



TEWKESBURY TOWN COUNCIL PLANNING COMMITTEE

Wednesday 28th 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 28th June, at 7.30 pm.

Members of the public and press are welcome to attend.

Debbie Hill
Town Clerk
21st 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 14th June 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. **Single storey rear extension (retrospective in part) .**
Planning Application
1 Digby Drive Mitton Tewkesbury Gloucestershire GL20 8AH
Ref. No: 22/00619/FUL
11. **Separation of units 50 and 51 at ground floor level, change of use to Class C3 of ground floor of unit 50. Associated repairs and alterations. Demolition of C20 extension to rear. Repairs and alterations**
Planning Application
British Legion Club 50 Church Street Tewkesbury Gloucestershire GL20 5SN
Ref. No: 23/00510/FUL
- Also Ref. No: 23/00511/LBC
12. **Tewkesbury Abbey has been granted funding by the Home office for external CCTV to cover the building and grounds of the Abbey. To cover the North transept back door of the Abbey and the back of the Visitor center / Tea Room area, it is required to place the cameras on the Alms House trust building. The cameras will be colour matched to the stone / brick surrounding area and the black cables will discretely run along the building back to a pre existing cable run over to the Visitor Center.**
Planning Application
Russells Alms Houses Church Street Tewkesbury Gloucestershire GL20 5RZ
Ref. No: 23/00491/LBC
13. **Tewkesbury Abbey would like to install 20 external CCTV cameras as part of a Home Office Security Grant scheme. There would be 3 attached to Alms House Building, 15 attached to the main Abbey building and 2 to the Visitor center / Parish Hall building. The cameras would be colour matched to the surrounding stone / brick colour and the wiring would be ran discretely back to pre existing cable runs. The wiring comes in three colours grey, black and white which will be decided as to which will be suitable in the different locations. The cameras will either be attached via a bracket over the top of the parapet or in mortar joints.**
Planning Application
Abbey Office Church Street Tewkesbury Gloucestershire GL20 5RZ
Ref. No: 23/00490/FUL
14. **New Sign Writing on fascia**
Planning Application
7 Church Street Tewkesbury Gloucestershire GL20 5PA
Ref. No: 23/00519/LBC
15. **Residential Development (up to 165 dwellings), associated works, including infrastructure, open space, landscaping and pumping station. Construction of a new vehicular access from Mythe Road and demolition of existing structures.**
Planning Application
Land East Of Mythe Road, Tewkesbury
Ref. No: 22/00610/OUT
16. **Change of paint colour on front elevation ground floor level**
Abbey Tea Rooms 59 Church Street Tewkesbury Gloucestershire GL20 5RZ
Ref. No: 23/00454/LBC

17. Proposed Single storey rear extension with garage conversion with proposed garden fence

Planning Application

85 York Road Tewkesbury Gloucestershire GL20 5HB

Ref. No: 23/00505/FUL

- 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 any additional applications on the Planning Portal which will expire before Wednesday 12th June 2023 and agree further actions**
- 20. To consider what content we would want to place on the Planning Committee's page on the Town Council's website**



TEWKESBURY TOWN COUNCIL PLANNING COMMITTEE

Wednesday 14th 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 31st 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 6th 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 6th June and the decision was made on the 12th, 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 28th 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

28th June 2023