



TEWKESBURY TOWN COUNCIL

PLANNING COMMITTEE

Wednesday 9th August 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 9th August, at 7.30 pm.

Members of the public and press are welcome to attend.

Debbie Hill
Town Clerk
2nd 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 26th July 2023**
7. **To approve the payments list**
8. **To progress the design of the Planning Webpage**

9. To receive updates on matters arising from the minutes – for information only
10. To note correspondence
11. To receive the Borough Councillor’s report (if applicable)
12. **Engineering works to enable site remediation and associated restoration of land.**
Planning Application
Former Gasworks Oldbury Road Tewkesbury Gloucestershire GL20 5LS
Ref. No: 23/00610/FUL
13. **Installation of new fascia signage**
Planning Application
Salvation Army 37 High Street Tewkesbury Gloucestershire GL20 5BB
Ref. No: 23/00583/LBC
14. **Change of use from agricultural barns to two residential units.**
Planning Application
Park Farm Hoo Lane Deerhurst Tewkesbury Gloucestershire GL20 7DE
Ref. No: 23/00564/FUL
15. To note the decisions made in July 2023, in respect of planning applications to Tewkesbury Borough Council
16. To note any additional information on the Planning Portal regarding applications to which this committee has already responded, and agree further actions
17. To note any additional applications on the Planning Portal which will expire before Wednesday 23rd August 2023 and agree further actions



TEWKESBURY TOWN COUNCIL

PLANNING COMMITTEE

Wednesday 26th July 2023

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

MINUTES

- P.23/24.125 Welcome.**
The Chairman welcomed everyone present when the meeting opened at 19.30
- P.23/24.126 To receive apologies for absence**
Cllr. P. Jones (Delayed)
- P.23/24.127 To receive declarations of interest**
None
- P.23/24.128 To receive and consider requests for dispensations**
None
- P.23/24.129 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.23/24.130 To approve the minutes of the Planning Committee meeting held on 12th July 2023**
Proposed by Cllr. A. Hayes and seconded by Cllr. S. Raywood
It was resolved to **approve** the minutes.
- P.23/24.131 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.23/24.107** - The Chairman wrote to the planning officer as agreed, thanking him for the rationale behind his decision but pointing out neither the Town Council nor a concerned neighbour had been consulted about the most recent iteration of the scheme and therefore there was evidence that our concerns had been addressed. The email also conveyed the disappointment of committee members that this application had been processed in a less than transparent and consultative manner

and assured the officer of our continued determination to carry out our duties as consultees to the very best of our abilities, in order to serve the best interests of all residents in our parish.

The Town Clerk, having received no response from the TBC Chief Executive regarding our complaint about not being consistently informed about applications and changes to applications, has written to him again, including a copy of this email also.

Incidentally, it has just emerged that there have been amendments to applications 20/00894/LBC and 20/00893/FUL - **Erection of a rear extension** Royal Hop Pole Hotel Church Street Tewkesbury Gloucestershire. We were not consulted on these either and the decisions to permit and consent have been made.

Mr R. Carey entered the meeting during this agenda item (19.38).

P.23/24.132 To note correspondence

Councillors have been invited to an update on the Garden Town Gateway Review on the 10th August 2023, venue as yet unconfirmed. The Gateway Review report was also made available via a link to TBC agenda pack. The question will be asked regarding the possibility of our lay committee members being updated also.

Cllr. P. Jones entered the meeting during this agenda item (19.42).

P.23/24.133 To receive the Borough Councillor's report (if applicable)

None

P.23/24.134 New doors to replace an existing window.

Planning Application

1 The Boat House Back Of Avon Tewkesbury Gloucestershire GL20 5BA

Ref. No: 23/00587/FUL

Observations:

No objection

P.23/24.135 New doors to replace an existing window.

Planning Application

1 The Boat House Back Of Avon Tewkesbury Gloucestershire GL20 5BA

Ref. No: 23/00588/LBC

Observations:

No objection

P.23/24.136 Removal of existing garage and side extension to provide Proposed New Two and Single storey detached dwelling.

Planning Application

8 York Road Tewkesbury Gloucestershire GL20 5HN

Ref. No: 23/00606/FU

Observations:

Request for further information on access and drainage.

The Town Council would like further details on how the property will be accessed by vehicles in order to ascertain that the property can be entered and exited safely for all concerned. This is to ensure that Highway safety and operation is not negatively impacted.

Also the Town Council believes that Severn Trent should be consulted to ensure the assertions of the Applicants are sound with respect to drainage.

P.23/24.137 Changes to the frontal signage

Planning Application

104A High Street Tewkesbury Gloucestershire GL20 5JZ

Ref. No: 23/00535/LBC

Observations:

No objection

P.23/24.138 New entrance gates

Planning Application

65 Bramley Road Mitton Tewkesbury Gloucestershire GL20 8AQ

Ref. No: 23/00613/FUL

Observations:

No objection

P.23/24.139 Erection of a two storey front extension, installation of a second floor bay window and associated external alterations.

Planning Application

Albertine Cottage Hammerton Court High Street Tewkesbury Gloucestershire GL20 5BN

Ref. No: 23/00592/FUL

Observations:

The Town Council regrets the potential loss of the distinctive bay window on the riverside elevation of the property and would welcome the Conservation Officer's opinion on this as well as on the window above on the second floor. Apart from that the Town Council has no objections to the proposed extensions at the front of the property.

- P.23/24.140** Internal reordering of the church to enable a wider range of community uses. External proposals include provision of new glazed entrance doors, removal of a redundant chimney stack and fitting of UV panels on the south west roof.
Planning Application
Tewkesbury Methodist Church Church Street Tewkesbury Gloucestershire GL20 5PA
Ref. No: 23/00525/FUL

Observations:

No objection

- P.23/24.141** Reserved matters for the infrastructure phase of development at Fiddington South comprising details of the spine road, drainage strategy and associated landscaping in accordance with Outline Appeal permission ref: 21/00451/OUT
Planning Application
Land At Fiddington South, Ashchurch, Tewkesbury
Ref. No: 23/00600/APP

Observations:

Although the Town Council still has reservations about the suitability of this site for development, it is satisfied with the thoroughness of the documents provided within this specific application for reserved matters.

- P.23/24.142** **To note any additional information on the Planning Portal regarding applications to which this committee has already responded, and agree further actions**

None of which we are aware

- P.23/24.143** **To note any additional applications on the Planning Portal which will expire before Wednesday 9th August 2023 and agree further actions**

None

- P.23/24.144** **To consider and respond to Street Trading Policy Consultation — Tewkesbury Borough Council**

The committee considers that there are two areas of confusion in the policy. It does not understand how a prohibited street can also be a prime site for market trading. (clauses 2.1 and 2.3)

There is also confusion about when a DBS is needed and when it isn't due to police checks. (clause 3.4.3) What kinds of checks do the police carry out?

- P.23/24.145** **To consider and respond to Taxi and Private Hire Licensing Consultation — Tewkesbury Borough Council**

This document was very difficult to read and the committee considers that it should have been subject to proof-reading prior to submission. Sections of the document appears to have been written by different people at different times and it is difficult to

know which particular body the word 'we' refers to. We note that the amount of previous driving experience a new hackney carriage driver will need is substantially reduced, from three years to one, and do not know the rationale for that.

P.23/24.146 To receive an update on the progress of the Planning Webpage

An email has come from Stuart Jackson of TBC, welcoming the intention of the Town Council's Planning Committee to help keep the public informed regarding the planning system! He will investigate how the National Planning Map is put together and also the protocol for providing source material.

He explained that there is also a project that has been launched at TBC that will be incorporating all of the maps throughout the Borough so that members of the public would be able to click on a point and see all of the constraints/policy boundaries (e.g. flood zones, green belt, conservation areas), although he's not sure of time-scales for rolling out but will keep us informed. In addition, the TBC website is also due a refresh and he would hope that the heritage zone is a little more prominent and informative going forward. Anything the Town Council wants to add to our own website can only help.

Members considered a possible layout for the webpage, which includes a short paragraph which expands on the three bullet points and also emphasises the importance we place on community engagement, followed by a series of links to both internal and external sites where the public can find further information. This is a work in progress.

There being no further business, the meeting closed at 21:15

Chairman's signature

9th August 2023



Planning outcomes in July 2023 for applications to Tewkesbury Borough Council.

Planning Reference	Description	Location	Outcome
23/00002/NMA	Non-material amendment to planning application 22/01356/FUL to allow for the change of materials.	23 Arundel Road Mitton	Refuse
23/00540/TCA	As discussed with Tree Officer - 2-3 metre crown reduction to Hornbeam trees to give an overall rounded shape and maintain amenity value	Sun Street	No objections
23/00519/LBC	New sign writing on fascia.	7 Church Street	Consent
23/00478/FUL	Proposed new building to provide transport offices.	Eastbrook Co 7100 Severn Drive	Permit
23/00395/FUL	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	The Bolt Hole Swilgate Road	Permit
23/00331/FUL	Demolition of existing garage building and erection of 2 new dwellings	Car Park At Quay Street	Permit
23/00028/FUL	Removal of existing garage and side extension to provide proposed new detached dwelling	8 York Road	Application withdrawn
22/01295/LBC	Proposal of new external ramp with pavement alterations and widening of entrance and inner lobby door. :	19 High Street	Application withdrawn
22/01296/FUL	External disabled ramp with alterations to pavement /Highway to provide ease of access into Lloyds Bank Building	19 High Street	Application withdrawn
21/01023/LBC	Replacement of external fascia/fascia board.	Nail Express 153 High Street	Consent
20/00894/LBC	Erection of rear extension	Royal Hop Pole Hotel Church Street	Permit