



TEWKESBURY TOWN COUNCIL

PLANNING COMMITTEE

Wednesday 15th November 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 15th November, at 7.30 pm.

Members of the public and press are welcome to attend.

Debbie Hill
Town Clerk
9th November 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 1st November 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. **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
11. **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
12. **Modify of a Section 106 agreement**
Planning Application
The Abbey School Church Street Tewkesbury Gloucestershire GL20 5PD
Ref. No: 23/00966/OBM
13. **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
14. **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
15. **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
16. **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://www.localplanservices.co.uk)
17. **To note any additional information on the Planning Portal regarding applications to which this committee has already responded, and agree further actions**
18. **To note any additional applications on the Planning Portal which will expire before Wednesday 1st November 2023 and agree further actions**
19. **To note the decisions made in October 2023, in respect of planning applications to Tewkesbury Borough Council**



TEWKESBURY TOWN COUNCIL

PLANNING COMMITTEE

Wednesday 1st November 2023

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

MINUTES

- P.23/24.258 Welcome.**
The Chairman welcomed everyone present when the meeting opened at 7.32pm.
- P.23/24.259 To receive apologies for absence**
R Carey
P Jones
- P.23/24.260 To receive declarations of interest**
S Raywood – item 21 DPI – employed by the Planning Inspectorate
- P.23/24.261 To receive and consider requests for dispensations**
None
- P.23/24.262 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.23/24.263 To approve the minutes of the Planning Committee meeting held on 18th October 2023**
Proposed by Cllr Hayes and seconded by Cllr S Raywood
It was resolved to **approve** the minutes.
- P.23/24.264 To receive updates on matters arising from the minutes – for information only**
Re. **P.23/24.010** - There has still been no further information forthcoming on 23/00287/LBC.
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.

P.23/24.265 To note correspondence

We have received a press statement and an update about the Cotswolds Designer Outlet which is being developed at Ashchurch by Robert Hitchins Ltd.

The first part of the 300-acre development at Ashchurch completed last year with a very successful opening of Dobbies Garden Centre.

In the next few days, construction of the first phase of the prestigious Cotswolds Designer Outlet will begin, with international contractor Bouygues UK having been appointed by Robert Hitchins.

The Retail Outlet is scheduled to open in Spring 2025, bringing 300 jobs to the area during the construction phase and up to 500 retail job opportunities on completion. The developers appear to have noted our previous communications with them and are now beginning to make links with Tewkesbury in their publicity.

Following the Garden Town engagement seminar the chairman has received an update to say that our 'contributions have played a pivotal role in shaping discussions and guiding our direction as we move forward. The various ideas and perspectives ... have been documented by Cratus, our engagement specialists, on behalf of the borough council, and are in the process of ensuring collective viewpoints are carefully analysed and documented. We anticipate its completion by the end of October, with the intention of sharing the outcomes with you in early November.'

Councillors have been invited to 'Future Tewkesbury' workshops on 8th and 9th November. This concerns the HSHAZ and the centre of the town.

P.23/24.266 To receive the Borough Councillor's report (if applicable)

Tewkesbury Borough's Housing Land Supply has now officially been stated as 3.26 years. Having recently been unable to defend themselves successfully against three appeals the Borough is minded not to contest the next one. Cllr Bowman assured us that the new Director of Place, who has now been in post for a couple of months, is getting to grips with the situation. It is however a concern to this committee that our parish is vulnerable to the impacts of unplanned development.

P.23/24.267 Change of use of the first and second floor of Cross House from Class E to Class C3.

Cross House Church Street Tewkesbury Gloucestershire GL20 5AB

Ref. No: 23/00731/FUL

Observations:

No objection

P.23/24.268 Proposed works to two trees in rear garden: T1 - Yew - Crown reduction by 1.5m T2 - Douglas Fir - Poor specimen and outgrown its location, the removal will also stop the holly being suppressed

Planning Application

74 High Street Tewkesbury Gloucestershire GL20 5LA

Ref. No: 23/00929/TCA

Observations:

No objection

- P.23/24.269** As recommended after inspection by Matt Hale. T32 Self sown Purple plum - the tree is very close to Abbey House and has outgrown its location - remove tree to avoid damage to building. T2 Lawson Cypress cultivar -This tree is located in Abbey Lodge back Garden but is in the conservation area. This tree has outgrown the area it was planted in and has not been managed, it now has grown very tall and is blocking out the light to the kitchen in Flat 4. Detailed plan submitted showing the location and updated photos showing current size and proximity to the buildings.

Planning Application

Abbey Office Church Street Tewkesbury Gloucestershire GL20 5RZ

Ref. No: 23/00924/TCA

Observations:

No objection

- P.23/24.270** Increase existing ridge height to facilitate loft conversion, installation of side dormer and rooflights. Partial render of existing property.

Planning Application

Christowe Abbots Walk Tewkesbury Gloucestershire GL20 5TA

Ref. No: 23/00868/FUL

Observations:

No objection

- P.23/24.271** Erection of a surface-mounted ancillary storage building anchored to existing hardstanding.

Planning Application

Corus Panels And Profiles Severn Drive Ashchurch Tewkesbury Gloucestershire GL20 8SF

Ref. No: 23/00855/FUL

Observations:

No objection

- P.23/24.272** Change of use of two commercial units to residential houses

Planning Application

The Builders Yard Swilgate Road Tewkesbury Gloucestershire

Ref. No: 23/00902/FUL

Observations:

The Town Council wishes to know what circumstances have changed to make this a more viable proposition than it was when it was refused in 2017. It is noted that the previous proposal was refused on the basis of flood risk and it is not clear from the information provided how that risk would be better managed in future.

P.23/24.273 Replacement sash windows, replacment finials, new graphics/signage

Planning Application
7 Barton Street Tewkesbury Gloucestershire GL20 5PP
Ref. No: 23/00895/LBC

Observations:

No objection

P.23/24.274 Regularisation of fascia

Planning Application
2 Barton Street Tewkesbury Gloucestershire GL20 5PP
Ref. No: 23/00836/LBC

Observations:

No objection

P.23/24.275 Footpath AAS7 (Route A-B-C-D-E) altered to follow route A-W-X-Y-E.

Planning Application
Parcel 4256 Homedowns Tewkesbury Gloucestershire
Ref. No: 23/00903/FTP

Observations:

The Town Council would have appreciated a rationale for this proposed change. In the absence of this rationale we defer to the opinion of Ashchurch Rural parish Council.

P.23/24.276 Installation of a Heat pump through Octopus Energy.

Planning Application
21 Melrose Walk Tewkesbury Gloucestershire GL20 5FW
Ref. No: 23/00851/FUL

Observations:

No objection

P.23/24.277 Demolition of an existing extension and boundary wall. Construction of new single and two storey rear extensions, covered link and replacement boundary wall.

Planning Application
10 East Street Tewkesbury Gloucestershire GL20 5NR
Ref. No: 23/00892/FUL

Observations:

No objection

P.23/24.278 **To prepare a draft submission to the Worcestershire Development Plan review**

[South Worcestershire Development Plan Review | Local Plan Examination](#)

[Services \(localplanservices.co.uk\)](http://localplanservices.co.uk)

A first draft submission was circulated to members in the agenda pack.

A meeting was held at the Town Hall on 30th October, with Joe Gomme of H Fraser Consulting Ltd. The meeting should enable us to understand Flood Risk analyses more clearly in the future. Although the consultants' assessment is that the Flood Risk analysis for the application on land east of Bredon Road, which would form part of SWDPR 54 Mitton, there seems to be no allowance made for the proposed school, although the school application is relying on the flood risk analysis in the housing application. This is concerning because the proposed site of the school is on one of the most absorbent areas of the site. Questions were raised about some of the base data, for example, why design for a once in 30 years flood level of 13.4m when we know flood levels reached 14.5m in 2007. There was a discussion about the construction and height of the attenuation ponds, which may already be full by the time they are needed. With no fewer than seven watercourses running through the parish, flood risk measures ought to be designed for much more stringent conditions. The consultant will carry out further analysis before submitting the final report in time for us to include it with our submission to the SWDPR and to amend the first part of our response accordingly.

Committee members are content with the two last paragraphs of the draft submission, but we need to be clear about the use of the term 'betterment' and decide whether or not it is appropriate here.

According to Central Bedfordshire it means the amount by which the value of the land is increased by development or by the grant of planning permission, or because of the development of neighbouring land.

According to lawinsider.com it means a repair or a replacement to property that results in a condition superior to or more extensive than its form and condition immediately prior to the loss.

Our submission may be more effective if we use a different word instead, to convey more precisely what we seek.

P.23/24.279 To note any additional information on the Planning Portal regarding applications to which this committee has already responded, and agree further actions

None

P.23/24.280 To note any additional applications on the Planning Portal which will expire before Wednesday 15th November 2023 and agree further actions

Re-pollard plane back to previous pollard points.

Planning Application

The Stables Mythe Road Tewkesbury Gloucestershire GL20 5BS

Ref. No: 23/00973/TCA

Observations:

No objection

P.23/24.281 To note the decisions made in September 2023, in respect of planning applications to Tewkesbury Borough Council

This item was carried over in error from previous agenda and has already been completed.

P.23/24.282 To receive an update on CIL and reconsider the timetable of our CIL reporting, to coordinate better with the schedule of CIL payments

Tewkesbury Town Council has received a payment from Tewkesbury Borough Council, of £2,251.83 on 28th October 2023, as a result of the development of 66 High Street. This was unexpected. We are not aware of having received notice that this would be coming to us. A new cost centre has been created for this in the planning budget. This committee is required to review CIL twice yearly, in May and September. This year, reporting took place in early June and early October. Bearing in mind that the schedule for payments is also twice yearly, in April and October, this committee agreed to move the September report to November in future years. It was suggested that an appropriate use for the money would be an intervention make it easier and safer for pedestrians to cross the High Street near no 66 and Homeabbey House. We would need to find significant additional funding to do this.

There being no further business, the meeting closed at 9.23pm.

Chairman's signature

15th November 2023



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

Planning Reference	Description	Location	Outcome
23/00059/KERB	Drop Kerb	24 Abbots Road	Planning permission not needed
23/00827/CLP	Proposed garden room to be accessed via the existing kitchen.	20 Arundel Road Mitton	Grant certificate
23/00778/PDSOL	Prior Approval for the installation of solar panels	71 Barton Street	Application withdrawn
23/00777/LBC	New front door and opening top light over	3 Barton Street	Consent
23/00701/ADV	1 no. non-illuminated fascia sign and 1 no. non-illuminated double-sided hanging sign	153 High Street	Consent
23/00592/FUL	Erection of a two storey front extension, installation of a second floor bay window and associated external alterations.	Albertine Cottage Hammerton Court High Street	Permit