retained at the end of the reported year.	£0.00
• CIL receipts from previous years retained at the end of the reported year	£0.00

Interim Report for the year 2023-24

Total CIL receipts for the reported year	£0.00
Total CIL expenditure for reported year	£0.00
Summary details of CIL expenditure during reported year, including:	
• The items to which CIL has been applied	£0.00
• The amount of CIL expenditure on each item	£0.00
Total amount of CIL for the reported year reclaimed at the end of the reported year	£0.00
Details of any notices received in accordance with regulation 59E, including	
• The total value of CIL receipts subject to notices served in accordance with regulation 59E during the reported year	£0.00
• The total value of CIL receipts subject to a notice served in accordance with regulation 59E in any year that has not been paid to the relevant charging authority by the end of the reported year	£0.00
Total amount of:	
• CIL receipts for the reported year retained at the end of the reported year.	£0.00
• CIL receipts from previous years retained at the end of the reported year	£0.00

TEWKESBURY TOWN COUNCIL and Community Engagement in Planning Issues

January 2019



The Context:

- Tewkesbury has a fragile historical and environmental heritage which must be preserved and developed with care.
- There are several sites of potential development in neighbouring parishes, the very prospect of which could have a detrimental effect on the economy of our town and the morale of its people.
- Tewkesbury people readily voice their concerns but many don't know how to do this effectively.

What needs to be addressed:

- Social media sites are peppered with ill-informed and negative statements about the town and its governance.
- Few residents seem tempted to attend council meetings.
- There is a low level of interest amongst councillors, in attending Planning Committee meetings.
- When a planning issue arises, which causes concern or excitement to the public at large, very few residents know what steps they can take.

What we could do:

Be more welcoming	Improve accessibility	Inform and educate
<ul style="list-style-type: none">• Once a month, open the Town Hall earlier, to meet and greet the public before the meeting.• Offer refreshments• Encourage other councillors to attend to hold surgeries.	<ul style="list-style-type: none">• Hold planning committee meetings in the Court Room.• Improve the quality of IT equipment used in meetings, so that they can run more efficiently.	<ul style="list-style-type: none">• Provide information leaflets for the public, about different pertinent aspects of planning.• Use time before meetings for displays by prospective developers, advice drop-ins attended by Borough Planning officers, NDP consultations, etc.

TEWKESBURY TOWN COUNCIL and Community Engagement in Planning Issues

Review November 2020



Review November 2020:

- **Be more welcoming**
 - public meetings (with refreshments and activities for children) on Planning issues have been held, presented by officers from GCC and TBC. These have been well attended by public and councillors. A PA system was purchased to facilitate these events.
- **Improve accessibility**
 - prior to the pandemic lockdown in March 2020, committee meetings have regularly been held in the Court Room, attended by members of the public.
 - a new, better projector has been purchased.
 - an appropriate LCD display screen has been identified but not yet purchased.
 - communication with TBC has been strengthened in order to ensure improved access to the Planning Portal. (TTC Forward Plan 2.1)
 - during lockdown, the Planning Committee was quick to adopt digital media in order to keep meeting regularly and has retained its regular audience from amongst local tax payers.
- **Inform and Educate**
 - public meetings have increased public understanding of Conservation Areas, Trees and Conservation, Tewkesbury Town Regeneration SPD and issues related to local road networks. (TTC Forward Plan 2.2, 4.1, 6.1)
 - The Town Hall has hosted exhibitions on the Regeneration SPD, the Borough Plan, the Ashchurch Masterplan and Car Parking Strategy and was a deposit location for a variety of other consultations. (TTC Forward Plan 2.2, 4.1, 4.2, 6.1, 6.2)
 - Plans for committee members to be on-site to support non-users of digital technology in responding to the car parking strategy were halted in March, due to the advancing pandemic.
 - Planning Committee members have exchanged views and information related to recent government white papers and the Northway/Ashchurch Bridge consultation, with our local MP, Gloucestershire Civic Societies and local parish councils. (TTC Forward Plan 2.2, 3.2, 4.1, 4.2)

TEWKESBURY TOWN COUNCIL and Community Engagement in Planning Issues

November 2020



Possible next steps:

Improve accessibility

- Make steps to be ready to offer hybrid meetings should Government legislation permit them.

Inform and educate

- Explore the possibility of training a member of staff, to set up displays on planning-related matters and offer information and basic advice to visitors

Promoting and enhancing our Town

- Investigate the possibility of reinvigorating the Neighbourhood Plan (through co-opted committee members?) (TTC Forward Plan 1.1)
- Actively promote the improvement and development of public spaces, through involvement in TTRP (TTC Forward Plan 3.1, 4.2, 6.1, 6.2, 6.3)

TEWKESBURY TOWN COUNCIL and Community Engagement in Planning Issues

Review September 2021



Review September 2021:

- **Be more welcoming**
 - Now that Coronavirus restrictions are no longer in place **Tewkesbury 2030**, a day-long event, will take place in the George Watson Memorial Hall on 18th September 2021, in conjunction with GCC, TBC, EA, HE, Gloucestershire Constabulary and other stakeholders. The public will be able to view a series of visions for the future development of Tewkesbury and neighbouring parishes on a range of topics, from road and drainage infrastructure, to sustainability and housing development. Councillors will be available to gather their opinions and ideas. The focus will very much be on what members of the public think.
 - It is hoped that further events will follow, the course of the pandemic permitting. (TTC Forward Plan 2.2, 4.1, 4.2, 6.1, 6.2)
 - The Planning Committee has successfully been able to attract and co-opt members of the public who are not councillors, but who have relevant skills and interests.
- **Improve accessibility**
 - Committee meetings have resumed in the Court Room, attended by members of the public.
 - The purchase of an LCD display screen has not yet been made but it has been found to be more necessary.
 - Government legislation has not allowed the continuation of online committee meetings or facilitated the development of hybrid meetings, although the holding of working group meetings online, with public attendance has worked well.
- **Inform and Educate**
 - Developers are again being encouraged to provide hard copy to the Town Hall for consultation by non-users of digital technology.
 - Planning Committee members have continued to exchange views and information related to government and local planning policy changes and have advocated that the Town Council join the Gloucestershire and Worcestershire Association of Parish Councils. (TTC Forward Plan 2.2, 3.2, 4.1, 4.2)
 - The Planning Committee has noted a need for further engagement, in the development of a local design guide, assessing the viability and desirability of an NDP, to promote the forthcoming shop fronts design guide and to focus on the Regeneration SPD for Back of Avon.
 - There is not currently the capacity to have staff time for display work but greater officer input in remote meetings was appreciated.

TEWKESBURY TOWN COUNCIL and Community Engagement in Planning Issues

September 2021



Possible next steps:

Improve accessibility

- Make steps to be ready to offer hybrid meetings should Government legislation permit them.
- Purchase an LCD screen

Inform and educate

- Explore the possibility of training a member of staff, to set up displays on planning-related matters and offer information and basic advice to visitors
- Restart public events programme
- Contribute to the proposed TTC newsletter
- Develop a Planning page on the TTC website, bringing public attention to consultations etc

Promoting and enhancing our Town

- Investigate the possibility of reinvigorating the Neighbourhood Plan (through co-opted committee members?) (TTC Forward Plan 1.1)
- Actively promote the improvement and development of public spaces, through involvement in TTRP (TTC Forward Plan 3.1, 4.2, 6.1, 6.2, 6.3)
- Engage/lead in the development of a local design guide

TEWKESBURY TOWN COUNCIL and Community Engagement in Planning Issues

Review May 2022



- **Be more welcoming**
 - The **Tewkesbury 2030** event took place in the George Watson Memorial Hall on 18th September 2021, in conjunction with GCC, TBC, EA, HE, Gloucestershire Constabulary and other stakeholders. Data was collected and analysed during the event and later analysed. The sample was restricted to people attending the event and further data may give a more rounded picture of public opinion.
 - There have not yet been any further events. (TTC Forward Plan 2.2, 4.1, 4.2, 6.1, 6.2)
 - The Planning Committee still occasionally struggles to be quorate and further overtures to co-opt non councillors may be appropriate.
- **Improve accessibility**
 - Committee meetings have resumed in the Court Room, attended by members of the public.
 - An LCD display screen has been purchased, installed, and found to be far more effective than the use of a projector and screen.
 - In the event of another widespread outbreak of Covid or of flooding to an extent that insufficient councillors can attend a meeting in person, the use of digital technology for working group meetings in order to keep on top of the workload will be useful. Hybrid meeting require the acquisition of equipment that would probably not be cost-effective for us.
- **Inform and Educate**
 - Developers are again being encouraged to provide hard copy to the Town Hall for consultation by non-users of digital technology.
 - Planning Committee members have continued to exchange views and information related to government and local planning policy changes and have advocated that the Town Council join the Gloucestershire and Worcestershire Association of Parish Councils. (TTC Forward Plan 2.2, 3.2, 4.1, 4.2) GWAPC seems to have met only once.
 - An NDP would involve more work and resources than TTC has the capacity for at the moment. TTRP has not met recently and has become less effective. Some form of design guide may be useful. A review of current policy and its implications for the parish may be a first step. The Planning Committee creates a very heavy workload for members, especially the chairman, and there seems to be no way of reducing this, other than by obtaining a commitment from the council to provide clerking support.

TEWKESBURY TOWN COUNCIL and Community Engagement in Planning Issues

Review May 2023



- **Be more welcoming**
Events.....
- **Improve accessibility**
Community Planning initiative to improve accessibility to the Anglo-American Garden of Remembrance and realise project 3.1 of the Regeneration SPD.....
- **Inform and Educate**
Planning webpage.....