



## TEWKESBURY TOWN COUNCIL PLANNING COMMITTEE

**Wednesday 14<sup>th</sup> June 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 14<sup>th</sup> June, at 7.30 pm.**

**Members of the public and press are welcome to attend.**

Debbie Hill  
Town Clerk  
7<sup>th</sup> June 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 31<sup>st</sup> 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 (if applicable)**
10. **Replacement of external fascia/fascia board.**  
Planning Application  
153 High Street Nail Express Tewkesbury Gloucestershire GL20 5JP  
Ref. No: 21/01023/LBC
11. **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
12. **Proposed new building to provide new transport offices.**  
Eastbrook Co 7100 Severn Drive Tewkesbury GL20 8SF  
Ref. No: 23/00478/FUL
13. **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
14. **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
15. **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**
16. **To respond to a preplanning consultation request from Cornerstone 12861621**
17. **To note any additional applications on the Planning Portal which will expire before Wednesday 28<sup>th</sup> June 2023 and agree further actions**
18. **To note any additional information on the Planning Portal regarding applications to which this committee has already responded, and agree further actions**
19. **To note the decisions made in May 2023, in respect of planning applications to Tewkesbury Borough Council**
20. **To consider any further changes to the forward plan which would be appropriate at this time.**



## TEWKESBURY TOWN COUNCIL PLANNING COMMITTEE

Wednesday 31<sup>st</sup> May 2023

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

### MINUTES

**P.23/24.037 Welcome.**

The chairman welcomed everyone at 7.30pm when the meeting began.

**P.23/24.038 To receive apologies for absence**

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

**P.23/24.039 To receive declarations of interest**

Cllr S Raywood – Item 10 (P.23/24.046)– employed by the Planning Inspectorate

**P.23/24.040 To receive and consider requests for dispensations**

None

**P.23/24.041 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.23/24.042 To approve the minutes of the Planning Committee meeting held on 17<sup>th</sup> May 2023**

Proposed by Mr Carey and seconded by Cllr Hayes

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

**P.23/24.043 To receive updates on matters arising from the minutes – for information only**  
**Re P.23/24.019 – the comment was passed on to the applicant, who replied as follows:**

**Thank you for sending through the comments made by a member of the public, as below. I acknowledge safe receipt and have forwarded this to our Directors. We appreciate the concerns raised and are always working to provide excellent levels of service within the constraints of our historical building but new developments will adhere to current legislation.**

**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

Re **P.23/24.022**

- No further information is available yet on 23/00163/TCA
- At the Borough Planning committee meeting on 24<sup>th</sup> May the decision regarding 22/00834/OUT - Land To The South-east Of Bluebell Road And East Of Rudgeway Lane, Wheatpieces, Tewkesbury was a Delegated permit
- The complaint in respect of non-compliance by a fast food outlet has been passed to TBC's planning enforcement team.

**P.23/24.044 To note correspondence**

Wychavon District Council has granted an extension of time for the Town Council to respond to W/23/00682/OUT.

**P.23/24.045 To receive the Borough Councillor's report**

None

**P.23/24.046 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.**

The following response was proposed by Cllr Hayes, seconded by Cllr Jones and unanimously approved for presentation to Full Council for approval on 12<sup>th</sup> June 2023.

**Observations:**

**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.**



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**P.23/24.047 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

**Observations:**

The Town Council is still awaiting a response to its previous comments. Without further clarification we cannot comment further.

Cllr S Raywood arrived in the meeting at 7.48pm.

**P.23/24.048 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

The Town Council will thank the applicant for supplying the additional information that was requested. We now have no objection to the proposals. However, since the consultation period has expired and a decision has been made, we are unable to make a comment to that effect, through the planning portal.

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**P.23/24.049 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

The Town Council will thank the applicant for supplying the additional information that was requested. We now have no objection to the proposals. However, since the consultation period has expired and a decision has been made, we are unable to make a comment to that effect, through the planning portal.

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**P.23/24.050 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 Tirlle Bank Way Newtown Tewkesbury Gloucestershire GL20 8ES  
Ref. No: 23/00323/FUL

**Observations:**

No objection

**P.23/24.051 Replacement fascia for sign writing purposes**

Planning Application  
Abbey Tea Rooms 59 Church Street Tewkesbury Gloucestershire GL20 5RZ  
Ref. No: 23/00409/LBC

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**Observations:**

No objection

**P.23/24.052 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

**Observations:**

No objection

**P.23/24.053 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

**Observations:**

No objection

**P.23/24.054 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

**Observations:**

The Town Council regrets that this was not presented prior to construction as this might have resulted in an improved design that might have been more aesthetically pleasing and easier to maintain. That said, the Council cannot find a material reason to object.

**P.23/24.055 To note any additional applications on the Planning Portal which will expire before Wednesday 14<sup>th</sup> June 2023 and agree further actions**

None

**P.23/24.056 To note any additional information on the Planning Portal regarding applications to which this committee has already responded, and agree further actions**

**Observations;**

Objection

The Town Council has no objection to the materials and the aspiration to have photovoltaic units but is concerned that safe egress from the site has not been demonstrated. The wall to the side of the site entrance encroaches on the visibility

splay shown and in time the vegetation on the northern side of the entrance has the potential to impede vision from 2.4 metres back from the highway. The Council would like to see EV charging points and would also appreciate a tracking assessment being shown on the plan for the car parking area. The Town Council notes that there is no visitor car parking and only one space per household.

**P.23/24.057 To receive the CIL report**

Noted. Tewkesbury Town Council has not yet been entitled to receive any CIL funding and is not likely to receive any in the foreseeable future.

**P.23/24.058 To review the Forward Plan and agree next steps**

It was agreed that this committee's next priority should be the creation of a Planning Committee web page on, or linked to, the Town Council's website. The content should include

- Our role within the planning system
- What the Planning Committee does
- A description of the ways in which we work in partnership with other organisations
- Our Pre-applications policy
- Links to our agendas and minutes
- Links to advice on making applications for Listed Building Consent, Planning Permission, etc
- Our forward plan
- Invitations to the public to engage with us

It was agreed that we should also proceed with our community planning initiative about the Back of Avon and consider encouraging other organisations to engage with us in exploring the possibility of a parish-wide project to improve accessibility.

There being no further business, the meeting closed at 9.13pm.

Chairman's signature

14<sup>th</sup> June 2023

Our Ref: Cornerstone 12861621

31<sup>st</sup> May 2023

FAO The Town Clerk  
Tewkesbury Town Council  
Town Hall  
High Street  
Tewkesbury  
GL20 5AL

WHP Telecoms Ltd  
1a Station Court  
Station Road  
Guiseley  
Leeds  
LS20 8EY

Dear Sir/Madam,

**PROPOSED BASE STATION INSTALLATION UPGRADE AT CORNERSTONE 12861621, HOWELLS ROAD SF, HOWELLS ROAD, TEWKESBURY, GLOUCESTERSHIRE, GL20 5PW, NGR: E: 389612 N: 232594**

Cornerstone is the UK's leading mobile infrastructure services company. We acquire, manage, and own over 20,000 sites and are committed to enabling best in class mobile connectivity for over half of all the country's mobile customers. We oversee works on behalf of telecommunications providers and wherever possible aim to:

- promote shared infrastructure
- maximise opportunities to consolidate the number of base stations
- significantly reduce the environmental impact of network development

Cornerstone are in the process of progressing suitable sites in the Tewkesbury area to improve service provision and have identified this site as suitable for an equipment upgrade for Cornerstone.

The purpose of this letter is to consult with you and seek your views on our proposal before proceeding with the works. We understand that you are not always able to provide site specific comments, however, Cornerstone are committed to consultation with communities on our mobile telecommunications proposals and as such would encourage you to respond.


As part of Cornerstones network improvement program, there is a specific requirement for a radio base station upgrade at this location to provide improved technical provisions, greater capacity and coverage in the area.

Mobiles can only work with a network of base stations in place where people want to use their mobile phones or other wireless devices. Without base stations, the mobile phones, and other devices we rely on simply won't work.

**In the first instance, all correspondence should be directed to the agent.**

Cornerstone Planning Consultation Letter to Councillors - Standard V.3 – 15/04/2021

Registered Address:  
Cornerstone Telecommunications, Infrastructure Limited,  
Hive 2, 1530 Arlington Business Park, Theale, Berkshire, RG7 4SA.  
Registered in England & Wales No. 08087551.  
VAT No. GB142 8555 06

 Cornerstone, Hive 2,  
1530 Arlington Business Park,  
Theale, Berkshire, RG7 4SA

Please find below the details of the proposed site: -

Our technical network requirement is as follows:

- Cornerstone 12861621 (Cornerstone) at Howells Road SF.
- There is a specific requirement for a radio base station upgrade at this location to provide improved technical provisions, greater capacity and coverage in the area.

A number of options have been assessed in respect of the site search process and we consider the best solution is as follows:

- Howells Road SF, Howells Road, Tewkesbury, Gloucestershire, GL20 5PW, NGR: E: 389612 N: 232594.
- Proposed upgrade to the existing 15.0m High Hutchinson Engineering Jupiter 820 Single Stack Monopole. Proposed 1No. GPs Node to be installed and associated ancillary works. Existing Cabinet to be upgraded internally. For full details please refer to the enclosed drawings.

The Local Planning Authority mast register and our records of other potential sites have already been reviewed, the policies in the Development Plan have been taken into account and the planning history of the site has been examined.

All Cornerstone installations are designed to be fully compliant with the public exposure guidelines established by the International Commission on Non-Ionizing Radiation Protection (ICNIRP). These guidelines have the support of UK Government, the European Union and they also have the formal backing of the World Health Organisation. A certificate of ICNIRP compliance will be included within the planning submission.

In order to give you time to send your comments or request further information, we commit to allow at least 14 days before an application is submitted to the Local Planning Authority. This 14-day period starts from the date at the top of this letter.


We would also be grateful if you could please advise of any local stakeholders or groups that might like to make comments.

We look forward to receiving any comments you may have on the proposal.

**In the first instance, all correspondence should be directed to the agent.**

Cornerstone Planning Consultation Letter to Councillors - Standard V.3 – 15/04/2021

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Cornerstone Telecommunications, Infrastructure Limited,  
Hive 2, 1530 Arlington Business Park, Theale, Berkshire, RG7 4SA.  
Registered in England & Wales No. 08087551.  
VAT No. GB142 8555 06

 Cornerstone, Hive 2,  
1530 Arlington Business Park,  
Theale, Berkshire, RG7 4SA

Should you have any queries regarding this matter, please do not hesitate to contact me (quoting cell number Cornerstone 12861621).

Yours faithfully,


Shell Kelly  
[s.kelly@whptelecoms.com](mailto:s.kelly@whptelecoms.com)

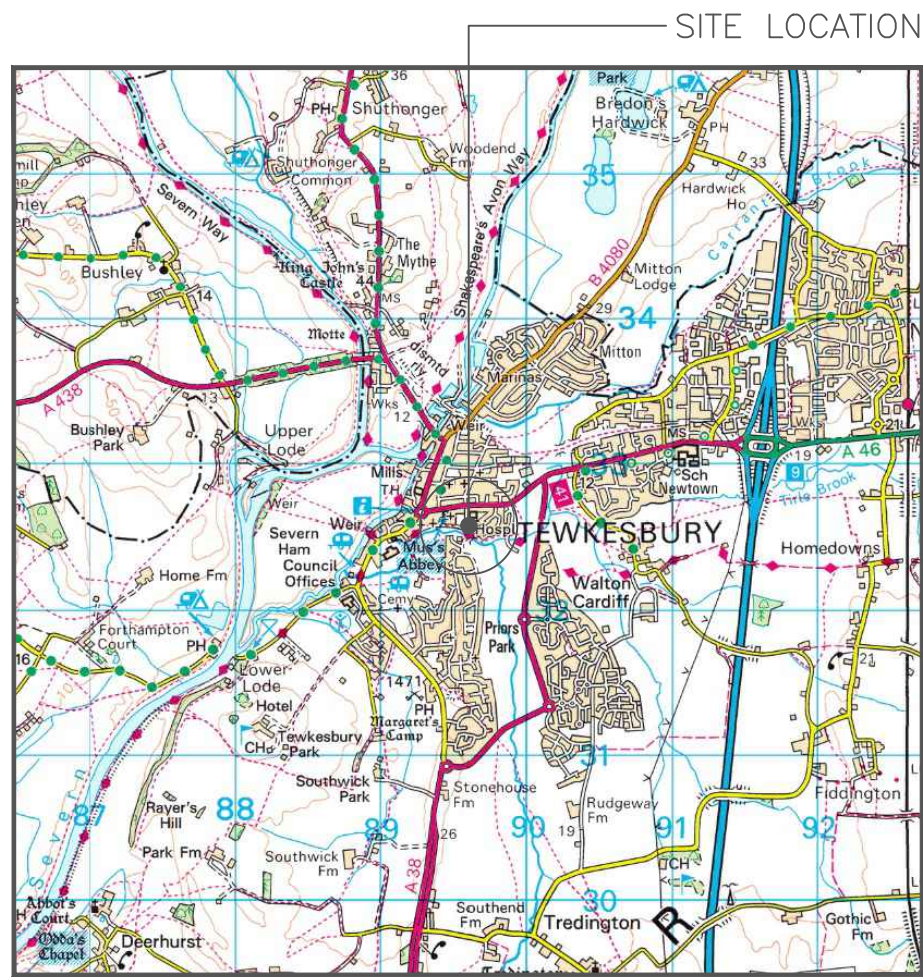
(for and on behalf of Cornerstone)

**In the first instance, all correspondence should be directed to the agent.**

Cornerstone Planning Consultation Letter to Councillors - Standard V.3 – 15/04/2021

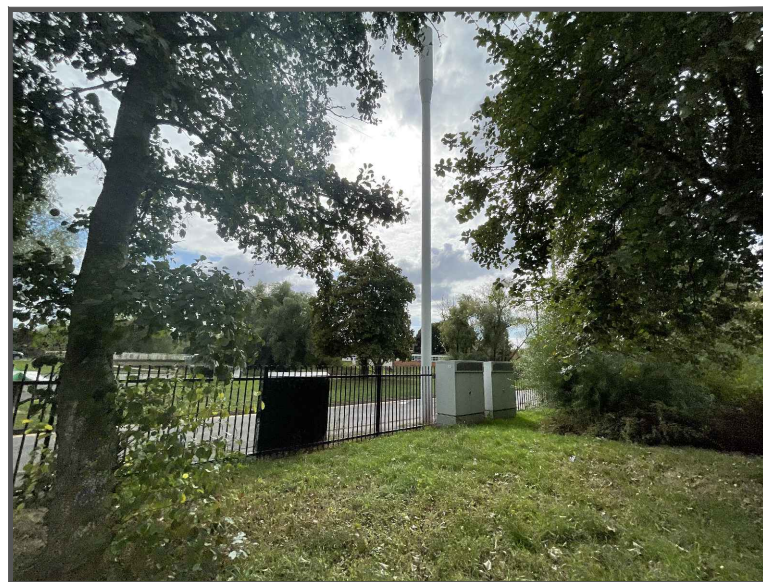
Registered Address:  
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1530 Arlington Business Park,  
Theale, Berkshire, RG7 4SA

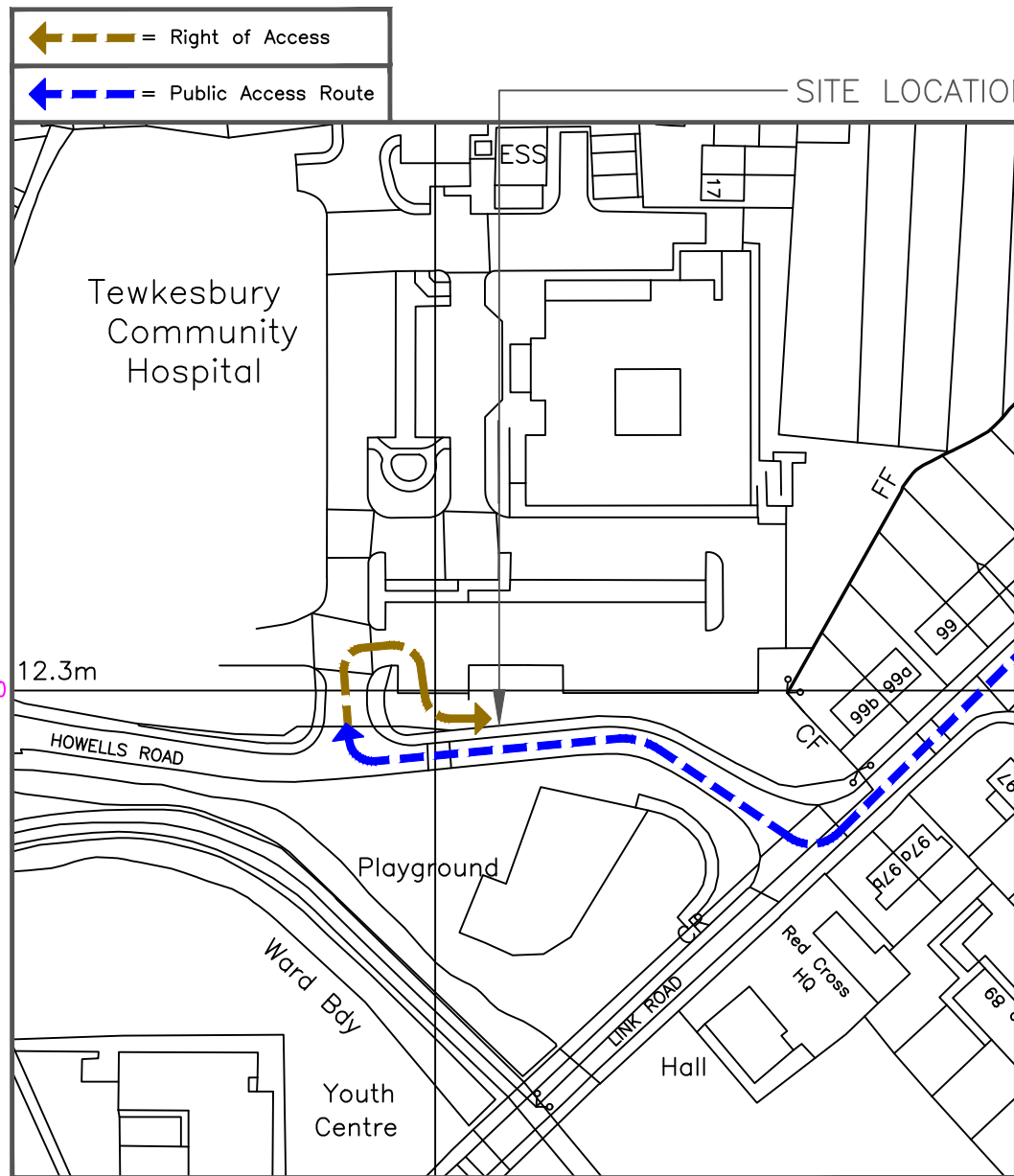
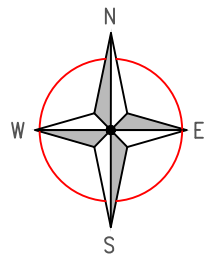


**SITE LOCATION**  
(Scale 1:50000)

Ordnance Survey map extract based upon Landranger map series with the permission of the controller of Her Majesty's Stationery Office Licence No. 100022432 Crown copyright.

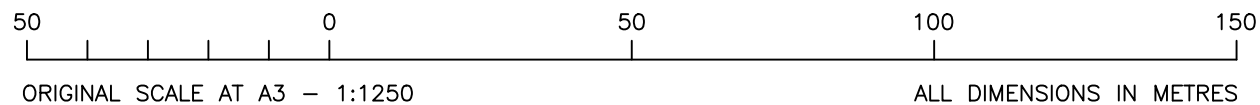


**SITE PHOTOGRAPH**



**DETAILED SITE LOCATION**

(Scale 1:1250)  
Based upon Ordnance Survey map extract with the permission of the Controller of Her Majesty's Stationery Office. Crown copyright. Licence No. 100022432



ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE

N.G.R | E: 389612 N: 232594

DIRECTIONS TO SITE:

ON THE M5 HEADING NORTHBOUND TAKE THE EXIT AT JUNCTION 9, TAKE THE FIRST EXIT ONTO ASHCHURCH ROAD/A438. TAKE THE LEFT ONTO OLDFIELD AND THEN TAKE A RIGHT AND CONTINUE ON OLDFIELD, TURN RIGHT ONTO HOWELLS ROAD THE SITE IS ON YOUR RIGHT HAND SIDE.

NOTES:

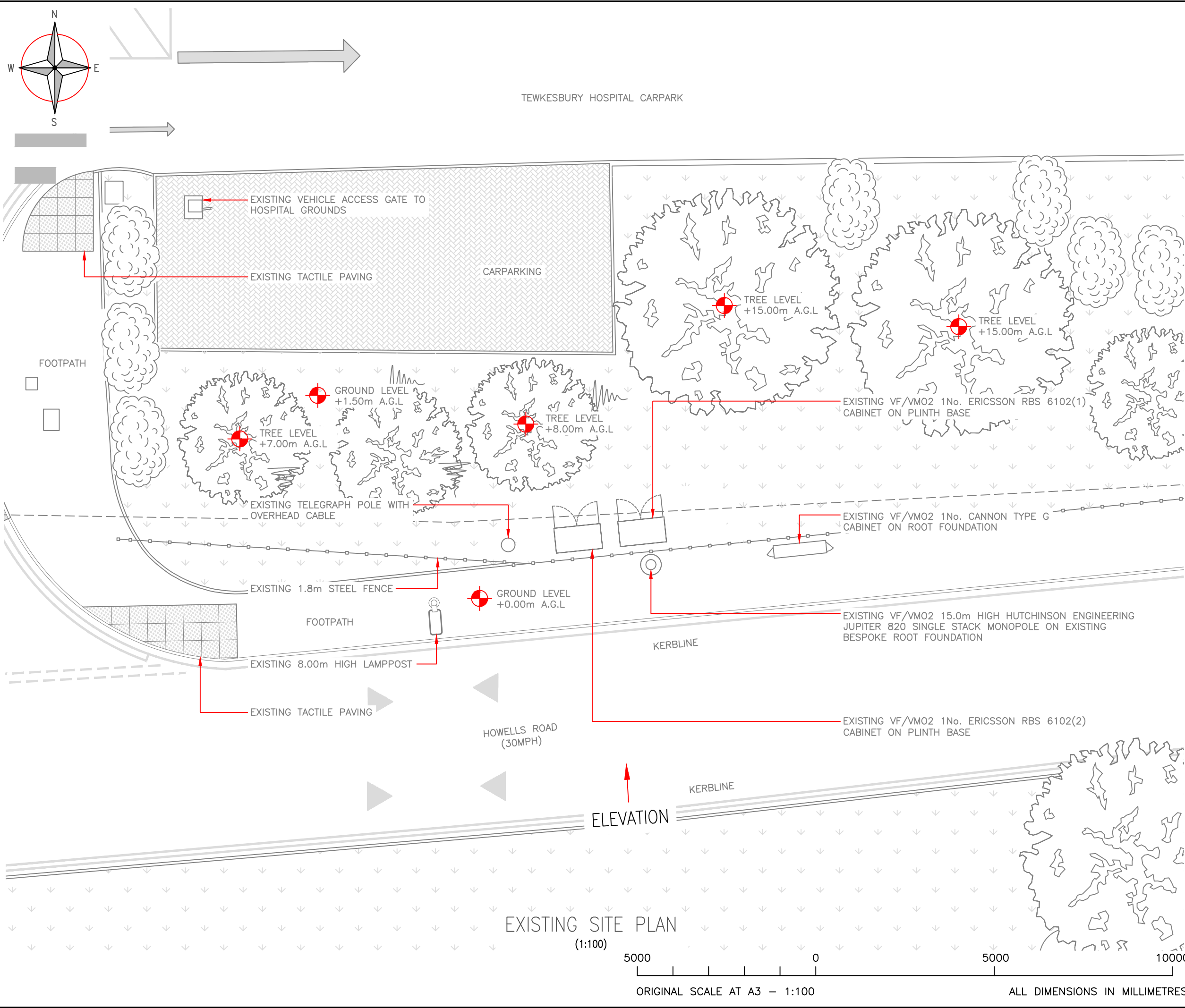
REV	A	First Issue - GA	SVK	BO	12.04.23
		MODIFICATION		CH	DATE



Cell Name		Opt.
HOWELLS ROAD SF		-
Cell ID No		
CORNERSTONE	VMO2	VF
128616	37190	88270_7

Site Address / Contact Details  
HOWELLS ROAD  
TEWKESBURY  
GLOUCESTERSHIRE  
GL20 5PW

Drawing Title: SITE LOCATION MAPS				
Purpose of issue: PLANNING				Dwg Rev:
Drawing Number: 100				A
Surveyed By: MITIE		Original Sheet Size: A3		Pack Issue:
Drawn: SVK	Date: 12.04.23	Checked: BO	Date: 12.04.23	A



ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE

N.G.R E: 389612 N: 232594

NOTES:

REV	A	First Issue - GA	SVK	BO	12.04.23
		MODIFICATION	BY	CH	DATE



Cell Name	Opt.
HOWELLS ROAD SF	-

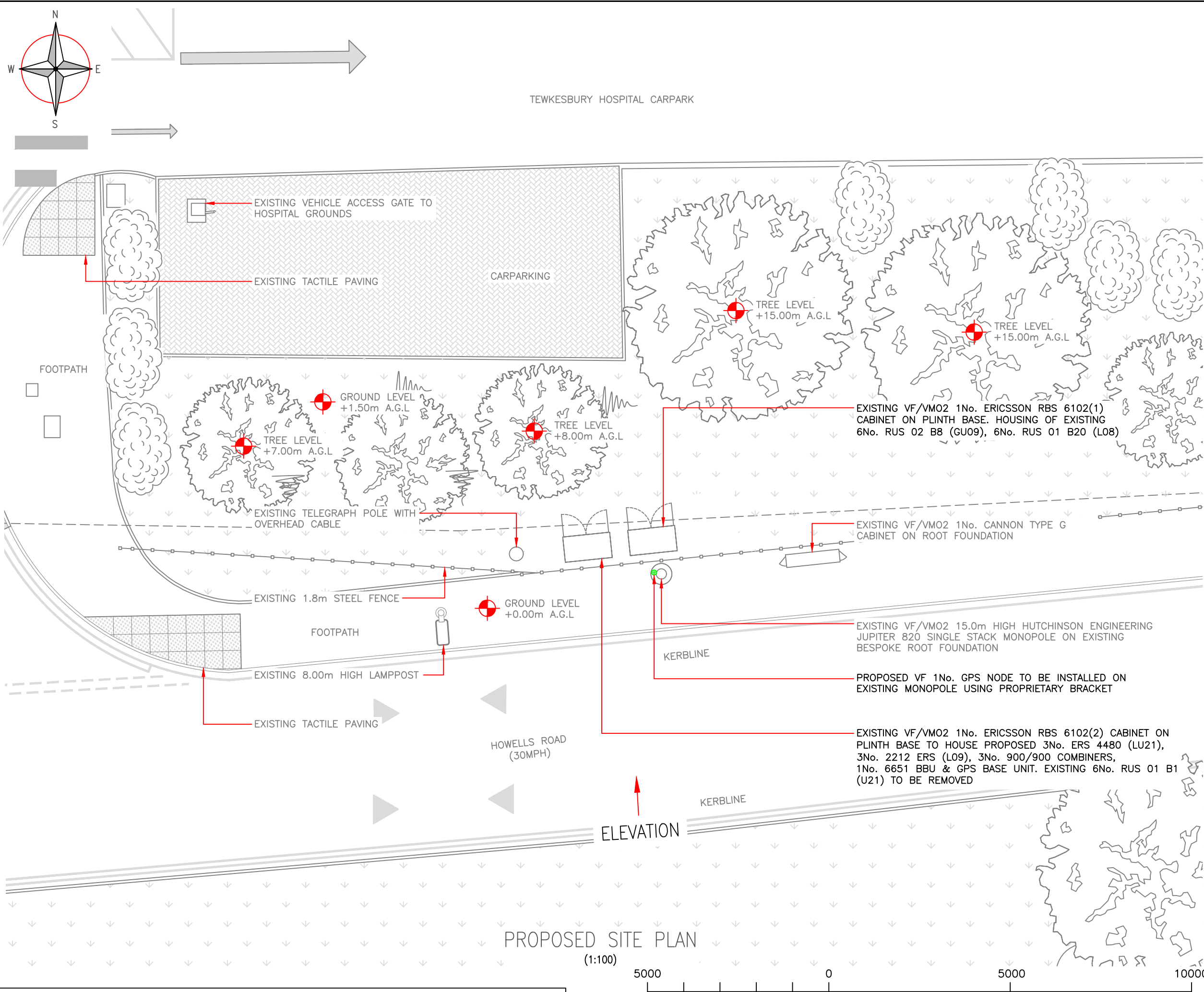
Cell ID No		
CORNERSTONE	VM02	VF
128616	37190	88270_7

Site Address / Contact Details

HOWELLS ROAD  
TEWKESBURY  
GLOUCESTERSHIRE  
GL20 5PW

Drawing Title: EXISTING SITE PLAN					
Purpose of issue: PLANNING					Dwg Rev:
Drawing Number: 200					A
Surveyed By: MITIE		Original Sheet Size: A3		Pack Issue:	
Drawn: SVK	Date: 12.04.23	Checked: BO	Date: 12.04.23	A	





TEWKESBURY HOSPITAL CARPARK

CARPARKING

FOOTPATH

GROUND LEVEL  
+1.50m A.G.L.

TREE LEVEL  
+7.00m A.G.L.

TREE LEVEL  
+8.00m A.G.L.

TREE LEVEL  
+15.00m A.G.L.

TREE LEVEL  
+15.00m A.G.L.

EXISTING TELEGRAPH POLE WITH  
OVERHEAD CABLE

EXISTING 1.8m STEEL FENCE

GROUND LEVEL  
+0.00m A.G.L.

FOOTPATH

EXISTING 8.00m HIGH LAMPOST

EXISTING TACTILE PAVING

HOWELLS ROAD  
(30MPH)

KERBLINE

EXISTING VF/VM02 1No. ERICSSON RBS 6102(1)  
CABINET ON PLINTH BASE. HOUSING OF EXISTING  
6No. RUS 02 B8 (GU09), 6No. RUS 01 B20 (L08)

EXISTING VF/VM02 1No. CANNON TYPE G  
CABINET ON ROOT FOUNDATION

EXISTING VF/VM02 15.0m HIGH HUTCHINSON ENGINEERING  
JUPITER 820 SINGLE STACK MONOPOLE ON EXISTING  
BESPOKE ROOT FOUNDATION

PROPOSED VF 1No. GPS NODE TO BE INSTALLED ON  
EXISTING MONOPOLE USING PROPRIETARY BRACKET

EXISTING VF/VM02 1No. ERICSSON RBS 6102(2) CABINET ON  
PLINTH BASE TO HOUSE PROPOSED 3No. ERS 4480 (LU21),  
3No. 2212 ERS (LO9), 3No. 900/900 COMBINERS,  
1No. 6651 BBU & GPS BASE UNIT. EXISTING 6No. RUS 01 B1  
(U21) TO BE REMOVED

ELEVATION

KERBLINE

PROPOSED SITE PLAN

(1:100)



ORIGINAL SCALE AT A3 - 1:100

ALL DIMENSIONS IN MILLIMETRES

The drawings comply with VMO2 & VF Standard ICNIRP guidelines under configuration VM5F.  
Designed in accordance with Cornerstone documents: SDN009"ICNIRP Compliance Summary (v6)".

ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE

N.G.R | E: 389612 | N: 232594

NOTES:

REV	A	First Issue - GA	SVK	BO	12.04.23
REV		MODIFICATION	BY	CH	DATE



Cell Name	Opt.
HOWELLS ROAD SF	-

Cell ID No		
CORNERSTONE	VMO2	VF
128616	37190	88270_7

Site Address / Contact Details

HOWELLS ROAD  
TEWKESBURY  
GLOUCESTERSHIRE  
GL20 5PW

Drawing Title: PROPOSED SITE PLAN

Purpose of issue: **PLANNING** Dwg Rev:

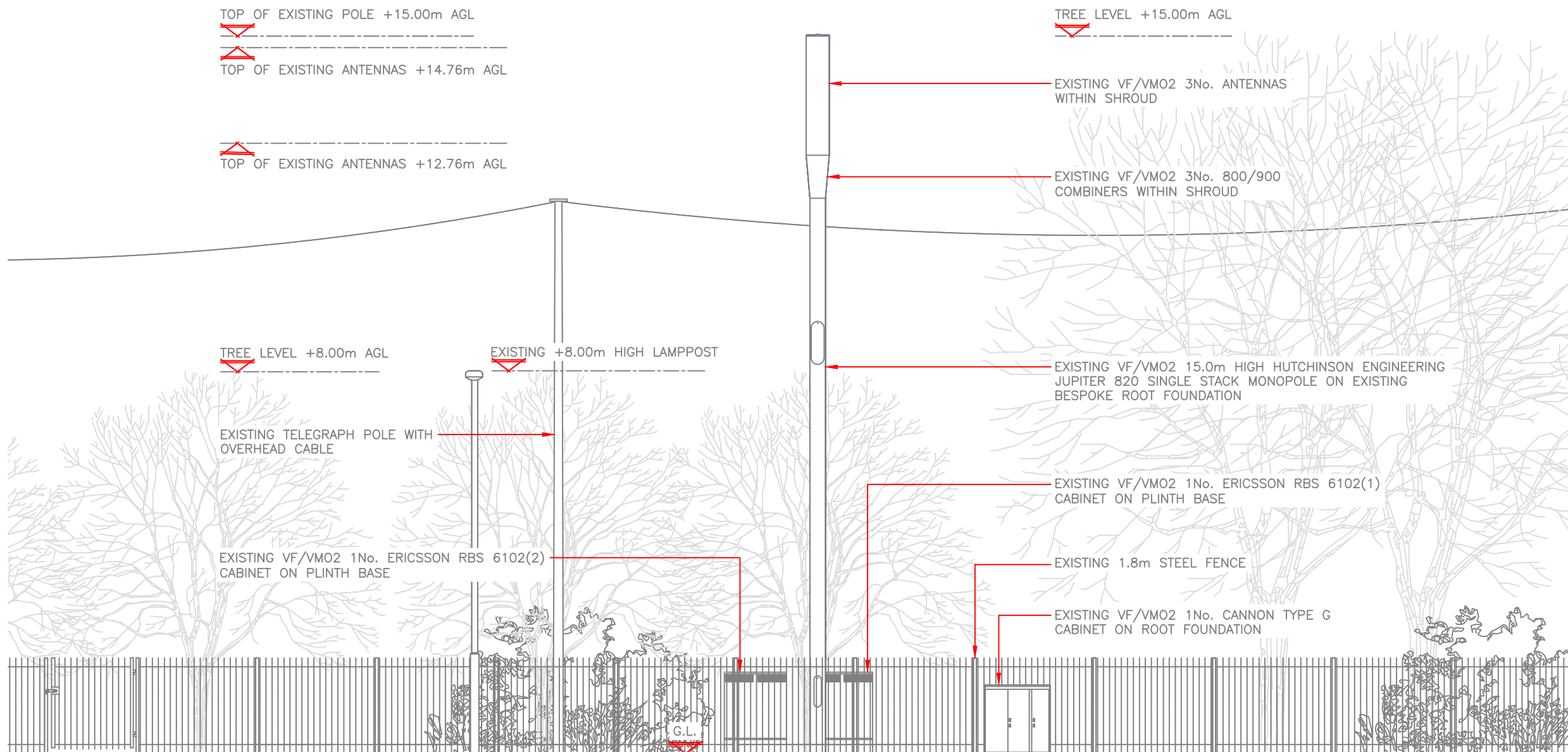
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Surveyed By: MITIE	Original Sheet Size: A3	Pack Issue:
Drawn: SVK	Date: 12.04.23	Checked: BO
Date: 12.04.23	Date: 12.04.23	A

ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE

N.G.R | E: 389612 | N: 232594

NOTES:



EXISTING SITE ELEVATION

(1:100)



ORIGINAL SCALE AT A3 - 1:100

ALL DIMENSIONS IN MILLIMETRES

A	First Issue - GA	SVK	BO	12.04.23
REV	MODIFICATION	BY	CH	DATE



Cell Name	Opt.
HOWELLS ROAD SF	-

Cell ID No		
CORNERSTONE	VM02	VF
128616	37190	88270_7

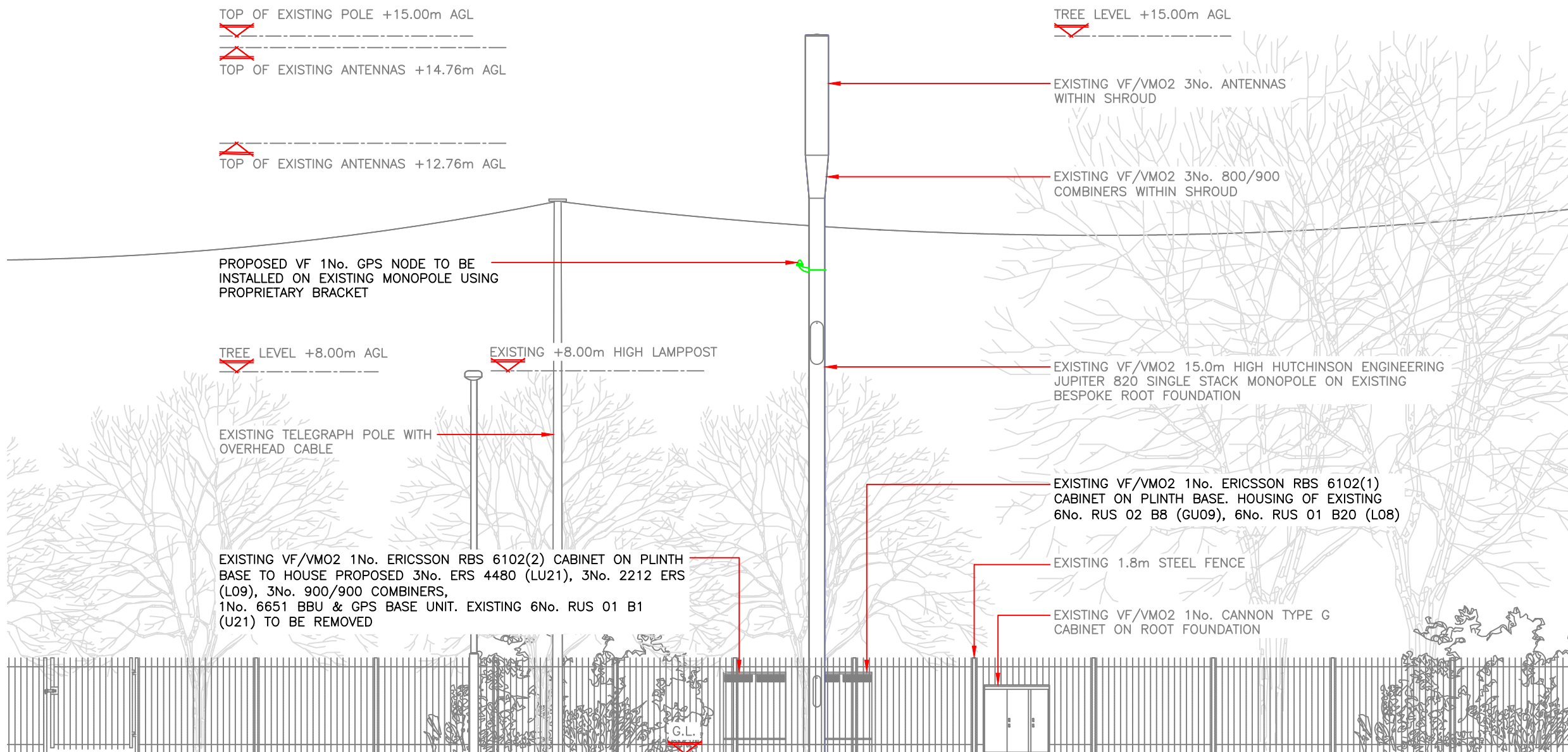
Site Address / Contact Details  
 HOWELLS ROAD  
 TEWKESBURY  
 GLOUCESTERSHIRE  
 GL20 5PW

Drawing Title: EXISTING SITE ELEVATION				
Purpose of issue: PLANNING				Dwg Rev:
Drawing Number: 300				A
Surveyed By: MITIE		Original Sheet Size: A3		Pack Issue:
Drawn: SVK	Date: 12.04.23	Checked: BO	Date: 12.04.23	A

ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE

N.G.R | E: 389612 | N: 232594

NOTES:



PROPOSED SITE ELEVATION



The drawings comply with VMO2 & VF Standard ICNIRP guidelines under configuration VM5F. Designed in accordance with Cornerstone documents: SDN0009"ICNIRP Compliance Summary (v6)".

REV	DESCRIPTION	BY	CH	DATE
A	First Issue - GA	SVK	BO	12.04.23



Cell Name	Opt.
HOWELLS ROAD SF	-

Cell ID No		
CORNERSTONE	VMO2	VF
128616	37190	88270_7

Site Address / Contact Details  
 HOWELLS ROAD  
 TEWKESBURY  
 GLOUCESTERSHIRE  
 GL20 5PW

Drawing Title: PROPOSED SITE ELEVATION				
Purpose of issue: PLANNING				Dwg Rev:
Drawing Number: 301				A
Surveyed By: MITIE		Original Sheet Size: A3		Pack Issue:
Drawn: SVK	Date: 12.04.23	Checked: BO	Date: 12.04.23	A



### Planning outcomes in May 2023 for applications to Tewkesbury Borough Council.

Planning Reference	Description	Location	Outcome
23/00325/NMA in connection with planning permission 16/00324/FUL	<b>Internal and external amendments to improve viability and usability of scheme post COVID (additional balconies and external spaces)</b>	1 Swilgate Road	<b>Granted</b>
23/00317/FUL	<b>Two Storey Extension To Rear Of Property</b>	29 Lincoln Green Lane	<b>Permit</b>
23/00223/FUL	<b>Erection of a rear terrace to replace existing patio and steps. Alterations to external elevations to include replacement doors, cladding, fascia boards and rainwater goods. Retention of new windows.</b>	2 Harbour View	<b>Permit</b>
23/00163/TCA	<b>T1 Sugar Maple Crown reduction of approx. 3 metre T2 Willow To be reduced back to previous pollard approx. 2 metre reduction and lower limb to be removed from over driveway. T3 Sycamore Crown reduction of approx 3 metre</b>	Berkeley Antiques 132 High Street	<b>No objections</b>
23/00105/LBC	<b>Construction of a plant room to house 2x combined heat power units and the installation of LPG tanks (Part Retrospective)</b>	Tewkesbury Park Hotel Lincoln Green Lane	<b>Consent</b>
23/00052/FU	<b>Removal/demolition of the current lean-to and for the installation of a single-storey extension to the rear elevation.</b>	2 Fletchers Alley	<b>Permit</b>
22/01392/FUL	<b>Proposed rear single storey extension.</b>	16 Chance Street	<b>Permit</b>
22/01271/LBC	<b>Replacement roof of rear lean-to extension</b>	34 St Marys Lane	<b>Consent</b>
22/01266/LBC	<b>Enlargement and minor relocation of an existing, ground-floor window (amended description)</b>	Wisteria Cottage 14A Church Street	<b>Consent</b>

# TEWKESBURY TOWN COUNCIL and Community Engagement in Planning Issues

## Review May 2023



- **Be more welcoming**

All previous measures put in place continue to work successfully.

- **Improve accessibility & Promote and enhance our town**

Community Planning initiative to improve accessibility to the Anglo-American Garden of Remembrance and realise project 3.1 of the Regeneration SPD (TTC Forward Plan 3.1, 4.2, 6.1, 6.2, 6.3) – A cross-committee working group will be set up, with B&M and E&A, to look at how this work can be progressed.

This committee has prompted the B&M committee to communicate with neighbours in order to develop improved accessibility to our buildings from the High Street.

There is the potential to engage with other organisations to source funds that will improve accessibility throughout the parish, and this can be explored further.

Work has been carried out with the Civic Society and TBC to address the issue of unconsented development within the conservation area.

- **Inform and Educate**

Events - (TTC Forward Plan 2.2, 4.1, 4.2, 6.1, 6.2) There has been one event this year, when the Planning Committee welcomed members of Tewkesbury Borough Council's enforcement and conservation teams to provide guidance on making applications for Listed Building Consent. We now have a mini video which explains the process and highlights the common pitfalls.

Planning webpage – it is time to progress the web page, to explain what we do, provide links to helpful planning advice, give detailed updates on committee activities and provide online engagement activities.

The committee now has some staff support with administrative tasks.

# TEWKESBURY TOWN COUNCIL and Community Engagement in Planning Issues

## Forward plan - May 2023



### 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
- Restart public events programme
- Contribute to the TTC newsletter
- Develop an informative and engaging Planning page on the TTC website
- Work with other agencies in the parish to improve compliance with permitted development rules.

#### Promoting and enhancing our Town

- Investigate the possibility of reinvigorating the Neighbourhood Plan (TTC Forward Plan 1.1) and/or
- Engage/lead in the development of a local design guide
- 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)
- Work with other agencies in the parish to improve accessibility.