



TEWKESBURY TOWN COUNCIL

PLANNING COMMITTEE

Wednesday 6th September 2023

Present: Cllrs. J Raywood, A Hayes, P Jones, C Danter, E Ash, Mr R Maggs and Mr R Carey

Also present: one member of the public

MINUTES

P.23/24.189 Welcome.

The Chairman welcomed everyone present when the meeting opened at 7.34pm

P.23/24.190 To receive apologies for absence

Cllr. S Raywood – work commitment

P.23/24.191 To receive declarations of interest

Item 12 (P.23/24.200) – Cllr P Jones – Non-pecuniary interest

Item 13 (P.23/24.201) – Cllr J Raywood – Non-pecuniary interest – will stay to operate the portal but will not speak or chair this item.

P.23/24.192 To receive and consider requests for dispensations

None

P.23/24.193 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.23/24.194 To approve the minutes of the Planning Committee meeting held on 23rd August 2023

Proposed by Cllr Jones and seconded by Cllr Danter.

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

P.23/24.195 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.23/24.144** and **P.23/24.145**, the follow responses to our questions have been received from Tewkesbury Borough Council:

Street Trading Policy Consultation — Tewkesbury Borough Council

Our question: 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)

TBC response: If an applicant wishes to apply for trading on a prohibited street this can be determined by a Licensing Sub Committee. If permitted, then some of these streets would be classed as a prime site due to the footfall.

Our question: 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?

TBC response: The DBS check requirement in 3.4.3 has been deleted. The proposal is that the Police will carry out a PNC (Police National Computer) check which will show the same information as a Basic DBS check

Taxi and Private Hire Licensing Consultation — Tewkesbury Borough Council

Our question: 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. Please could the rationale be clarified.

TBC response: Thank you for this point. Appendix A shows the accepted changes and is easier to interpret. We will be replaced with 'the Council'. The age for a new driver has been updated based on the requirement from the other 5 Glos. Councils and this is taken from the DfT Best Practice Guidance (para.69).

Our question: Please could someone let me know regarding the above, and also confirm the **cut off dates for any feedback** on both.

TBC response: Cut off date for comments is 24 September 2023

These two consultations will be placed on our next agenda in order for us to finalise our response.

P.23/24.196 To note correspondence

Councillors have been invited by MP Laurence Robertson to attend a discussion about Retail and Shoplifting Crime prevention on 7th September.

Tewkesbury Borough Council has invited up to three councillors per parish council to attend an update meeting at 6pm on 13th September, on the subject of the Garden Town and the Borough's proposed thoughts on governance and how they intend to engage with us from now on.

We have received notice of a new tree preservation order at the Tewkesbury Park Golf Club and Hotel for two individual oak trees and a group of oak trees.

P.23/24.197 To receive the Borough Councillor's report (if applicable)

None

P.23/24.198 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

Observations:

Objection.

It is unfortunate that the building was started without seeking proper planning permission. Had he done so, there would have been many questions to answer in the application, in terms of scale, application and impact on the historic battlefield site. The Town Council is in agreement with the Conservation Officer.

P.23/24.199 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

Observations:

No objection

Cllr P Jones left the meeting at this moment – 8.02pm.

P.23/24.200 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

Observations:

Objection.

Greater consideration needs to be given to vehicular access to and from the site. The access is on a T-junction and there is no space for a vehicle to turn around and there is no space for a vehicle to turn around on site, so vehicles would either have to reverse onto site or reverse out of site onto the T-junction. Visibility would be poor, thus causing a potentially unsafe situation. The location of the dropped kerb would make access and egress even more difficult but there is no proposal here to change this. The building of a low wall between the house and the St John Ambulance building would also make vehicular movement and parking difficult on the neighbouring site, cause a loss of amenity. It should be borne in mind that Link Road can be very busy, especially during times of flood or traffic congestion elsewhere in the town and this would be exacerbated by the pressure on roadside parking, caused by vehicle displaced by this development.

The Town Council notes that the new dwelling would sit upon a raised hardstanding area. We would like to know the rationale for the selected height of the hardstanding.

We are conscious that the proposed building, being two storeys high, will cast a shadow on the property immediately to the north, causing a loss of amenity to the occupants.

The Town Council questions whether a dwelling house is the most appropriate use for this site. Given its historical use for the community over many years, it would be regrettable if this site were to be lost to the community from now on.

Cllr Jones returned to the meeting at this point – 8.37pm.

Chairman selected for this next item – **Cllr P Jones**, proposed by Cllr Hayes and seconded by Cllr Ash.

P.23/24.201 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

Observations:

In principle, the Town Council has no objection. However, we require more clarity on the internal layout, particularly in regard to kitchens and bathrooms.

P.23/24.202 To note any additional information on the Planning Portal regarding applications to which this committee has already responded, and agree further actions

An email has been received from Tewkesbury Borough Council concerning **23/00338/FUL Removal / Variation of Conditions for Planning Approval 15/01091/FUL,**

asking us to reconsider our objection in light of the following advice from Gloucestershire Highways.

Following a review of the submitted plans the proposal satisfies the following requirements:

- *Visibility splays – as no speed data has been submitted with the application, the posted speed limit of 30mph has been used to assess the visibility splay requirements for the proposed access. A desirable minimum visibility splay of 43m is required from the proposed vehicle access onto Oldbury Road. The submitted plans indicate that 54m of clear visibility can be provided in both directions along Oldbury Road from the proposed access. Therefore, it is considered that there is suitable visibility at this location.*
- *Turning facility – suitable space for a vehicle to manoeuvre about the site and depart in a forward gear*
- *Cycle parking – suitable provision for at least 1 No. cycle per bedroom*
- *Highway Impact – the revised proposal is not considered to have an adverse impact on highway safety or congestion. Therefore, the Highway Authority would not object to the variation of Condition 2 and the removal of Conditions 9, 10 and 11.*

Observations:

Tewkesbury Town Council thanks County Highways for their advice but still has concerns regarding visibility around the site access. We would like clarification regarding the height of the replacement 'low level' wall to the south of the site. We

are also concerned that the vegetation to the north of the access should be maintained to keep it at a low height, so that drivers can see over it. It is also a concern that someone who has committed to entering the site from Oldbury Road may encounter oncoming traffic coming out of the site and there is no room for them to pass.

P.23/24.203 To note any additional applications on the Planning Portal which will expire before Wednesday 20th September 2023 and agree further actions
Fell tree that has outgrown its location and is contributing to excessive shading to be replaced with Rowan (Sorbus Aucuparia).

Planning Application

The Old Police Station House Bredon Road Tewkesbury Gloucestershire GL20 5BZ

Ref. No: 23/00776/TCA

Observations:

No objection

All business being concluded, the meeting closed at 9.09pm.

Chairman's signature

20th September 2023