



TEWKESBURY TOWN COUNCIL

PLANNING COMMITTEE

Wednesday 17th January 2024

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

In attendance: Mrs N Finnegan (TTC finance officer)

Also: 2 members of the public

MINUTES

P.23/24.351 Welcome.

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

P.23/24.352 To receive apologies for absence

None

P.23/24.353 To receive declarations of interest

Cllr S Raywood – Items 5, 11 and 12 - Employed by the Planning Inspectorate

P.23/24.354 To receive and consider requests for dispensations

Cllr S Raywood – item 5

(At this point Cllrs Bowman and Baddams, plus two members of the public joined the meeting.)

P.23/24.355 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.23/24.356 To approve the minutes of the Planning Committee meeting held on 3rd January 2024

Subject to correction of a typo in P.23/24.342 - should be 'east' not 'eats.'

Proposed by Cllr Hayes and seconded by Cllr Jones

It was resolved to **approve** the minutes.

P.23/24.357 To receive updates on matters arising from the minutes – for information only

Re. **P.22/23.392** – no further news available.

Re. **P.23/24.311** – The Deputy Town Clerk has suggested that if the Planning Committee wishes to support water testing on the Carrant Brook, in line with the

recommendation in the Hydrologist's report, it could consider funding two water testing kits for that purpose, at a cost of £480 for kits and consumables, as it is the cost of the kits that restricts expansion of the monitoring programme. We could fund this through either our Community Development budget or Outreach budget. We can include this on our next agenda.

Re **P.23/24.347**, a response has been received from a TBC Licensing Officer, thanking us for our comments, which arrived too late to be taken into account, and listing the following conditions which have been added to the licence:

- When regulated entertainment is provided, noise checks will be carried out at the nearest noise sensitive property. A noise check log of these checks will be kept and maintained at the premises. As a minimum the log will record the date and time of the check, the name of the person making the check, the sound level and if required, and action taken. The log will be made available to an authorised officer upon required.
- A complaints log will be maintained and any complaints from residents shall be recorded in it. As a minimum, the information recorded shall include: date and time of the complaints, name of complainant and any action taken thereafter in relation to it.
- Within 3 months of the issue of the license, the premises licence holder must draw up and implement a noise management plan (NMP) in relation to provision of live and recorded music at the premises. The NMP will include reference to the preventative measures that will be implemented at the premises to ensure that music at the premises does not cause a public nuisance. The NMP must be adhered to at all times. A copy of the NMP will be made available to officers from the Responsible Authorities on request and will be updated as necessary to ensure best practice.

The email also said that there is a process for the review of the licence, should the need arise.

P.23/24.358 To note correspondence

An email has been received from a TBC Planning Officer who has picked up the case in the absence of the allocated officer, in respect of 23/00505/FUL - 85 York Road. 'Having picked up the application, I reviewed it in its entirety and liaised with the Local Highway Authority in respect of the revised plans – and they confirmed a response of 'No Objection, subject to condition' (which I include, verbatim, as follows): "***The existing vehicle hardstanding and access from Richard Place shall be retained for off-street vehicle parking and the western and southern boundary treatments shall be retained at a level no greater than 600mm high.***"

Although I appreciate that the Town Council upheld its objection, notwithstanding the revised plans, given the position of the highway authority it was considered that there was no substantive planning reason for refusal and as such, a decision has been made to permit the application (which should be formally published on the Council's website today).'

The Town Council last commented on this application on 13th December, while the condition imposed by County Highways did not appear on the Planning Portal until 10th January 2024. Clearly, this committee was correct to uphold its objection.

The Mayor, Deputy Mayor and Cllr J Raywood have received advance notice of an in-person briefing that the Strategic and Local Planning Team would like to convene for all town and parish councils across the area. The event will be an opportunity for officers to set out the background to the 'Regulation 18' consultation and to answer

any questions. They hope this will enable this council to fully engage in the public consultation and encourage others to do so.

The event will take place at 6.00pm on Wednesday 31 January 2024 in the Stoke Orchard Community Centre, Armstrong Road, Stoke Orchard GL52 7SB.

Cllr J Raywood has therefore requested that the next meeting of this Planning Committee should be moved from 31st January to 7th February and the meeting on 14th February be cancelled. A request for a 24 hour extension will be made, to enable this committee to respond on the 7th February, to the application on the Planning Portal that will expire on 6th February but cannot be addressed under item 18.

The GCC Local Highways manager has contacted Cllr J Raywood to arrange a meeting with the Accessibility Working Group, to discuss the impact of improved accessibility to the Town Hall, on the High Street and Back of Avon. This meeting is likely to take place in the first week of February.

We have been notified of a TBC recommendation to their own Planning Committee regarding 22/00610/OUT - Part Parcel 2352, Mythe Road, Tewkesbury. The recommendation is that the council should be minded to refuse. This is in the wake of the news that the Developer has lodged a non-determination appeal with the Planning Inspectorate. The application was for Residential Development (up to 235 dwellings), associated works, including infrastructure, open space and landscaping and pumping station. Construction of a new vehicular access from Mythe Road and demolition of existing structures. The Town Council objected strongly to this application in July 2022.

The Civic Society is currently setting up the next 6 monthly meeting with TBC enforcement officers, which Cllr J Raywood also attends.

P.23/24.359 To receive the Borough Councillor's report (if applicable)

Cllr H Bowman said there was nothing to report that wasn't already being addressed in our agenda. It is expected that Cllr Dimond-Brown will soon be able to resume his role as Borough Councillor reporting to this committee.

P.23/24.360 To retrospectively approve the Town Clerk's response, on behalf of this committee, to Licensing re. the review of the Licence for the Black Bear Public House.

(P.23/34.290, 15th November 2023)

Proposed by Cllr Hayes and seconded by Cllr Jones

It was resolved to **approve** the Town Clerk's response.

(Cllr S Raywood left the meeting at this point.)

P.23/24.361 To agree a response to the Tewkesbury Garden Communities Draft Charter

<https://teiwkesbury.gov.uk/garden-communities/engagement-and-governance/engagement/>

Observations:

1. Did you have any problems reading or understanding the charter?

No

2. Recent engagement sessions highlighted the need to update the programme's vision (featured on page 6). Would you like to see anything added or changed in the existing vision?

Yes. The vision has a weakness relating to cultural areas.

3. Do the development principles include everything you would like to see from Garden Communities' development?

No. There is no mention of cemeteries, places of worship, medical centres, allotments, car clubs, provision for electric vehicles, libraries, reading rooms, community centres, banking facilities, local supermarkets, multi-generational living, 'tiny homes' for single people, places to stay, safe and welcoming night-time facilities.

There is no mention of sustainable transport links with other population centres, eg Bishops Cleeve.

Building in the garden communities should not only meet, but exceed, building standards.

4. Are there any other comments you would like to make on the charter?

The management of water and flooding should prioritise the use of natural methods over technical ones.

Is there an implication that there will be a new civic parish?

(Mrs N Finnegan left the meeting at this point.)

P.23/24.362 To prepare a draft response to the Tewkesbury Borough Council's Regulation 18 Strategic and Local Plan

<https://straQuestion5tegitlocalplan.org/consultations/>

There are 31 questions in this consultation document and within the meeting there was time only to address the first five.

In answer to question 1, the committee agreed that the Strategic and Local Plan should be a long-term document, covering the next 25 years.

In answer to question 2, the committee noted a lack of consideration of farming and the use of farmland.

In answer to question 3, the committee identified the following local policy topics as being unique to our parish:

- Water management
- Tourism
- The preservation of historic fabric
- Social hubs
- Nature reserves/SSSIs
- Rights of way

Question 4 – the committee agrees with the draft Vision.

Question 5 – the committee agrees with the draft Strategic Objectives.

This work will continue at the next meeting on 7th February.

In the meantime, our admin officer will be asked to create a poster for the Town Council website, which encourages members of the public to make their own responses to the Strategic and Local Plan, and also points towards the library as a place where hard copies of the documents can be seen.

(Cllr S Raywood returned to the meeting at this point. Cllrs Ash Baddams, and Bowman left the meeting, accompanied by the two members of the public.)

P.23/24.363 Remove rear staircase, handrail and partition wall, and reinstate first floor structure and two new doors

Planning Application

Tewkesbury Museum 64 Barton Street Tewkesbury Gloucestershire GL20 5PX

Ref. No: 23/01161/LBC

Observations:

As the Town Council is named as the applicant this committee refrains from commenting on this application.

P.23/24.364 New heating installation, new handrail to cellar stairs, new stair nosings, new extract fan, new attic access ladder

Planning Application

Tewkesbury Museum 64 Barton Street Tewkesbury Gloucestershire GL20 5PX

Ref. No: 23/01173/LBC

Observations:

As the Town Council is the applicant this committee refrains from commenting on this application.

P.23/24.365 Demolish existing conservatory and outbuilding. Construct single-storey extension, nominally 6m x 4m with side walls of brick, frontage of glazing with bi-folding doors and mono-pitch roof with Icoslate tiles.

Planning Application

4 Elmbury Drive Newtown Tewkesbury Gloucestershire GL20 8DQ

Ref. No: 23/01147/FUL

Observations:

No objection

P.23/24.366 Alterations and repair work to building fabric including floors, roofs and windows

Planning Application

Thomson And Banks 27 Church Street Tewkesbury Gloucestershire GL20 5PD

Ref. No: 23/01165/LBC

Observations:

No objection

P.23/24.367 To note any additional information on the Planning Portal regarding applications to which this committee has already responded, and agree further actions

None

P.23/24.368 To note any additional applications on the Planning Portal which will expire before Wednesday 17th January 2024 and agree further actions

None

P.23/24.369 To note the decisions made in December 2023, in respect of planning applications to Tewkesbury Borough Council

This item was added to the agenda in error, having been covered on 3rd January 2024.

There being no further business, the meeting closed at 9.26 pm.

Chairman's signature

7th February 2024