



# TEWKESBURY TOWN COUNCIL

## PLANNING COMMITTEE

Wednesday 7<sup>th</sup> February 2024

Present: Cllrs. J Raywood, M Dimond-Brown, H Bowman, E Ash, Mr R Carey and Mr R Maggs (arrived at 7.25pm)

In attendance: Mrs J King (Deputy Town Clerk)

## MINUTES

**P.23/24.370 Welcome.**

The Chairman welcomed everyone present when the meeting opened at 6.00 pm

**P.23/24.371 To receive apologies for absence**

Cllrs. S Raywood, A Hayes, P Jones

**P.23/24.372 To receive declarations of interest**

Cllr Dimond-Brown – member of TBC Planning Committee

Cllr Bowman – substitute member of TBC Planning Committee, also Treasurer of the local branch of Friends of the Earth (item 8)

**P.23/24.373 To receive and consider requests for dispensations**

None

**P.23/24.374 To approve the minutes of the Planning Committee meeting held on 17<sup>th</sup> January 2024**

Proposed by Cllr Dimond-Brown and seconded by Cllr Bowman

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

**P.23/24.375 To receive updates on matters arising from the minutes – for information only**

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

Re. **P.23/24.358** - The Mayor, Deputy Mayor and Cllr J Raywood attended an in-person briefing that the Strategic and Local Planning Team arranged for all town and parish councils across the area. The event was well attended and many concerns were aired, including housing land supply, flooding and land east of Bredon Road. We are urged to encourage as many residents as possible to respond to the Regulation 18 Consultation before it closes on 12<sup>th</sup> March.

The Accessibility Working Group has now met with representatives from Gloucestershire County Highways. A report of progress so far will be submitted to Full Council in March.

- P.23/24.376 To approve the payments list**  
Proposed by Cllr Dimond-Brown and seconded by Cllr Bowman  
It was resolved to **approve** the payments list. Total payments = £57,252.49
- P.23/24.377 To receive the current budget and earmarked reserves report**  
Received
- P.23/24.378 To consider a request from Friends of the Earth, to fund the purchase of two water testing kits and associated consumables, for use in testing the Carrant Brook.**  
The water testing kits cost £180 each and a year's worth of consumables for each kit costs £60.  
Proposed by Cllr Ash and seconded by Mr Carey  
It was resolved to **approve** the purchase of two water testing kits, plus associated consumables, for use by Friends of the Earth to test water in the Carrant Brook, on the understanding that the test data obtained will be provided to the Town Council. Total cost - £480.00, to be taken from 400/4810 – Outreach.
- P.23/24.379 To approve a response to the pre-application consultation on the Hinkley Point C Material Change 1 Application - Preliminary Environmental Information Report - Volume 3: Proposed Changes Off-Site**  
  
Members agreed to change the answer to question 1 from 'no comment' to 'Yes – Tewkesbury Town Council would prefer that an Acoustic Fish Deterrent be installed, rather than the mitigations being proposed'.  
Subject to that change being made, the proposed response was **approved**.  
Proposed by Cllr Dimond-Brown and seconded by Cllr Ash.  
  
Mrs J King left the meeting at this point.
- P.23/24.380 To agree a response to Tewkesbury Borough Council's Regulation 18 Strategic and Local Plan**  
<https://strategiclocalplan.org/consultations/>  
Some changes to the draft document were proposed. Due to pressure of time, it was agreed that the changes would be made and the document recirculated, prior to being brought back to this committee on 28<sup>th</sup> February.
- P.23/24.381 To agree a submission to the Planning Inspector re:**  
**Residential Development (up to 165 dwellings), associated works, including infrastructure, open space, landscaping and pumping station. Construction of a new vehicular access from Mythe Road and demolition of existing structures.**  
Part Parcel 2352 Mythe Road Tewkesbury Gloucestershire  
Ref. No: 22/00610/OUT  
It was agreed that the Town Council should strengthen its previous response with regard to flood alleviation, now that we understand more than we did. It was also agreed that we should quote the actual gradient of the road on Mythe Hill, in order to make our point that most people will not choose to travel that way by sustainable/active means.
- P.23/24.382 Remove - 2 x Cypress Trees at front of building**  
Planning Application  
Sanctum Hall Barton Street Tewkesbury Gloucestershire GL20 5PX
-

Ref. No: 24/00043/TPO

The committee took tree warden advice before making the following response:

**Observations:**

Objection. We don't have enough mature trees in our built environment, for shade and to improve air quality.

**P.23/24.383 Proposed replacement front door, new signage and replace concrete blockwork within stallriser with traditional brick.**

Planning Application

67 Barton Street Tewkesbury Gloucestershire GL20 5PX

Ref. No: 23/01185/LBC

**Observations:**

No objection

**P.23/24.384 Reinstate window in side elevation**

Planning Application

Flat 6 Barton Street Tewkesbury Gloucestershire GL20 5PP

Ref. No: 24/00011/LBC

**Observations:**

There is insufficient information for the Town Council to know whether or not the proposed window would overlook another property at the expense of neighbour's privacy. Since the window will not be in a habitable room we would not object if the risk of overlooking was mitigated by the use of obscure glazing.

**P.23/24.385 To receive the Borough Councillor's report (if applicable)**

The most recent meeting of the borough Planning Committee focused entirely on **Residential Development (up to 165 dwellings), associated works, including infrastructure, open space, landscaping and pumping station. Construction of a new vehicular access from Mythe Road and demolition of existing structures.**

Part Parcel 2352 Mythe Road Tewkesbury Gloucestershire

Ref. No: 22/00610/OUT

Committee members were unanimous in being minded to refuse.

One problem that the Borough has been struggling with is maintaining sufficient planning officers. This is common to many authorities, but the Borough is now only short by one officer and it has been able to reduce its backlog of applications to a position that is above national standards. The Borough has been looking at CIL and realises it does not work for this area. It doesn't bring in enough money. Even by combining the CIL for all three authorities that working together on the SLP, there is not enough funding from CIL to pay for any one project on the list. In addition, the Borough is aware of the need to balance rural against urban needs and there is a concern that rural needs might not be prioritised.

**P.23/24.386 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.23/24.387 To note correspondence**

None

**P.23/24.388 To note any additional information on the Planning Portal regarding applications to which this committee has already responded, and agree further actions**

None

**P.23/24.389 To note any additional applications on the Planning Portal which will expire before Wednesday 28<sup>th</sup> February and agree further actions**

**Supply and fit flush casement black upvc windows to replace all existing windows.**

Planning Application

The Boat House St Marys Lane Tewkesbury Gloucestershire GL20 5SF

Ref. No: 23/01038/FUL

**Observations:**

Although the Town Council is in favour of the resultant energy savings obtained by double glazing, it would prefer to see the use of wooden frames rather than upvc for greater sustainability and to be in keeping with other properties nearby.

As two hours had passed since the start of the meeting, committee members **agreed** unanimously to stay in order to complete the last item on the agenda.

Proposed by Cllr Dimond-Brown and seconded by Mr Carey

**Removal/Variation of condition 2 (approved documents) of the planning application ref number 23/00478/FUL (part retrospective)**

Planning Application

Plot 7100 Severn Drive Ashchurch Tewkesbury Gloucestershire

Ref. No: 24/00052/FUL

**Observations:**

No objection

There being no further business, the meeting closed at 8.06pm

Chairman's signature

28<sup>th</sup> February 2024