



PLANNING COMMITTEE

Wednesday 15th November 2023

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

In attendance: D Hill, Town Clerk

MINUTES

- P.23/34.283** **Welcome.**
The Chairman welcomed everyone present when the meeting opened at 7.30pm.
- P.23/34.284** **To receive apologies for absence**
R Maggs (email sent prior to meeting but received afterwards)
- P.23/34.285** **To receive declarations of interest**
S Raywood – item 16 DPI – employed by the Planning Inspectorate
- P.23/34.286** **To receive and consider requests for dispensations**
None
- P.23/34.287** **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.23/34.288** **To approve the minutes of the Planning Committee meeting held on 1st November 2023**
Proposed by Cllr Hayes and seconded by Cllr Jones
It was resolved to **approve** the minutes.
- P.23/34.289** **To receive updates on matters arising from the minutes – for information only**
Re. **P.22/23.392** - There has still been no further information forthcoming on 22/00462/LBC.

The chairman will write to the Conservation Officer to enquire about further progress on these applications. (Ongoing)

Three Town Councillors and the Town Clerk attended the 'Future Tewkesbury' workshops on 8th and 9th November, concerning the HSHAZ and the centre of the town. Initial ideas for the creation of a Masterplan for the Town Centre were formulated and discussed and we wait to see how it will develop during the next three months.

P.23/34.290 To note correspondence

An email has been received from a Tewkesbury Live sponsor, expressing concern for the future viability of the event, in the light of a licensing review of the Black Bear, following complaints of noise nuisance. The deadline for input into the review is 16th November. The Town Clerk will make a written response on behalf of the Town Council as follows in response to the proposed licensing conditions:

1. The Planning Committee felt the proposed restriction of regulated entertainment taking place in any outdoor area, including the terrace/patio area to six days per calendar year to be a draconian approach. The committee noted that the landlord/personal licence holder could apply for up to 20 TENS per calendar year but feel a much more sensible approach would be to set a reasonable level of outdoor events to be reviewed in say a years' time, as currently there are no outdoor events taking place.
2. The Planning Committee felt a noise management plan would be a useful reference document for the Borough Council and the landlord at this stage. The committee questions the rationale behind insisting this is produced by a person who is a member of the Institute of Acoustics. The committee feels that the landlord would gain greater understanding from working with an acoustic engineer on a range of issues for improvements that can be made to the building and for input into such a plan. Again, the committee feels the Landlord should be given sufficient time to consult and implement these changes and for this to be reviewed in a years' time. The committee understands the Landlord has already sought some advice and introduced some short-term measures to reduce noise escaping from the building.
3. The Planning Committee opposes the installation of a noise limiting device at this stage for the reasons stated above in point 2. The committee is aware that such devices can damage electrical equipment and feel that this requirement should be an absolute last resort. The committee is aware that the Landlord has been taking noise readings and is committed to reducing the noise from the building.
4. No objection.
5. No objection to closing the garden and terrace/patio area closing earlier at 22:30. The committee does not feel that SIA staff would be required outside the front of the building on all days after 22:30, only on event days. The committee would like to bring to the attention of the Borough Council that there are two high quality pan tilt and zoom CCTV cameras in this area of town. One of these points directly at the front of the building and has a view extending down Mythe Road and the other has a view of the High Street from the Black Bear. The Town Council owns and maintains this CCTV and it is used

by the town's PCSO's/Police Officers. It may be prudent to add or increase signage in this area alerting members of the public to the fact that CCTV is in operation.

6. No objection and the committee understand that the Landlord has already taken steps to ensure that no deliveries or collections are made at unsociable hours.
7. No objection and the committee understand that the Landlord has implemented this requirement already.
8. No objection but the committee questions whether this requirement actually needs to form part of the licence?

As you will be aware, Tewkesbury Town Council organises the Tewkesbury Live Music Festival. The festival is self-funding through sponsorship, donations and the sale of merchandise, with support from the Town Council in the form of officer resource. We have received an email from our main sponsor expressing their dissatisfaction at the proposed licence changes. The Black Bear has been the main venue for the last two years and should the licence have such severe restrictions imposed on it, the sponsor has said that they will need to re-consider their sponsorship of the festival.

The Planning Committee therefore urges Tewkesbury Borough Council to re-consider the proposed changes and instead to come up with a plan that can allow the Landlord time to appoint and work with an acoustic consultant for internal noise and to make more reasonable changes to the licence in respect of outdoor events e.g. just restricting the end time initially and then review after 12 months.

The Town Clerk departed from the meeting at this point.

Councillors were invited to the seminar at Tewkesbury Borough Council to hear and discuss the Borough's Housing Land Supply Statement. Three councillors attended. We have also received the slides from this meeting, which will be circulated to committee members.

An email has been received from Localdialogue.com, to let us know about some upcoming works that will be carried out on a small piece of land at the former Tewkesbury Gasworks site, off Oldbury Road.

Following the successful completion of ground investigation works on this land in June 2022, National Grid is now ready to begin environmental improvement works on the site. There may be some odours, dust and noise caused by the works, however these will be proactively monitored and managed by our specialist contractors Englobe, and ongoing monitoring will take place as agreed with the Council under the planning regime. Specialist contractors will be on site from early January 2024 to late spring 2024. The work will involve the controlled demolition of the three existing buildings on the site, some drilling and dewatering, grouting and infilling of some below ground tanks. The works are expected to take approximately three months to complete in various phases, with varying degrees of site attendance and will be reviewed and approved by Tewkesbury Borough Council and the Environment Agency. The work will be undertaken during working hours, these will be 8am – 6pm Monday to Friday and 8am -1pm on Saturdays. Measures will be taken to minimise the impact the work may

have on neighbours and there are opportunities to discuss the project further, either in person or virtually. This email will be circulated to committee members.

Amongst the recommendations submitted to the next Borough Planning Committee is 23/00731/FUL, Cross House, Church Street, Tewkesbury, GL20 5AB – **Permit**

A start date of 5th December has been set for the hearing of Moreton Cullimore's appeal against GCC's refusal of the application regarding land at Bow Farm, reference number 23/0001/REFUSE. The venue will be Puckrup Hall.

P.23/34.291 To receive the Borough Councillor's report (if applicable)

None

P.23/34.292 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:

No objection

P.23/34.293 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:

No objection

P.23/34.294 Modify of a Section 106 agreement

Planning Application

The Abbey School Church Street Tewkesbury Gloucestershire GL20 5PD

Ref. No: 23/00966/OBM

Observations:

No objection

P.23/34.295 Demolition of Gupshill Manor Bungalow and detached stables, replacement roofing of detached store building.

Planning Application

Gupshill Manor Gloucester Road Tewkesbury Gloucestershire GL20 5SG

Ref. No: 22/00745/FUL

Observations:

No objection

P.23/34.296 Demolition of Gupshill Manor Bungalow and detached stables, replacement roofing of detached store building.

Planning Application

Gupshill Manor Gloucester Road Tewkesbury Gloucestershire GL20 5SG

Ref. No: 22/00746/LBC

Observations:

No objection

P.23/34.297 Proposed conversion of an ancillary outbuilding into a new one bedroom single storey dwelling

Planning Application

1 Union Place Chance Street Tewkesbury Gloucestershire GL20 5RE

Ref. No: 23/00979/FUL

Observations:

No objection

Cllr S Raywood left the meeting just prior to the next item.

P.23/34.298 To complete any interim actions required at this stage, for submission to the Worcestershire Development Plan review
[South Worcestershire Development Plan Review | Local Plan Examination Services \(localplanservices.co.uk\)](https://localplanservices.co.uk)

The Hydrologist's final report is due this week. This committee has been granted delegated authority to make a submission on behalf of the Town Council and will do so on 29th November 2023. It was agreed that a more appropriate term to use in place of 'betterment' would be 'enhancement'. The hydrology consultant's report will be submitted as part of our response.

Cllr S Raywood returned to the meeting after the end of this item.

P.23/34.299 To note any additional information on the Planning Portal regarding applications to which this committee has already responded, and agree further actions
23/00287/LBC

Observations:

No objection

P.23/34.300 To note any additional applications on the Planning Portal which will expire before Wednesday 1st November 2023 and agree further actions
[Fell 1 x Cherry](#)

Planning Application

Mythe Water Treatment Works Mythe Road Tewkesbury Gloucestershire GL20 6AA

Ref. No: 23/00994/TCA

Observations:

The Town Council would appreciate the rationale for the removal of the cherry tree and the plum tree.

P.23/34.301 To note the decisions made in October 2023, in respect of planning applications to Tewkesbury Borough Council

Noted

There being no further business, the meeting closed at 8.58pm.

Chairman's signature

29th November 2023