



TEWKESBURY TOWN COUNCIL

PLANNING COMMITTEE

Wednesday 4th October 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 4th October, at 7.30 pm.

Members of the public and press are welcome to attend.

Debbie Hill
Town Clerk
29th September 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 20th September 2023**
- 7. To approve the payments list**
- 8. To receive the current budget and earmarked reserves report**

9. To consider budgetary requirements for the year 2024-2025 and the forward budget
10. To approve additional expenditure of £600 relating to the hydrology study for land off Bredon Road
11. To receive an update on CIL funding
12. To receive updates on matters arising from the minutes – for information only
13. To note correspondence
14. To receive the Borough Councillor’s report (if applicable)
15. **Demolition of existing garage and garden wall. Construction of new single and two storey front, side and rear extensions. Erection of new close-boarded timber fence.**
Planning Application
4 Manor Park Mitton Tewkesbury Gloucestershire GL20 8BQ
Ref. No: 23/00796/FUL
16. **Installation of solar array (retrospective).**
Planning Application
Mythe Grange Mythe Road Tewkesbury Gloucestershire GL20 6EB
Ref. No: 23/00800/FUL
17. **Alterations to the shopfront and replacement windows.**
Planning Application
2 Barton Street Tewkesbury Gloucestershire GL20 5PP
Ref. No: 23/00707/LBC
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 28th October 2023 and agree further actions
20. **Submission of Further Information in respect of the Environmental Statement relating to the following planning application**

Application Ref: 22/000015/CM **Grid Ref:** (E) 387195, (N) 237244

Applicant: CEMEX UK Operations Ltd.

Proposal: Proposed extraction of sand and gravel with restoration to agriculture and nature conservation, including ponds, wetlands, hedgerows and lowland mixed deciduous woodland and meadows.

Location: Ripple East, Bow Lane, Ripple, Worcestershire



TEWKESBURY TOWN COUNCIL

PLANNING COMMITTEE

Wednesday 20th September 2023

Present: Cllrs. J Raywood, S Raywood, A Hayes, H Bowman and Mr R Carey

In attendance: 1 member of the public

MINUTES

P.23/24.204 Welcome.

The Chairman welcomed everyone present when the meeting opened at 7.30pm.

P.23/24.205 To receive apologies for absence

Cllr P Jones – attending a parish and town councils' seminar.

P.23/24.206 To receive declarations of interest

None

P.23/24.207 To receive and consider requests for dispensations

None

P.23/24.208 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)*

A member of the public expressed concern at the sale by auction in London of land opposite Rosefield Crescent. The concern is that this land floods and should therefore not be built on, but the vendor made it very clear that it was up to the purchaser to make all the necessary enquiries and they might not realise that the land should not be built on. Currently, there are old vehicles in a vandalised state on the land and it is believed that, during the next flooding incident, contamination from oil etc will spread to surrounding land. There is also a public footpath over the site and the owner has tried to block this. The question was asked as to whether the land could be bought for public amenity, perhaps by public donation or funding from local businesses. The point was made that local people could aim to raise the funds themselves by such methods but they would need to be clear about who would own it and who would be responsible for maintaining it. Cllr Cody will be contacted to see if she can help and

enquiries will be made with TBC and the Nature Reserve to see if they can help, for example, with S106 funding.

P.23/24.209 To approve the minutes of the Planning Committee meeting held on 6th September 2023

Proposed by Cllr Hayes and seconded by Cllr S Raywood
It was resolved to **approve** the minutes.

P.23/24.210 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.23/24.211 To note correspondence

None, that is not addressed elsewhere in this meeting.

P.23/24.212 To receive the Borough Councillor's report (if applicable)

Cllr Bowman explained that TBC has appointed a consultant to create a Masterplan for the Town Centre, which will encompass Healings Mill and Spring Gardens. Work is also to begin on a Strategic Local Plan for Tewkesbury, Cheltenham and Gloucester, in which Tewkesbury will take the lead.

On 28th September there will be a public consultation on a range of High Street Heritage Action Zone proposals in the Town Hall.

P.23/24.213 Prior Approval for the installation of solar panels

Planning Application
71 Barton Street Tewkesbury Gloucestershire GL20 5PY
Ref. No: 23/00778/PDSOL

Observations:

No objection

P.23/24.214 Erection of Timber fenced beer garden (Retrospective) at the rear of Car Park

Planning Application
Theoc House 85 Barton Street Tewkesbury Gloucestershire GL20 5PY
Ref. No: 23/00752/FUL

Observations:

No objection

P.23/24.215 New front door and opening top light over

Planning Application
3 Barton Street Tewkesbury Gloucestershire GL20 5PP
Ref. No: 23/00777/LBC

Observations:

No objection

P.23/24.216 **Proposed side & rear extension to dwelling, proposed outdoor swimming pool**
Planning Application
The Willows Lincoln Green Lane Tewkesbury Gloucestershire GL20 7DN
Ref. No: 23/00745/FUL

Observations:

No objection

P.23/24.217 **23/00338/FUL | Removal / Variation of Conditions for Planning Approval**
15/01091/FUL | Haywards 126 High Street Tewkesbury Gloucestershire GL20 5JU

Two further communications have been received; one from the architect and the other from GCC. These were shared with the committee.

Observations:

The Town Council is content to withdraw its objection so long as the condition requested by Gloucestershire County Council with respect to visibility splays in made a condition of the permission as follows:

Condition :- Provision of Pedestrian Visibility Splays

The Development hereby approved shall not be [occupied/brought into use] until pedestrian visibility splays of 2m x 2m measured perpendicularly back from the [back of footway / edge of carriageway] shall be provided on both sides of the access. These splays shall thereafter be permanently kept free of all obstructions to visibility over 0.6m in height above the adjoining ground level.

Reason: To ensure motorists have clear and unrestricted views of approaching pedestrians when pulling out onto the adopted highway, in the interest of highway safety.

Cllr H Bowman left the meeting at this point, 8.24pm.

P.23/24.218 **To consider further information received and make a final response to Street Trading Policy Consultation — Tewkesbury Borough Council**

Observations:

The Town Council is content with the content and wording of this policy.

P.23/24.219 **To consider further information received and make a final response to Taxi and Private Hire Licensing Consultation — Tewkesbury Borough Council**

Observations:

The Town Council is content with the content and wording of this policy.

P.23/24.220 To note the decisions made in August 2023, in respect of planning applications to Tewkesbury Borough Council
Noted

P.23/24.221 To note any additional information on the Planning Portal regarding applications to which this committee has already responded, and agree further actions
None, that have not already been addressed in this meeting.

P.23/24.222 To note any additional applications on the Planning Portal which will expire before Wednesday 4th October 2023 and agree further actions
None

There being no further business, the meeting closed at 8.34pm.

Chairman's signature

4th October 2023

Detailed Income & Expenditure by Budget Heading 27/09/2023

Month No: 6

Cost Centre Report

	Actual Year To Date	Current Annual Bud	Variance Annual Total	Committed Expenditure	Funds Available	Transfer to/from EMR
<u>400</u> <u>Planning</u>						
4718 Community Development Planning	0	1,000	1,000		1,000	
4719 Planning Consultancy	2,685	5,000	2,315	881	1,435	
4810 Outreach	0	500	500		500	
Planning :- Indirect Expenditure	<u>2,685</u>	<u>6,500</u>	<u>3,815</u>	<u>881</u>	<u>2,935</u>	<u>0</u>
Net Expenditure	<u>(2,685)</u>	<u>(6,500)</u>	<u>(3,815)</u>			
Grand Totals:- Income	0	0	0			
Expenditure	2,685	6,500	3,815	881	2,935	
Net Income over Expenditure	<u>(2,685)</u>	<u>(6,500)</u>	<u>(3,815)</u>			
Movement to/(from) Gen Reserve	<u>(2,685)</u>					

<u>Account</u>	<u>Opening Balance</u>	<u>Net Transfers</u>	<u>Closing Balance</u>
320 EMR B&M 64 BS Maintenance	20,264.00		20,264.00
321 EMR B&M Town Hall Gardens	250.00		250.00
322 EMR B&M Moorings Prior's Court	19,894.23		19,894.23
323 EMR B&M Moorings Maintenance	0.00		0.00
324 EMR E&A Noticeboards & Swapbox	1,708.00		1,708.00
325 EMR E&A Playground Projects	20,105.00		20,105.00
326 EMR E&A Youth	4,105.00		4,105.00
327 EMR FIN Asset Management Proj	0.00		0.00
328 EMR B&M War Memorial	6,875.73		6,875.73
329 EMR SH Severn Ham	6,140.00		6,140.00
330 EMR E&A CCTV	2,500.00		2,500.00
331 EMR E&A Tree Maintenance	5,650.00		5,650.00
332 EMR E&A Street Furniture	3,050.00		3,050.00
333 EMR E&A Toilet Block Project	3,108.00		3,108.00
334 EMR E&A Gloucester Road Maint.	0.00		0.00
335 EMR E&A Bus Shelters	2,640.00		2,640.00
336 EMR FIN Regalia	0.00		0.00
337 EMR FIN Website	2,160.00		2,160.00
338 EMR FIN Professional	5,237.00		5,237.00
339 EMR FIN Legal	14,087.00		14,087.00
340 EMR FIN Elections	4,000.00		4,000.00
341 EMR FIN Tourism & Marketing	1,474.00		1,474.00
342 EMR FIN Newsletter	1,500.00		1,500.00
343 EMR SH Weeding	10,000.00		10,000.00
344 EMR SH Severn Ham Tree Maint	8,000.00		8,000.00
345 EMR SH Hay Sowing Project	8,675.00		8,675.00
346 EMR SH Footpath Repairs	10,738.00		10,738.00
347 EMR PLA Comm. & Display	1,306.00	-1,306.00	0.00
348 EMR PLA Outreach Sessions	0.00		0.00
349 EMR B&M Moorings Projects	6,363.00		6,363.00
350 EMR B&M Watson Hall Lease *	20,000.00		20,000.00
351 EMR B&M Moorings St Mary's Rd	2,433.00		2,433.00
352 EMR FIN Insurance	0.00		0.00
353 EMR FIN Shop Windows Project	0.00		0.00
354 EMR B&M TH Maintenance	10,129.00		10,129.00
355 EMR B&M WH Projects	19,319.00		19,319.00
356 EMR B&M WH Bar Equipment	1,914.00		1,914.00
357 EMR B&M 64 BS Projects	11,219.00		11,219.00
358 EMR SH Mythe Nature Reserve	5,000.00		5,000.00
359 EMR PLA Community Devel Planni	2,500.00		2,500.00
360 EMR B&M TH Projects	26,627.00		26,627.00
361 EMR FIN Community Grants	622.00		622.00
362 EMR FIN Tewkes Live Music Fest	0.00		0.00
363 EMR B&M WH Maintenance	307.00		307.00
364 EMR B&M 64 BS Fundraising Proj	720.00		720.00
365 EMR FIN Events and Services	482.00		482.00
366 EMR B&M TH Equipment	870.00		870.00
367 EMR E&A Toilet Block Utilities	1,429.00		1,429.00
368 EMR E&A VAS Repairs	1,655.00		1,655.00
369 EMR STA Training	2,087.00		2,087.00

<u>Account</u>	<u>Opening Balance</u>	<u>Net Transfers</u>	<u>Closing Balance</u>
	<u>277,142.96</u>	<u>-1,306.00</u>	<u>275,836.96</u>

Forward Budget Detail - By Centre

	Current Year Budget	Next Year Budget	Year 2 Budget	Year 3 Budget	Year 4 Budget	Year 5 Budget
400 Planning						
4718 Community Development	1,000	1,000	1,000	1,000	0	0
4719 Planning Consultancy	5,000	5,310	0	0	0	0
4810 Outreach	500	500	500	500	0	0
Total Overhead Expenditure	6,500	6,810	1,500	1,500	0	0
Net Income over Expenditure	(6,500)	(6,810)	(1,500)	(1,500)	0	0
Total Budget Income	0	0	0	0	0	0
Expenditure	6,500	6,810	1,500	1,500	0	0
Movement to/(from) Gen Reserve	(6,500)	(6,810)	(1,500)	(1,500)	0	0



Tewkesbury Town Council

Planning Committee 4th October 2023 Item 15 – CIL Report

What is a Community Infrastructure Levy (CIL)?

The CIL allows local authorities in England and Wales to raise funds from developers carrying out projects in their area to fund a wide range of infrastructure that is needed to support new development. It does not replace Section 106 planning obligations which continue to be used for affordable housing provision and site-specific mitigation measures which are necessary to make a planning application acceptable in planning terms.

CIL is calculated on a square meter basis and each Authority has its own charging schedule (see below) which states the rates for different types and scales of development, such as:

- New buildings, conversions or changes of use that create at least one new dwelling; or
- Residential extensions or annexes which increase the floor area of a dwelling by 100 square metres or more.

Some types of development are exempt, such as:

- It is not a building.
- It is a building but people do not normally go into it.
- It is a building but people only go into it intermittently for the purpose of inspecting or maintaining fixed plant or machinery.
- It is a vacant building which will be brought back into the same use.
- It increases the floor area by less than 100m², unless a dwelling is created.
- It is not included or currently attracts a zero charge in the relevant authorities charging schedule.

A development may be eligible for relief in the following circumstances:

- Where an application for a Self-Build exemption has been successful
- Where an application for a Social Housing exemption has been successful
- Where an application for a Charitable Development exemption has been successful

How will the levy be spent?

CIL monies collected are apportioned into three areas:

- 5% to administrative costs
- 15% to the Parish Council
- the remaining 80% held by the Borough Council for use on, “the provision, improvement, replacement, operation or maintenance of infrastructure to support the development of its area”.

In any financial year when a Parish receive, hold or spend CIL monies they are required to produce a ‘Parish Funding Statement’ which must be published on their website having first been submitted to, and agreed with, the Borough Council. In this parish council, councillors have requested that the Planning Committee create a CIL report in April and in September of each year.

Report for the year 2022-23

Total CIL receipts for the reported year	£0.00
Total CIL expenditure for reported year	£0.00
Summary details of CIL expenditure during reported year, including:	
• The items to which CIL has been applied	£0.00
• The amount of CIL expenditure on each item	£0.00
Total amount of CIL for the reported year reclaimed at the end of the reported year	£0.00
Details of any notices received in accordance with regulation 59E, including	
• The total value of CIL receipts subject to notices served in accordance with regulation 59E during the reported year	£0.00
• The total value of CIL receipts subject to a notice served in accordance with regulation 59E in any year that has not been paid to the relevant charging authority by the end of the reported year	£0.00
Total amount of:	
• CIL receipts for the reported year retained at the end of the reported year.	£0.00
• CIL receipts from previous years retained at the end of the reported year	£0.00

Interim Report for the year 2023-24

Total CIL receipts for the reported year	£0.00
Total CIL expenditure for reported year	£0.00
Summary details of CIL expenditure during reported year, including:	
• The items to which CIL has been applied	£0.00
• The amount of CIL expenditure on each item	£0.00
Total amount of CIL for the reported year reclaimed at the end of the reported year	£0.00
Details of any notices received in accordance with regulation 59E, including	
• The total value of CIL receipts subject to notices served in accordance with regulation 59E during the reported year	£0.00
• The total value of CIL receipts subject to a notice served in accordance with regulation 59E in any year that has not been paid to the relevant charging authority by the end of the reported year	£0.00
Total amount of:	
• CIL receipts for the reported year retained at the end of the reported year.	£0.00
• CIL receipts from previous years retained at the end of the reported year	£0.00