



TEWKESBURY TOWN COUNCIL

PLANNING COMMITTEE

Wednesday 17th 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 17th January, at 7.30 pm.

Members of the public and press are welcome to attend.

Debbie Hill
Town Clerk
11th January 2024

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 3rd January 2024**
- 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. **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)**
11. **To agree a response to the Tewkesbury Garden Communities Draft Charter**
<https://tewkesbury.gov.uk/garden-communities/engagement-and-governance/engagement/>
12. **To prepare a draft response to the Tewkesbury Borough Council's Regulation 18 Strategic and Local Plan**
<https://strategiclocalplan.org/consultations/>
13. **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
14. **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
15. **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
16. **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
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 17th January 2024 and agree further actions**
19. **To note the decisions made in December 2023, in respect of planning applications to Tewkesbury Borough Council**



TEWKESBURY TOWN COUNCIL

PLANNING COMMITTEE

Wednesday 3rd January 2024

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

MINUTES

- P.23/24.335 Welcome.**
Introductions were made and the Chairman welcomed everyone present when the meeting opened at 7.30 pm
- P.23/24.336 To receive apologies for absence**
Mr R Maggs and Mr R Carey
- P.23/24.337 To receive declarations of interest**
None
- P.23/24.338 To receive and consider requests for dispensations**
None
- P.23/24.339 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.23/24.340 To approve the minutes of the Planning Committee meeting held on 13th December 2023**
Proposed by Cllr Hayes and seconded by Cllr S Raywood
It was resolved to **approve** the minutes.
- Cllr P Jones arrived at 7.38pm
- P.23/24.341 To receive updates on matters arising from the minutes – for information only**
Re. **P.22/23.392** – The Planning Officer has replied to say that ‘there has been back and forth with the agent on this one to clarify certain aspects of the scheme and negotiating other aspects. I am currently waiting on revised plans to be submitted.’

Re. **P.23/24.311** – Mr Sallis has now met with members of the Severn Ham Committee, which has agreed to fund the purchase of two water testing kits.

Re. **P.23/24.326** – the Admin Officer has posted a link to the draft policies on our webpage.

P.23/24.342 To note correspondence

An email has been received by the Town Clerk from the Borough’s Monitoring Officer and Solicitor. He has received a complaint that this committee dealt with a response to a licensing application involving the Black Bear when it was not on the agenda of the meeting. He has asked for clarification regarding how this came to happen. The Town Clerk has responded, explaining that it was the subject of correspondence, which arrived after the agenda was issued and which required immediate action. The Town Clerk has responded to the Monitoring Officer and we will include an item to retrospectively approve the action on our next agenda.

An email has been received from the Cratus Group, thanking councillors for attending their October engagement session to talk about the Garden Communities programme (previously referred to as the Tewkesbury Garden Town programme). During the session they referred to a 'charter' that is being developed, setting out what local stakeholders would expect to see in the delivery of the Garden Communities programme. We are warmly invited to provide our feedback on the draft charter, including its content, design and any ideas for how it can be developed further. Feedback can be submitted via an [online questionnaire](#) or emailed to gardencommunities@tewkesbury.gov.uk before 31 January 2024.

For anyone unable to access the form online, paper copies will be available from Northway Community Hub, Tewkesbury Library and Tewkesbury’s Public Services Centre.

There has been an enquiry from a member of the public regarding the outcome of the hydrology report and its recommendations, plus next steps. The Town Clerk has replied to him, correcting his assumption that the report would have been commissioned with a specific outcome in mind, depending on the council’s opinion of current applications to develop land to the east of Bredon Road. The Chairman has advised the Clerk on the next steps, saying that we await the outcomes of deliberations by Wychavon District Council, with regard to specific current applications on that site and by the Planning Inspector, with regard to the Regulation 19 Examination of the South Worcestershire Development Plan.

(It is worth noting that The Town Council has consistently strongly opposed the application to develop land to the east of Bredon Road and we still maintain that position.)

P.23/24.343 To receive the Borough Councillor’s report (if applicable)

None

P.23/24.344 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:

The Town Council does not object but we consider that further thought needs to be given to the following:

1. The Local Area of Play (LAP) seems to lack ambition and challenge for children.
2. The location of the LAP could give rise to problems in terms of visibility at the adjacent junction.
3. Care needs to be taken with respect to the kerbside trees on the main street to ensure there is not a negative impact on highway safety.

P.23/24.345 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

Observations:

No objection

P.23/24.346 Regularisation of existing shop front signage

Planning Application
5 Tysoes Court 5A Barton Street Tewkesbury Gloucestershire GL20 5PP
Ref. No: 23/01176/LBC

Observations:

No objection

**P.23/24.347 Application to vary a premises licence under the Licensing Act 2003
The Canterbury Inn, Ashchurch Road**

An email from the Licensing Officer re our enquiry regarding public consultation -

‘Thank you for your e-mail. I can advise that residents are not consulted as part of this application process to vary the premises licence.

We have consulted the Police, Environmental Health, Food safety and Health and Safety, Home Office, Planning , Public Health Trading Standards and Child protection on the 05th December 2023. The consultation closes on the 29th December 2023’.

‘I should have mentioned the Notice placed in the Newspaper Gloucestershire Echo 07th Dec and the Notice placed in the window of the premises acts as the public consultation and residents can read that and make a representation to Licensing with any comments they have by the 29th December 2023’

Observations:

The applicant has requested that regulated entertainment be permitted on Friday and Saturday nights until 01.00 hours. The Planning Committee considers that, due to the

largely residential nature of the local environment, there should be no extension beyond 24.00 hours. While we understand and sympathise with the need for pubs to diversify, we would request that sound levels emanating from the site during open hours be monitored, in order to determine the impact of the changed activity and to provide an evidence base which can be called upon in the event of any further developments regarding this licence.

P.23/24.348 To note any additional information on the Planning Portal regarding applications to which this committee has already responded, and agree further actions

None

P.23/24.349 To note any additional applications on the Planning Portal which will expire before Wednesday 17th January 2024 and agree further actions

None

P.23/24.350 To note the decisions made in December 2023, in respect of planning applications to Tewkesbury Borough Council

Noted

There being no further business the meeting closed at 8.14pm

Chairman's signature

17th January 2024