



PLANNING COMMITTEE

Wednesday 13th March 2024

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

In attendance: D Hill, Town Clerk, plus one member of the public

MINUTES

P.23/24.408 Welcome.

The Chairman welcomed everyone present when the meeting opened at 7.32 pm

P.23/24.409 To receive apologies for absence

Cllr Dimond-Brown

P.23/24.410 To receive declarations of interest

Town Clerk – payments list

P.23/24.411 To receive and consider requests for dispensations

None

P.23/24.412 To approve the minutes of the Planning Committee meeting held on 28th February 2024

Proposed by Mr Carey and seconded by Cllr Hayes

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

P.23/24.413 To receive updates on matters arising from the minutes – for information only

P.23/24.375 – The report of the Accessibility Working Group was received by the Buildings and Moorings Committee and also by Full Council. The Town Clerk will look for a suitable surveyor to carry out the topographical survey.

P.23/24.399 – The Town Council's response to the Borough SLP has been submitted.

P.23/24.400 – Our agreed submission regarding Residential Development (up to 165 dwellings), associated works, including infrastructure, open space, landscaping and pumping station, plus construction of a new vehicular access from Mythe Road and demolition of existing structures, has been submitted to the Planning Inspectorate.

P.23/24.401 – The Town Council has now registered as an interested party in the National Infrastructure Project to improve Junction 10 of the M5. A brief registration statement was submitted, saying that 'Although M5 Motorway Junction 10 is not within the Tewkesbury Town Council immediate area of influence and

concern, Junction 9, is and where there have been issues on adjacent stretches of the M5 Motorway in the past, this has often had an impact on the flow of traffic through Junction 9 and into the town centre. We are concerned that decisions made on the development of Junction 10 should take this potential impact into account and include mitigations for future scenarios.’. The chairman thanked Cllr Hayes for his work on this.

P.23/24.414 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.23/24.415 To receive the current budget and earmarked reserves report
Received

P.23/24.416 To agree to vire £1,000 from 400 4718 Planning, Community Development Planning to 220 4595 Town Hall, Accessibility and to agree that this amount should be earmarked at the end of financial year 2023/24
Proposed by Cllr Jones and seconded by Cllr Hayes
It was resolved to **approve** the vire and subsequent earmarking.

P.23/24.417 To agree the earmarked reserves at the end of the financial year 2023/24
400 1600 CIL Income £2,252 (must be kept separate and carefully tracked, as it must be returned if not spent within five years) to be earmarked to a new EMR for CIL. 400 1130 Misc Income £3,356 to be earmarked to EMR 359 Community Development Planning. As the Town Centre Masterplan emerges and the Town Hall accessibility project is developed, it can be used to fund consultation activities and other initiatives to encourage public engagement in Planning. 400 4719 Planning Consultancy £1,415 to be earmarked to a new EMR for Planning Consultancy.
Proposed by Cllr Jones and seconded by Cllr Hayes
It was resolved to **approve** the earmarks above.

P.23/24.418 To approve payments to be made
Proposed by Cllr Hayes and seconded by Cllr Jones
It was resolved to **approve** the payments list for a total of £6,884.05

P.23/24.419 To note correspondence
Tewkesbury Borough Council is working with engagement specialists MATT + FIONA to run a three-day Design Studio at Tewkesbury Academy. The studio sessions will comprise three groups of up to 25 Key Stage 3 students each day, to discuss the issues concerning environmentally sustainable development and growth and to establish their vision for the Garden Communities.
This project will culminate in a drop-in family fun day for the community which will be held at Tewkesbury Town Hall **on Saturday, 16 March between 10am and 3pm**, at which young and old are encouraged to take part in creative activities exploring Tewkesbury's future and learn more about the Garden Communities programme. Showcasing the work of the students who attended the Design Studio, it will enable the council to collect feedback on their ideas from residents.

The Assistant Town Clerk has received an assurance from EDF that they will **not** remove the weir at the Upper Lode.

P.23/24.420 To receive the Borough Councillor's report (if applicable)

Three updates from Cllr Dimond-Brown by email:-

* the Borough adopted the Garden Community Charter at its February meeting

* consultation closed on the Strategic and Local Plan spatial options at midnight last night. We await the results from that.

* I will be the Borough representative on the Gloucestershire City Region Board Scrutiny Committee. I will be happy to represent TTC as well as TBC views as we scrutinise the decisions and impact that that Board makes.

Cllr Bowman drew the committee's attention to 'Spatial Planning for Climate Resilience and Net Zero' published in July 2023, which it is hoped will feed into the SLP.

P.23/24.421 Erection of a detached garden room.

Planning Application

2 Abbey Cottage Abbey Precinct Tewkesbury Gloucestershire GL20 5SR

Ref. No: 24/00064/FUL

Observations:

In principle the Town Council does not have an objection to the proposed garden room but regrets the loss of the cherry tree.

P.23/24.422 Reserved Matters for Parcel H3 & H4 for Access, Appearance, Landscaping, Layout and Scale for the erection of 307 no. dwellings (Use Class C3) pursuant to outline permission 17/00520/OUT and discharge of conditions 9, 10, 11, 14, 15, 21, 23, 26, 28, 36, 40 & 42

Planning Application

Phase 5 And 6 (Known As H3 And H4) Fiddington Fields Development Ashchurch

Ref. No: 24/00147/APP

Observations:

The Town Council concurs with the content of the consultee comments tracker. Overall, the scheme appears to be at a minimum standard, if that, and we feel that is not good enough. There also seems to be an inadequate provision of trees, especially on the road sides.

P.23/24.423 Replacement doors and windows to single storey rear wing, detached function room and garage

Planning Application

Gupshill Manor Gloucester Road Tewkesbury Gloucestershire GL20 5SG

Ref. No: 24/00107/LBC

Observations:

No objection

P.23/24.424 Property access for vehicles in the form of a driveway with a dropped kerb required.

Planning Application
23 Foresters Road Tewkesbury Gloucestershire GL20 5TQ
Ref. No: 24/00021/FUL

Observations:

On the basis of the limited information available, the Town Council is concerned that the proposal could present implications for Highway Safety. It is not clear where the car would be and it would be concealed access for which visibility has not been demonstrated.

P.23/24.425 New single storey, glazed rear extension to improve amenity space.

Planning Application
43 Trafalgar Road Tewkesbury Gloucestershire GL20 5FL
Ref. No: 24/00168/FUL

Observations:

No objection

P.23/24.426 To note any additional information on the Planning Portal regarding applications to which this committee has already responded, and agree further actions

24/00011/LBC - Flat 6 Barton Street

After taking consideration of our comments and following negotiations with the applicant, the Planning Officer can confirm that they have agreed for the proposed window to be fitted with and retained in obscure glazing (Pilkington level 4 or equivalent)

Observations:

On the basis of advice from the Planning Officer that obscured glass will be used, our objection is withdrawn.

23/01038/FUL - The Boat House

We raised concerns regarding the black UPVC windows and would prefer to see timber frames. The Planning Officer has raised this with the applicants however, following negotiations they still wish to continue with the black UPVC windows.

The Conservation Specialist has also provided his comments, whilst he also agrees timber frames would be more in keeping with the character of the building, they commented that as the designations applicable to this proposal are to preserve the character and appearance of the Conservation Area it is considered that these windows (black UPVC) will achieve that objective.

Observations:

The Town Council will defer to the Conservation Officer's view.

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- P.23/24.427** To note any additional applications on the Planning Portal which will expire before Wednesday 27th February and agree further actions
The original 1820's building has 2 single story extensions that detract from the setting and create ongoing safeguarding and maintenance issues. Their removal will make the site more attractive and enhance the appearance of the core building. the south extension has a flat roof and is very visible on the approach. The west extension is within the enclosed courtyard and has a pitched slate roof.
Planning Application
Orbis Abbey Rose Gloucester Road Tewkesbury Gloucestershire GL20 7DG
Ref. No: 24/00133/DEM

Observations:

No objection

- P.23/24.428** To note the decisions made in February 2024, in respect of planning applications to Tewkesbury Borough Council
Noted

There being no further business, the meeting was closed at 9.10pm

Chairman's signature

27th March 2024