



# TEWKESBURY TOWN COUNCIL

## PLANNING COMMITTEE

**Wednesday 6<sup>th</sup> September 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 6<sup>th</sup> September, at 7.30 pm.**

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

Debbie Hill  
Town Clerk  
30<sup>th</sup> August 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 23<sup>rd</sup> August 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. **Retention of 2 container units (used for horse equipment, feed and storage), hay store.**  
Planning Application  
Land West Of Lincoln Green Lane Tewkesbury Gloucestershire GL20 7DW  
Ref. No: 23/00723/FUL
11. **T1. Eucalyptus - Crown Reduction Works Specification to include a height reduction of 2m and spread by 2m, cutting back to strong suitable secondary growth. Shape and balance. New shape indicated in red on image.**  
Planning Application  
13 Gravel Walk Tewkesbury Gloucestershire GL20 5NH  
Ref. No: 23/00759/TCA
12. **The demolition of an existing single storey British Red Cross Society Hall to facilitate the construction of a new detached 2 storey residential dwelling and associated works.**  
Planning Application  
Red Cross Centre Link Road Tewkesbury Gloucestershire  
Ref. No: 23/00627/FUL
13. **Change of use of the first and second floor of Cross House from Class E to Class C3.**  
Planning Application  
Cross House Church Street Tewkesbury Gloucestershire GL20 5AB  
Ref. No: 23/00731/FUL
14. **To note any additional information on the Planning Portal regarding applications to which this committee has already responded, and agree further actions**
15. **To note any additional applications on the Planning Portal which will expire before Wednesday 20<sup>th</sup> September 2023 and agree further actions**



# TEWKESBURY TOWN COUNCIL

## PLANNING COMMITTEE

Wednesday 23<sup>rd</sup> August 2023

Present: Cllrs. J Raywood, S Raywood, P Jones

## MINUTES

- P.23/24.164 Welcome.**  
The Chairman welcomed everyone present when the meeting opened at 7.33pm.
- P.23/24.165 To receive apologies for absence**  
Cllr A Hayes  
Mr R Carey
- P.23/24.166 To receive declarations of interest**  
Item 14 (P.23/24.177) – Cllr P Jones – Non-pecuniary interest
- P.23/24.167 To receive and consider requests for dispensations**  
None
- P.23/24.168 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.23/24.169 To approve the minutes of the Planning Committee meeting held on 9<sup>th</sup> August 2023**  
Proposed by Cllr Jones and seconded by Cllr S Raywood  
It was resolved to **approve** the minutes.
- P.23/24.170 To receive updates on matters arising from the minutes – for information only**  
Re. **P.23/24.154** – the proposed changes to the Planning Committee webpage have been made, with the exception that there are further links to be added in due course. Tewkesbury Borough Council has contacted us to say that the problems we encountered with the Planning Portal during our last meeting were due to a problem with their server, which we believe has now been corrected.

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.

However, the chairman reminded the conservation officer about the two applications above, while attending a meeting with the enforcement team and the Civic Society regarding unauthorised development within the Article 4 Direction.

Re. **P.23/24.131** - The Garden Town Gateway Review meeting took place here in the Corn Exchange on 10<sup>th</sup> August. Afterwards, Mr Carey posed some very good questions via email and these have been sent to the Chief Executive and the leader of the Borough Council.

Re. **P.23/24.144** and **P.23/24.145**, there has been no further feedback regarding the two consultations on markets and taxis.

**P.23/24.171 To note correspondence**

None

**P.23/24.172 To receive the Borough Councillor's report (if applicable)**

None

**P.23/24.173 Change the outside colour and put up a new sign**

Planning Application

154 High Street Tewkesbury Gloucestershire GL20 5JP

Ref. No: 23/00008/LBC

Observations:

The Town Council echoes the Conservation Officer's comments. We would like to know if the paintwork which is currently blue will change to match the new fascia.

**P.23/24.174 Change of use from retail to hot food takeaway (Sui Generis) - retrospective application**

Planning Application

41A High Street Tewkesbury Gloucestershire GL20 5BB

Ref. No: 21/01521/FUL

Observations:

The Town Council agrees with the Conservation Officer and the Civic Society in respect of the issue of bin storage. We feel that this adversely affects the viability and principle of the use of this property for hot food takeaway. The Council notes the comments of the Conservation Officer with regard to the Application form.

**P.23/24.175 Change of use of the first and second floors from office (Use Class E) to residential flats (Use Class C3) and associated works.**

Planning Application

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

Ref. No: 23/00626/LBC

Observations:

Request for further information:

The Town Council considers the treatment of the northernmost staircase to be problematic. We would like to know how it and the cellar would be accessed for maintenance. We are pleased to not that the oculus will be repaired but it seems a shame to have it in a store room. The rationale for the window on the second floor from the current stairwell to the proposed bedroom is unclear.

The Town Council would like the applicant to demonstrate that there is sufficient space for the bins. That said, we like the idea of these two floors being returned to residential use in principle.

**P.23/24.176 Change of use of the first and second floors from office (Use Class E) to residential flats (Use Class C3) and associated works.**

Planning Application

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

Ref. No: 23/00625/FUL

Observations:

Request for further information:

The Town Council considers the treatment of the northernmost staircase to be problematic. We would like to know how it and the cellar would be accessed for maintenance. We are pleased to not that the oculus will be repaired but it seems a shame to have it in a store room. The rationale for the window on the second floor from the current stairwell to the proposed bedroom is unclear.

The Town Council would like the applicant to demonstrate that there is sufficient space for the bins. That said, we like the idea of these two floors being returned to residential use in principle.

**P.23/24.177 The demolition of an existing single storey British Red Cross Society Hall to facilitate the construction of a new detached 2 storey residential dwelling and associated works.**

Planning Application

Red Cross Centre Link Road Tewkesbury Gloucestershire

Ref. No: 23/00627/FUL

The committee was not quorate for this item and therefore could not make a decision. A request will be made for extra time to respond.

**P.23/24.178 Change of paint colour on front elevation ground floor level**

Planning Application

Abbey Tea Rooms 59 Church Street Tewkesbury Gloucestershire GL20 5RZ

Ref. No: 23/00454/LBC

Observations:

No objection

**P.23/24.179** **Change of use of property to use as a pharmacy.**  
Planning Application  
101 Queens Road Tewkesbury Gloucestershire GL20 5EN  
Ref. No: 23/00633/FUL

Observations:  
No objection

**P.23/24.180** **Erection of a two storey and single storey rear extension. Erection of a first floor side extension (revised scheme to ref: 22/01356/FUL).**

Planning Application  
23 Arundel Road Mitton Tewkesbury Gloucestershire GL20 8AT  
Ref. No: 23/00716/FUL

Observations:  
No objection

**P.23/24.181** **Change of use from agricultural barns to two residential units**  
Planning Application  
Park Farm Hoo Lane Deerhurst Tewkesbury Gloucestershire GL20 7DE  
Ref. No: 23/00729/LBC

Observations:  
No objection

**P.23/24.182** **Replacing existing 2/2 sash windows with 8/8**  
Planning Application  
1 Barton Street Tewkesbury Gloucestershire GL20 5PP  
Ref. No: 23/00692/LBC

Observations:  
No objection

**P.23/24.183** **Replacement windows**  
Planning Application  
2 Barton Street Tewkesbury Gloucestershire GL20 5PP  
Ref. No: 23/00707/LBC

Observations:  
No objection

**P.23/24.184** **1 no. non-illuminated fascia sign and 1 no. non-illuminated double-sided hanging sign**  
Planning Application  
153 High Street Tewkesbury Gloucestershire GL20 5JP  
Ref. No: 23/00701/ADV

Observations: No objection
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**P.23/24.185 To consider the contents of two emails from Tewkesbury Borough Council on the subject of CIL aspirations re. proposal to build up to 165 houses to the east of Mythe Road and to agree next steps**

In a previous response to this question, Full Council agreed that there is a need for storage for the considerable quantity of archaeology that is coming out of excavations carried out prior to new developments. The local repository cannot commit to taking any more, but there will be more, if Tewkesbury Borough is to accommodate the projected growth in population. Full Council also agreed that local community groups need inexpensive storage space and space for making props etc

The Planning Committee believes that something needs to be done alleviate the remoteness of the Mythe and Twyning from Tewkesbury, perhaps with the provision of a small shuttle bus, together with the increased provision and improvement of bus shelters up there. Increased populations around our town centre will lead to more people who need to access our services. We would like to see investment in making its public buildings physically more accessible.

**P.23/24.186 To note the decisions made in July 2023, in respect of planning applications to Tewkesbury Borough Council**  
Noted

**P.23/24.187 To note any additional information on the Planning Portal regarding applications to which this committee has already responded, and agree further actions**  
None

**P.23/24.188 To note any additional applications on the Planning Portal which will expire before Wednesday 6<sup>th</sup> September 2023 and agree further actions**  
None

**All business having been completed, the meeting closed at 8.54pm**

Chairman's signature

6<sup>th</sup> September 2023