



## TEWKESBURY TOWN COUNCIL PLANNING COMMITTEE

Wednesday 14<sup>th</sup> June 2023

Present: Cllrs. J Raywood, S Raywood, A Hayes, P Jones, E Ash and Mr R Carey

In attendance: Mrs D Hill, Town Clerk

### MINUTES

**P.23/24.059 Welcome.**

The chairman welcomed everyone at 7.32pm when the meeting began.

**P.23/24.060 To receive apologies for absence**

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

Mr R Maggs – prior commitment

Mr R Carey – running a little late

**P.23/24.061 To receive declarations of interest**

None

**P.23/24.062 To receive and consider requests for dispensations**

None

**P.23/24.063 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.23/24.064 To approve the minutes of the Planning Committee meeting held on 31<sup>st</sup> May 2023**

Proposed by Cllr Hayes and seconded by Cllr Jones

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

**P.23/24.065 To receive updates on matters arising from the minutes – for information only**

**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.23/24.046** – 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, has been approved by Full Council and submitted to Wychavon District Council.

Cllr S Raywood arrived during the next item.

**P.23/24.066 To note correspondence**

A further email of concern regarding 21/01473/FUL (13, East Street) has been received, via the Town Clerk, from a neighbour and supported by a further email from his concerned friend. Further changes had been made to this application, of which we were not notified, despite our objections to the application. Unfortunately, the matter is now out of our hands as TBC decided on a delegated permit on Monday. TBC policy is to present all applications to their planning committee, in case where the parish council has objected. This did not happen. TBC tried to change this policy about 18 months ago but, in the face of opposition from parish councils, did not. However, we have been concerned that the Borough would change their procedures anyway. The aforementioned friend had been assured by a Borough Councillor that this would not be the case. The Borough Councillor also informed the friend that this committee had changed its response on the application, which we had not.

Revised drawings for this application appeared on the Planning Portal but not in our in-tray, on 6<sup>th</sup> June. There was not time for us to respond. The delegated report indicated that we had only objected to the earlier scheme, implying that we had no objection to the new scheme. There was no evidence for that. The report also indicated that the concerns of neighbours had been addressed, which the neighbour asserts is not true.

The chairman has replied to the friend. It had been intended that the application would be looked at again this evening under item 18 before a reply would be sent to the neighbour, but it is too late for that. The Town Clerk will reply to the neighbour.

A new tree warden has been appointed - Chris Leibbrandt.

Due to the connection between this item and item 17 (P.23/24.073) the chairman brought item 17 forward so that it could be addressed at this point in the meeting. Mr Carey arrived during item 17.

**P.23/24.067 To receive the Borough Councillor's report (if applicable)**

None

**P.23/24.068** **Replacement of external fascia/fascia board.**  
Planning Application  
153 High Street Nail Express Tewkesbury Gloucestershire GL20 5JP  
Ref. No: 21/01023/LBC

**Observations**

The Town Council feels that this proposal is not in keeping with the character of the High Street due to the colours and materials chosen. Our particular objection is to the use of three-dimensional acrylic lettering on the fascia sign.

**P.23/24.069** **Demolition of existing garage building. Change of use from commercial (Class E) and erection of 2 new dwellings**  
Car Park At Quay Street Tewkesbury Gloucestershire GL20 5BE  
Ref. No: 23/00331/FUL

**Observations**

No objection

**P.23/24.070** **Proposed new building to provide new transport offices.**  
Eastbrook Co 7100 Severn Drive Tewkesbury GL20 8SF  
Ref. No: 23/00478/FUL

**Observations**

No objection

**P.23/24.071** **Conversion of former Abbey School to form 8 separate dwellings (including removal of 2 no. staircases)**  
The Abbey School Church Street Tewkesbury Gloucestershire GL20 5PD  
Ref. No: 21/01205/LBC

Also 21/01186/FUL, which is for the same proposal, but the existence of which had not come to the committee's attention prior to the meeting. The response to both applications is the same, as follows:

**Observations**

Objection.

The Town Council does not believe that the parking and service arrangements are adequate for the number of dwellings. At this time we should be looking for greater sustainability, so it is disappointing to see there is no provision made for EV car charging. Our previous concerns regarding overlooking of neighbouring gardens by habitable rooms and also the use of the basement have not been addressed.

**P.23/24.072** **Proposed change of use of offices to a mixture of 7no. one, two and three bedroom flats with conversion of outbuildings to provide two dwellings.**  
69-70 High Street Tewkesbury Gloucestershire GL20 5LE  
Ref. No: 19/00686/FUL

Also 19/00687/LBC, which is for the same proposal, but the existence of which had not come to the committee's attention prior to the meeting. The response to both applications is the same, as follows:

**Observations**

No objection

**P.23/24.073 To note that some applications within our parish are not currently being brought to our attention via the Planning Portal and to agree appropriate action**

The Town and Country Planning Act 1990, schedule 1, paragraph 8 says 'A local planning authority who have the function of determining applications for planning permission or permission in principle shall, if requested to do so by the council of any parish situated in their area, notify the council of (a) any relevant planning application; and (b) any alteration to that application accepted by the authority'.

Re. 21/01473/FUL, we were not informed of the latest amendments to the proposal. Even if we had been, they only appeared on the Planning Portal on 6<sup>th</sup> June and the decision was made on the 12<sup>th</sup>, so we could not have responded in time. Yet the fact that our objections related to an earlier, larger version of the scheme was cited in the delegated report as a justification for ignoring them, even though there was no evidence that we would have taken a different view of the amended scheme.

Re. 23/00331/FUL and 23/00478/FUL, we would not have had the opportunity to respond to any of these applications had it not been for an eagle-eyed member of this committee who happened to spot them in the portal. We had not been notified of their existence unlike, in the case of 23/00478/FUL, a neighbouring Parish Council.

Re. 21/01205/LBC, 21/01186/FUL, 19/00686/FUL and 19/00687/LBC, we had not been informed about changes to these applications and, had it not been for the eagle-eyed member, we would not have had the opportunity to respond to them.

We therefore consider that Tewkesbury Borough Council is in breach of the Town and Country Planning Act 1990, schedule 1, paragraph 8. The Town Clerk will write to Borough Council's Chief Executive and copy her email to all borough councillors, describing the faults we have encountered, above and reminding them that we have requested the right to be notified, in order to carry out our duties as statutory consultee. The Town Clerk will request a response within 14 days.

**P.23/24.074 To respond to a preplanning consultation request from Cornerstone 12861621**

**Observations:**

The committee foresees no difficulties with this potential application.

**P.23/24.075 To note any additional applications on the Planning Portal which will expire before Wednesday 28<sup>th</sup> June 2023 and agree further actions**

**As discussed with Tree Officer - 2-3 metre crown reduction to Hornbeam trees to give an overall rounded shape and maintain amenity value**

Planning Application

Trees Located On Sun Street Tewkesbury Gloucestershire GL20 5LQ  
Ref. No: 23/00540/TCA

**Observations:**

No objection

**P.23/24.076 To note any additional information on the Planning Portal regarding applications to which this committee has already responded, and agree further actions**  
21/01473/FUL (13, East Street) – please see items P.23/24.066 and P.23/24.73

**P.23/24.077 To note the decisions made in May 2023, in respect of planning applications to Tewkesbury Borough Council**  
Noted

**P.23/24.078 To consider any further changes to the forward plan which would be appropriate at this time.**  
Members were in agreement with the content, but a few grammatical errors were corrected and two bullet points combined into one.

There being no further business, the meeting closed at 9.20pm

Chairman's signature

28<sup>th</sup> June 2023