



TEWKESBURY TOWN COUNCIL

PLANNING COMMITTEE

Wednesday 18th 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 18th October, at 7.30 pm.

Members of the public and press are welcome to attend.

Debbie Hill
Town Clerk
11th October 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 4th October 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. **Single-storey rear extension to dwelling**
Planning Application
15 Tretawn Gardens Newtown Tewkesbury Gloucestershire GL20 8EF
Ref. No: 23/00854/FUL
11. **To consider what issues the Council needs to raise with the Planning Inspector, with respect to the South Worcestershire Development Plan, bearing in mind that our response to the Regulation 19 consultation, that was submitted in December 2022, will be considered as part of the evidence base**

[South Worcestershire Development Plan Review | Local Plan Examination Services \(localplanservices.co.uk\)](http://localplanservices.co.uk)
12. **To consider recent correspondence concerning the future of cemetery provision in Tewkesbury, particularly in respect of the proposed garden town, and to determine next steps**
13. **To note any additional information on the Planning Portal regarding applications to which this committee has already responded, and agree further actions**
14. **To note any additional applications on the Planning Portal which will expire before Wednesday 1st November 2023 and agree further actions**
15. **To note the decisions made in September 2023, in respect of planning applications to Tewkesbury Borough Council**



TEWKESBURY TOWN COUNCIL

PLANNING COMMITTEE

Wednesday 4th October 2023

Present: Cllrs. J Raywood, S Raywood, A Hayes, P Jones, H Bowman

In attendance: Mrs D Hill, Town Clerk

MINUTES

- P.23/24.223 Welcome.**
The Chairman welcomed everyone present when the meeting opened at 7.35pm.
- P.23/24.224 To receive apologies for absence**
None
- P.23/24.225 To receive declarations of interest**
Cllr S Raywood – item 20
- P.23/24.226 To receive and consider requests for dispensations**
None
- P.23/24.227 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.23/24.228 To approve the minutes of the Planning Committee meeting held on 20th September 2023**
Proposed by Cllr Hayes and seconded by Cllr S Raywood
It was resolved to **approve** the minutes.
- P.23/24.229 To approve the payments list**
Total payments = £9,430.38
Proposed by Cllr Jones and seconded by Cllr Bowman
It was resolved to **approve** the payments list.
- P.23/24.230 To receive the current budget and earmarked reserves report**
Received

P.23/24.231 To consider budgetary requirements for the year 2024-2025 and the forward budget
The committee considered the following budgeting provisions to be appropriate for the next financial year.

4718 Community Development - £1,000

4719 Planning Consultancy - £5,000

4810 Outreach - £500

Total overhead expenditure - £6,500

The committee considers it appropriate to roll the above figures forward for future years.

P.23/24.232 To approve additional expenditure of £600 relating to the hydrology study for land off Bredon Road

Proposed by Cllr Jones and seconded by Cllr Hayes

It was resolved to **approve** the expenditure, subject to the formulation of a clear agenda for the forthcoming meeting between the hydrologist and councillors.

P.23/24.233 To receive an update on CIL funding

Received. It was noted that we are not expecting any CIL payments in the foreseeable future.

P.23/24.234 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.23/24.208** – Councillors Bowman and Hayes have become involved with the residents' group. It was noted that the Town Council is not in a position to purchase the land at its current market value. Councillors Bowman and Hayes will report back to the residents.

Re **P.23/24.212** – a public consultation on a range of High Street Heritage Action Zone proposals took place in the Town Hall on 28th September and seems to have been well attended. The proposals are now on display in the window at 9 Church Street and residents are encouraged to respond online. During the Mop Fair (9th-10th October) there will be a further consultation event in the Jelly Roll Café.

Mrs D Hill left the meeting at 8.02 pm.

P.23/24.235 To note correspondence

The Tewkesbury Garden Town team has invited town councillors on a trip to visit existing garden towns at Didcot and Bicester. The Town Council has also been invited to participate in a Garden Town Liaison Group.

The High Street Heritage Action Zone (HSHAZ) work to develop a masterplan and design code for Tewkesbury Town Centre is about to start, led by consultants LDA Design.

The attached flyer provides more information about the project, including details of the themed walks round Tewkesbury during the Mop Fair on 9th/10th October. There will be further themed walks at a later date, in addition to other events.

The South Worcestershire Development Plan Review has been submitted to The Planning Inspectorate.

P.23/24.236 To receive the Borough Councillor's report (if applicable)

Cllr Bowman reported that Tewkesbury Borough Council has just lost a third appeal by a developer, due to its inability to prove satisfactorily that it has an adequate 5YHLS. A new Director of Place has taken up position and will address this, and other difficulties. Cllr Raywood has alerted Cllr Bowman to the risk to the Borough in having such a large number of planning applications still open long after they should have been determined. Cllr Bowman is investigating this.

P.23/24.237 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

Observations:

No objection

P.23/24.238 Installation of solar array (retrospective).

Planning Application

Mythe Grange Mythe Road Tewkesbury Gloucestershire GL20 6EB

Ref. No: 23/00800/FUL

Observations:

No objection

P.23/24.239 Alterations to the shopfront and replacement windows.

Planning Application

2 Barton Street Tewkesbury Gloucestershire GL20 5PP

Ref. No: 23/00707/LBC

Observations:

No objection

P.23/24.240 To note any additional information on the Planning Portal regarding applications to which this committee has already responded, and agree further actions

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, and

Ref. No: 23/00625/FUL

Observations:

The Town Council feels that this is an improvement but it is still unclear that the space provided for bins is adequate for the two residences and the commercial property.

P.23/24.241 To note any additional applications on the Planning Portal which will expire before Wednesday 18th October 2023 and agree further actions

None

P.23/24.242 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

www.worcestershire.gov.uk/eplanning Deadline date for responses is 30th October.

Observations:

The Town Council has nothing further to add to its previous comments.

There being no further business, the meeting closed at 9.04pm.

Chairman's signature

18th October 2023



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

Planning Reference	Description	Location	Outcome
23/00040/KERB	Drop kerb	45 Canterbury Leys Newtown	Planning permission not needed
23/00759/TCA	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.	12 Gravel Walk	No objections
23/00756/PDE	Erection of a single storey rear extension	8 Foresters Road	PD/Prior Approval
23/00776/TCA	Fell tree that has outgrown its location and is contributing to excessive shading to be replaced with Rowan (Sorbus Aucuparia).	The Old Police Station House Bredon Road	No objections
23/00716/FUL	Erection of a two storey and single storey rear extension. Erection of a first floor side extension (revised scheme to ref: 22/01356/FUL).	23 Arundel Road Mitton	Permit
23/00583/LBC	Installation of new fascia signage	Salvation Army 37 High Street	Consent
23/00562/FUL	Proposed two storey front extension and variation to parking layout.	Unit 5502 Shannon Way Tewkesbury Business Park	Permit
23/00510/FUL	Separation of units 50 and 51 at ground floor level, change of use to Class C3 of ground floor of unit 50. Associated repairs and alterations. Demolition of C20 extension to rear. Repairs and alterations	British Legion Club 50 Church Street	Permit
23/00511/LBC	Separation of units 50 and 51 at ground floor level, change of use to Class C3 of ground floor of unit 50. Associated repairs and alterations. Demolition of C20 extension to rear. Repairs and alterations	British Legion Club 50 Church Street	Consent

23/00454/LBC	Change of paint colour on front elevation ground floor level	Abbey Tea Rooms 59 Church Street	Consent
23/00001/CONDIS	Application for approval of details subject to conditions 4 (Details of Potential Sound Impact) and 5 (Scheme of Sound Insulation Works) of the planning application ref number 22/00811/FUL	133 - 134 High Street	Discharge