



# TEWKESBURY TOWN COUNCIL

## PLANNING COMMITTEE

**Wednesday 3<sup>rd</sup> January 2024**

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 3<sup>rd</sup> January, at 7.30 pm.**

**Members of the public and press are welcome to attend.**

Debbie Hill  
Town Clerk  
27<sup>th</sup> December 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 13<sup>th</sup> December 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. **Reserved matters application for the erection of 102 dwellings, with associated parking, garaging and infrastructure works, with appearance, layout, scale and landscaping to be approved following outline consent 21/00451/OUT and discharge of conditions 1, 2, 8, 9, 10, 16, 17, 18, 22, 24, 25, 27 & 29 of 21/00451/OUT for this phase (Phase 1 residential).**  
Planning Application  
Land To The North Of Milnes Covert (David Wilson Homes) Fiddington Tewkesbury  
Gloucestershire  
Ref. No: 23/01071/APP
11. **Proposed Industrial Unit (Class B2)**  
Planning Application  
Matara (UK) Ltd Unit 5801 Shannon Place Tewkesbury Business Park Tewkesbury  
Gloucestershire GL20 8SL  
Ref. No: 23/00939/FUL
12. **Regularisation of existing shop front signage**  
Planning Application  
5 Tysoes Court 5A Barton Street Tewkesbury Gloucestershire GL20 5PP  
Ref. No: 23/01176/LBC
13. **Application to vary a premises licence under the Licensing Act 2003**  
**The Canterbury Inn, Ashchurch Road**
14. **To note any additional information on the Planning Portal regarding applications to which this committee has already responded, and agree further actions**
15. **To note any additional applications on the Planning Portal which will expire before Wednesday 17<sup>th</sup> January 2024 and agree further actions**
16. **To note the decisions made in December 2023, in respect of planning applications to Tewkesbury Borough Council**



# TEWKESBURY TOWN COUNCIL

## PLANNING COMMITTEE

Wednesday 13<sup>th</sup> December 2023

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

**Also present:** Mr G Sallis (Friends of the Earth)

## MINUTES

- P.23/24.318**     **Welcome.**  
Introductions were made and the Chairman welcomed everyone present when the meeting opened at 7.30pm.
- P.23/24.319**     **To receive apologies for absence**  
None
- P.23/24.320**     **To receive declarations of interest**  
Cllr A Hayes – item 14
- P.23/24.321**     **To receive and consider requests for dispensations**  
None
- P.23/24.322**     **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.23/24.323**     **To approve the minutes of the Planning Committee meeting held on 29<sup>th</sup> November 2023**  
Proposed by Cllr Hayes and seconded by Cllr Jones  
It was resolved to **approve** the minutes.
- P.23/24.324**     **To receive updates on matters arising from the minutes – for information only**  
Re. **P.22/23.392** - The Planning Officer has been contacted regarding progress on 22/00462/LBC but no reply has been received.

Re. **P.23/24.311** – Mr G Sallis provided committee members with answers to their queries regarding current testing of the water of the Carrant Brook, and the general

state of pollution in the watercourses around Tewkesbury. He has offered to submit the Town Council with quarterly data, going forward. He is also hoping to speak to the Severn Ham Committee about water testing in the River Severn and the Mill Avon.

Mr Sallis left the meeting after he had finished speaking.

**P.23/24.325 To note correspondence**

An email was recently received concerning the Tewkesbury Garden Communities Parish Liaison Group. It appears that this group has already met once but it is not clear why we didn't know about it. The Town Clerk is looking for a representative to attend these meetings.

Following our query regarding the current water quality monitoring that occurs on the Carrant Brook, Mr Sallis of Friends of the Earth has sent three reports, concerning water testing, sewage dumps within Tewkesbury Borough and test data. These will be circulated to committee members.

A resident has copied the chairman in on correspondence he has had with Historic England, regarding the Mythe Toll House and Healings Mill, asking why these two sites are not on the risk register. The buildings on both sites are listed grade 2. A building has to be grade 2\* or higher to qualify for the risk register. It has to be noted also that being on the risk register is no guarantee of the availability of funding for repairs.

**P.23/24.326 To receive the Borough Councillor's report (if applicable)**

Tewkesbury Borough Council has published a new draft Garden Communities charter on their website. Hard copies will be available to view in Tewkesbury Library. Current thinking is that future development will take the form of little villages, each with their own character. Existing village communities will retain their own characters also. TBC is keen to encourage responses from all interested parties and the aim will be to get interested parties to sign up to the final charter document. If successful, this approach to development consultation will be replicated in other communities around the Borough.

Consultations on the forthcoming Strategic Local Plan (SLP) will commence on 18<sup>th</sup> December.

The Admin Officer will be asked to post links to both the charter and the SLP consultation on the Town Council's Planning webpage.

**P.23/24.327 Proposed single storey rear extension and single storey side extension with garage conversion.**

Planning Application  
85 York Road Tewkesbury Gloucestershire GL20 5HB  
Ref. No: 23/00505/FUL

**Observations:**

Objection. The information recently submitted by the applicant does not address our previous queries of 28<sup>th</sup> June.

**P.23/24.328**     **Installation of multiple signs to a commercial unit on Church Street, Tewkesbury. The proposed works include the replacement and installation of 4 framed signs (carpark and side entrance) and Installation of 7 small window graphics (Front and Side Elevations).**  
Planning Application  
34 Church Street Tewkesbury Gloucestershire GL20 5SN  
Ref. No: 23/00998/LBC

**Observations:**  
No objection

**P.23/24.329**     **New awning over fascia**  
Planning Application  
Stationery And Art 105 High Street Tewkesbury Gloucestershire GL20 5JZ  
Ref. No: 23/01027/LBC

**Observations:**  
No objection

**P.23/24.330**     **Installation of temporary internal handrail**  
Planning Application  
39 Church Street Tewkesbury Gloucestershire GL20 5SN  
Ref. No: 23/00883/LBC

**Observations:**  
No objection, but the Town Council is somewhat disappointed with the visual appearance of the handrail.

Cllr Hayes left the room at this point in the meeting.

**P.23/24.331**     **Application to vary a premises licence under the Licensing Act 2003  
The Canterbury Inn, Ashchurch Road**

**Observations:**  
Before making a response to this application, the Town Council would like to know what kind of consultation has been conducted with local residents. It would also like to know what the outcomes of that consultation have been.

Cllr Hayes returned to the room at this point in the meeting.

**P.23/24.332**     **To note any additional information on the Planning Portal regarding applications to which this committee has already responded, and agree further actions**  
None

**P.23/24.333**     **To note any additional applications on the Planning Portal which will expire before Wednesday 3<sup>rd</sup> January 2024 and agree further actions**

**P.23/24.333.1 Change of use from ground floor laundrette (Class E) to residential**

Planning Application

5 Chance Street Tewkesbury Gloucestershire GL20 5RQ

Ref. No: 23/01050/FUL

**Observations:**

No objection

**P.23/24.333.2 Reserved matters application for the erection of 102 dwellings, with associated parking, garaging and infrastructure works, with appearance, layout, scale and landscaping to be approved following outline consent 21/00451/OUT and discharge of conditions 1, 2, 8, 9, 10, 16, 17, 18, 22, 24, 25, 27 & 29 of 21/00451/OUT for this phase (Phase 1 residential).**

Planning Application

Land To The North Of Milnes Covert (David Wilson Homes) Fiddington Tewkesbury Gloucestershire

Ref. No: 23/01071/APP

**Observations:**

Committee members would like to give careful consideration to this application when they next meet, on 3<sup>rd</sup> January 2024. The deadline date for consultation is actually 29<sup>th</sup> December, so the Planning Officer will be contacted to ask for an extension of time.

**P.23/24.333.3 Addition of a new cast iron rainwater pipe down the face of the building**

Planning Application

5 Barton Street Tewkesbury Gloucestershire GL20 5PP

Ref. No: 23/01090/LBC

**Observations:**

Although the Town Council is in agreement with the principle of the rainwater pipe it feels that the dispersal of the water at ground floor level needs further consideration. There is a concern that the proposed solution could create a dangerous surface when cold weather follows wet weather, and this solution is not in keeping with similar situations in the town centre.

**P.23/24.334 To note the decisions made in November 2023, in respect of planning applications to Tewkesbury Borough Council**

Noted

There being no further business the meeting closed at approximately 9.10pm. The chairman thanked everyone for their time and attention during this past year and wished them a Happy Christmas.

Chairman's signature

3<sup>rd</sup> January 2024



**Planning outcomes in November 2023 for applications to Tewkesbury Borough Council.**

<b>Planning Reference</b>	<b>Description</b>	<b>Location</b>	<b>Outcome</b>
23/00994/TCA	<b>Fell 1 x Cherry</b>	Mythe Water Treatment Works Mythe Road	<b>No objections</b>
23/00902/FUL	<b>Change of use of two commercial units to residential houses</b>	The Builders Yard Swilgate Road	<b>Refuse</b>
23/00877/CLP	<b>Change metal garage door to UPVC french doors</b>	14 Cotswold Gardens	<b>Grant certificate</b>
23/00855/FUL	<b>Erection of a surface-mounted ancillary storage building anchored to existing hardstanding.</b>	Corus Panels And Profiles Severn Drive Ashchurch	<b>Permit</b>
23/00854/FUL	<b>Single-storey rear extension to dwelling</b>	15 Tretawn Gardens Newtown	<b>Permit</b>
23/00868/FUL	<b><u>Increase existing ridge height to facilitate loft conversion, installation of side dormer and rooflights. Partial render of existing property.</u></b>	Christowe Abbots Walk	<b>Permit</b>
23/00836/LBC	<b>Regularisation of fascia</b>	2 Barton Street	<b>Consent</b>
23/00729/LBC	<b>Change of use from agricultural barns to two residential units</b>	Park Farm Hoo Lane Deerhurst	<b>Consent</b>
23/00626/LBC	<b>Associated works to facilitate the Change of use of the first and second floors from office (Use Class E) to residential flats (Use Class C3).</b>	First Choice Recruitment Service 62 High Street	<b>Consent</b>
23/00606 /FUL	<b>Removal of existing garage and side extension to provide Proposed New Two and Single storey detached dwelling.</b>	8 York Road	<b>Permit</b>
23/00564/FUL	<b>Change of use from agricultural barns to two residential units.</b>	Park Farm Hoo Lane Deerhurst	<b>Permit</b>

23/00541/LBC	<b><u>Removal of existing awning and replacement with traditional style fascia and awning</u></b>	The Card Rack 111 High Street	<b>Consent</b>
23/00338/FUL	<b>Removal / Variation of Conditions for Planning Approval 15/01091/FUL</b>	Haywards 126 High Street	<b>Permit</b>
23/00021/FUL	<b>Replace 3 wooden sash windows to the front of the property with 3 wooden sash windows (ie a like for like replacement). Replace 2 wooden sash windows to the rear of the property with 2 upvc sash windows.</b>	14 Chance Street	<b>Permit</b>