



## TEWKESBURY TOWN COUNCIL PLANNING COMMITTEE

Wednesday 12<sup>th</sup> July 2023

**Present:** Cllrs. J Raywood, S Raywood, A Hayes

**In attendance:** Mrs D Hill, Town Clerk

### MINUTES

**P.23/24.099 Welcome.**

The Chairman welcomed everyone present when the meeting opened at 7.35pm

**P.23/24.100 To receive apologies for absence**

None received

**P.23/24.101 To receive declarations of interest**

None

**P.23/24.102 To receive and consider requests for dispensations**

None

**P.23/24.103 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.23/24.104 To approve the payments list**

Proposed by Cllr. Hayes and seconded by Cllr. Raywood

It was resolved to **approve** the payments list totalling £13,646.76.

The Town Clerk left the meeting at 7.50pm.

**P.23/24.105 To approve the minutes of the Planning Committee meeting held on 28<sup>th</sup> June 2023**

Proposed by Cllr. Hayes and seconded by Cllr. Raywood

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

**P.23/24.106 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.

Re. **P.23/24.087** - TBC councillors Bowman, Dimond-Brown, Sztymiak and Workman met with Borough Planning Officers to discuss the situation regarding Healings Mill. An update was given to Cllr Raywood and conveyed to committee members.

Re. **P.23/24.093** – this committee’s recommended response was approved by Full Council and has now been submitted.

**P.23/24.107 To note correspondence**

An email from the TBC officer dealing with 13 East Street explained that ‘Despite the objection raised by the Town Council, the Planning Department have issued a decision under delegated powers. The Town Council raised a number of concerns/comments in relation to the scheme. Since these comments were made, amended plans have been provided and technical consultees have commented on the scheme.’ Each of the Town Council’s concerns was then addressed in turn and the following conclusion was reached – ‘On the basis of the discussions that have taken place with the applicant and consultees, the amendments submitted to the scheme to address concerns raised, and the consultation responses received from the Council’s technical advisers, it is considered that the substantive planning issues raised by the Town Council have been addressed by discussion, amendment and written response. On this occasion the decision was therefore taken for the application to be determined under delegated authority by the planning team.’

A communication will be sent to Tewkesbury Borough Council to say that it does not know whether this committee’s concerns have, in fact, been satisfactorily resolved because we were not given an opportunity to respond to the amendment proposals. We are also aware that at least one neighbour was still very concerned. We will express the expectation that this kind of situation will not arise again.

We have been invited to respond to the Tewkesbury Borough Council Draft Street Trading Licensing Policy Consultation and also to the Tewkesbury Borough Council's draft Taxi and Private Hire Licensing Policy consultation. The consultation will last for 12 weeks, so they will probably be on the next agenda.

**P.23/24.108 To receive the Borough Councillor’s report (if applicable)**

None

**P.23/24.109 Replacement windows and door fanlight on front elevation**

Planning Application

First Choice Recruitment Service 62 High Street Tewkesbury Gloucestershire GL20 5BJ

Ref. No: 23/00513/LBC

**Observations:**

No objection

**P.23/24.110 Replacement of brickwork.**

Planning Application

5 Barton Street Tewkesbury Gloucestershire GL20 5PP

Ref. No: 23/00570/LBC

**Observations:**

No objection

**P.23/24.111 Alterations to Shopfront**

Planning Application

105 High Street Tewkesbury Gloucestershire GL20 5JZ

Ref. No: 23/00536/LBC

**Observations:**

No objection

**P.23/24.112 Replacement of external fascia/fascia board.**

Planning Application

153 High Street Nail Express Tewkesbury Gloucestershire GL20 5JP

Ref. No: 21/01023/LBC

**Observations:**

Having noted the opinion of the Conservation Officer the Town Council withdraws its objection.

**P.23/24.113 Redecoration of front elevation**

Planning Application

Ground Floor Front 17 Church Street Tewkesbury Gloucestershire GL20 5PD

Ref. No: 23/00534/LBC

**Observations:**

No objection.

**P.23/24.114 Alterations to existing fascia**

Planning Application

107 High Street Tewkesbury Gloucestershire GL20 5JZ

Ref. No: 23/00539/LBC

**Observations:**

No objection

**P.23/24.115 Signage removal and awning removed**

Planning Application

106 High Street Tewkesbury Gloucestershire GL20 5JZ

Ref. No: 23/00537/LBC

**Observations:**

No objection

The Town Council is disappointed that the opportunity has not been taken to remove the red paintwork. However, we appreciate the proposals represent an improvement to the existing situation.

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**P.23/24.116** **Removal of existing awning and replacement with traditional style fascia and awning**  
Planning Application  
The Card Rack 111 High Street Tewkesbury Gloucestershire GL20 5JY  
Ref. No: 23/00541/LBC

**Observations:**

No objection

**P.23/24.117** **Replacement of existing ally roof with standing seam zinc roof. Installation of door & stud partition to ally.**  
Planning Application  
The Wheatsheaf 132 High Street Tewkesbury Gloucestershire GL20 5JR  
Ref. No: 23/00553/LBC

**Observations:**

No objection

**P.23/24.118** **Erection of six raised bedroom patios and replacement of a wooden decking with a patio (Retrospective).**  
Planning Application  
Tewkesbury Park Golf And Country Club Lincoln Green Lane Tewkesbury  
Gloucestershire GL20 7DN  
Ref. No: 22/00520/FUL

**Observations:**

No objection

**P.23/24.119** **Redevelopment of former Healings Mill Offices, demolition of no3 Quay Street and erection of 3 apartments and 3 townhouses, and refurbishment of no4 Quay Street for 3 apartments.**  
Planning Application  
4 Quay Street Tewkesbury Gloucestershire GL20 5BE  
Ref. No: 23/00559/FUL

**Observations:**

Request further information.

The Town Council is in favour of the proposed development in principal but feels there are a few issues that need to be addressed. The first is the issue of parking. A technical note would be welcomed to explain the approach to parking and justify the provision, especially in light of adjacent developments. Similarly, a technical note is required to explain how waste will be managed in terms of bin storage. Finally, the drawings are not in respect of the impact of the development on the existing basement.

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**P.23/24.120 Proposed two storey front extension**

Planning Application

Unit 5502 Shannon Way Tewkesbury Business Park Tewkesbury Gloucestershire

Ref. No: 23/00562/FUL

**Observations:**

No objection

**P.23/24.121 To note any additional information on the Planning Portal regarding applications to which this committee has already responded, and agree further actions**

None

**P.23/24.122 To note any additional applications on the Planning Portal which will expire before Wednesday 26<sup>th</sup> July 2023 and agree further actions**

None

**P.23/24.123 To note the decisions made in June 2023, in respect of planning applications to Tewkesbury Borough Council**

Noted

**p.23/24.124 To consider what content we would want to place on the Planning Committee's page on the Town Council's website (deferred from 28<sup>th</sup> June)**

Initial thoughts are that the webpage could:

- Acknowledge the existence of our lay members
- Be more informative and, in particular, convey that this is an energetic and active committee
- Include
  - a) A link to our latest minutes and next agenda
  - b) Our forward plan
  - c) The list of unlisted buildings we identified as heritage assets
  - d) An explanation of why we are consultees and on what we can be consulted
  - e) A heavy link to the local strategic development plan
  - f) Map showing the extents of the Conservation Area and Article 4 Direction, with an explanation of what that means for property owners in those areas
  - g) A list of topics we have covered in our public engagement meetings, plus a link to the video that TBC prepared to help people to apply for LBC
  - h) Links to relevant sources of information and advice eg, The Planning Portal, The Planning Inspectorate's YouTube channel

A request will be made to TBC that they submit data regarding the extent of the Article 4 Direction to the Government's National Map of Planning Data.

The chairman will meet with our admin assistant to discuss how the above points can be addressed within the webpage and a draft proposal will be presented to committee.

All business being concluded, the meeting closed at 9.23pm.

Chairman's signature

26<sup>th</sup> July 2023