



PLANNING COMMITTEE

Wednesday 13th March 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 13th March, at 7.30 pm.

Members of the public and press are welcome to attend.

Debbie Hill
Town Clerk
7th March 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. To approve the minutes of the Planning Committee meeting held on 28th February 2024**
- 6. To receive updates on matters arising from the minutes – for information only**
- 7. 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)*

8. To receive the current budget and earmarked reserves report
9. 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
10. To agree the earmarked reserves at the end of financial year 2023/24
11. To approve payments to be made
12. To note correspondence
13. To receive the Borough Councillor's report (if applicable)
14. **Erection of a detached garden room.**
Planning Application
2 Abbey Cottage Abbey Precinct Tewkesbury Gloucestershire GL20 5SR
Ref. No: 24/00064/FUL
15. **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
16. **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
17. **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
18. **New single storey, glazed rear extension to improve amenity space.**
Planning Application
43 Trafalgar Road Tewkesbury Gloucestershire GL20 5FL
Ref. No: 24/00168/FUL
19. To note any additional information on the Planning Portal regarding applications to which this committee has already responded, and agree further actions
20. To note any additional applications on the Planning Portal which will expire before Wednesday 28th February and agree further actions
21. To note the decisions made in February 2024, in respect of planning applications to Tewkesbury Borough Council



PLANNING COMMITTEE

Wednesday 28th February 2024

Present: Cllrs. J Raywood, S Raywood, A Hayes, P Jones, M Dimond-Brown and Mr R Carey

In attendance: 1 member of the public

MINUTES

P.23/24.390 Welcome.

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

P.23/24.391 To receive apologies for absence

Mr R Maggs

P.23/24.392 To receive declarations of interest

Cllr S Raywood - Items 10, 11 and 12, (Employed by the Planning Inspectorate)
Cllr Dimond-Brown – Borough Councillor

P.23/24.393 To receive and consider requests for dispensations

None

P.23/24.394 To approve the minutes of the Planning Committee meeting held on 7th February 2024

Proposed by Cllr Jones and seconded by Mr Carey

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

P.23/24.395 To receive updates on matters arising from the minutes – for information only

P.23/24.375 – The report of the Accessibility Working Group has been sent to the Town Clerk. It is not yet clear whether or not it will make it onto the March full Council agenda.

P.23/24.379 – The Deputy Town Clerk has submitted the agreed response to EDF, regarding the Pre-Application consultation on material changes to the DCO for Hinkley Point C.

P.23/24.396 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.23/24.397 To note correspondence

The chairman has written to Laurence Robertson MP, to enquire about his opinion regarding the possible material changes to Hinkley Point C. His assistant has responded to say that Laurence monitors such things very closely and he is currently reviewing it in detail.

Within the same communication, the chairman thanked Laurence for securing in the House the debate on flooding on 6th February. His assistant's reply explained that Laurence has recently tabled several Parliamentary Questions about flooding and he will forward the answers when they have been received. The email went on to say that Sir Greg Knight recently tabled the following to the Department:

Q: To ask the Secretary of State for Levelling Up, Housing and Communities, if he will require local authorities to give greater weight to the risk of local flooding before granting of planning permission for (a) housebuilding and (b) other future developments.

A: The National Planning Policy Framework (NPPF) is clear that all sources of flood risk need to be considered, including future flood risk, to ensure that any new development is safe for its lifetime without increasing the risk of flooding elsewhere. The Framework sets out strict tests on flood risk which are in place to protect people and property. Where they are not met, it is clear that local authorities should not be permitting new development.

Laurence agrees with the chairman that proper infrastructure must be in place, and has previously raised this in the Commons, specifically in regard to drainage. He has been clear that this should be implemented before any development commences, which is in line with the NPPF.

The chairman will respond, expressing the opinions that the NPPF could offer stronger direction on these points and that it is necessary for EA to update the baseline data that is used in calculating flood risk, as it is out of date and does not reflect the flood levels that Tewkesbury is experiencing with increasing frequency. It was pointed out by a member of committee that a one-in-a-hundred-year flood risk actually means that, in any given year, there is a 1% risk of that flood occurring.

P.23/24.398 To receive the Borough Councillor's report (if applicable)

Cllr Dimond Brown reported on three key developments in Borough Planning Strategy

- Adoption of a garden communities charter
- Regulation 18 consultation on the Strategic and Local Plan (consultation period ends on 13th March)
- Joining the new Gloucestershire City Regions Board

Cllr S Raywood left the room at this point (7.56pm)

P.23/24.399 To agree a response to Tewkesbury Borough Council's Regulation 18 Strategic and Local Plan

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

The draft response that was circulated with the agenda was unanimously agreed upon.

Proposed by Cllr Hayes, seconded by Cllr Jones

P.23/24.400 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

The draft submission that was circulated with the agenda was unanimously agreed upon.

Proposed by Mr Carey, seconded by Cllr Jones

P.23/24.401 To determine whether Tewkesbury Town Council should register as an interested party or maintain a watching brief, with regard to the M5 Junction 10 Improvements Scheme.

<https://national-infrastructure-consenting.planninginspectorate.gov.uk/having-your-say-guide>

The deadline for registering as an IP (Interested party) is 12th March, the day before our next meeting. At the point of registration, we only need to make a brief representation, so long as it explains clearly the nature of our interest. If we are then accepted as an IP, there will be opportunities to make more detailed representations if we so wish.

The committee feels that it is important for the Town Council to be an IP. Although improvements to junction 10 have the potential to relieve significantly the issues this parish experiences in terms of traffic congestion, with its attendant impacts on local air quality and on the environment, it is recognised that the improvements will open up land to the west of Cheltenham for development and thus increase traffic in that area. Of greatest concern is the impact of motorway closures. Currently, if an accident occurs between junctions 9 and 10 the road will close between junctions 9 and 11. Such closures tend to cause gridlock in Tewkesbury. If, after the improvement, the road closes between junctions 9 and 10, there are fewer options available for drivers to avoid Tewkesbury and this could lead to greater congestion. Committee members are also interested to understand better the impact of improvements at junction 10 on the A46.

Due to his employment in the National Infrastructure section of the Planning Inspectorate, Cllr S Raywood will excuse himself from all discussions of this application, as will Cllr J Raywood. Cllrs Hayes and Jones will manage the committee's involvement in the NSIP process instead, with assistance from the Town Council Admin Officer.

Cllrs Hayes and Jones will write the committee's initial representation, based on members' initial observations.

Cllr S Raywood returned to the meeting at this point (8.10pm)

P.23/24.402 Replacement illuminated fascia sign. Replacement illuminated projecting hanging sign and Hello Tewkesbury illuminated sign

Planning Application

26 - 29 High Street Tewkesbury Gloucestershire GL20 5AT

Ref. No: 22/00895/ADV

Observations:

The Town Council has no objection to the hanging sign but the council has reservations regarding the internally illuminated sign and the halo lit sign. We request that these are only illuminated during working hours and are switched off at all other times. It must be remembered that this is also a residential street and that such illuminations are disturbing to the sleep of residents and therefore their wellbeing. In addition, it should be remembered that the Borough and Town Councils have declared a climate emergency; the use of such lighting should be minimised overnight to conserve electricity.

P.23/24.403 Retention of signage fascia design.

Planning Application

50 High Street Tewkesbury Gloucestershire GL20 5BH

Ref. No: 23/00654/LBC

Observations:

The Town Council objects to the current proposal as it is out of keeping with the character of the Town Centre and Conservation area. We feel that it does not follow the principles of the Shopfront Supplementary Planning Document.

P.23/24.404 Four trees are growing on top of a main inlet pipe which may lead to the root systems potentially damaging underground pipes T1 Cherry remove to ground level T2 Alder remove to ground level T3 Alder remove to ground level T4 Hawthorn remove to ground level Stump grind all roots. We will however be more than happy to replant as per the LPA request to the south of the site beyond the flood defence and as suggested trees that can cope with seasonal flooding on the land in the south such as willow, alder, aspen, Betula nigra and swamp cypress

Planning Application

Mythe Water Treatment Works Mythe Road Tewkesbury Gloucestershire GL20 6AA

Ref. No: 24/00116/TCA

Observations:

We strongly encourage that two trees are planted for each removed, following the advice of our Parish Tree Warden, and there is a management plan in place to ensure their survival.

P.23/24.405 To note any additional information on the Planning Portal regarding applications to which this committee has already responded, and agree further actions

None

P.23/24.406 To note any additional applications on the Planning Portal which will expire before Wednesday 13th March and agree further actions
None

P.23/24.407 To note the decisions made in January 2024, in respect of planning applications to Tewkesbury Borough Council
Noted

There being no further business, the meeting closed at 8.48pm.

Chairman's signature

13th March 2024

Detailed Income & Expenditure by Budget Heading 07/03/2024

Month No: 11

Budget Report

	Actual Last Year	Actual Year To Date	Current Annual Bud	Variance Annual Total	Committed Expenditure	Funds Available	Transfer to/from EMR
Planning							
400 Planning							
1130 Misc Income	0	3,356	0	(3,356)			
1600 CIL Income	0	2,252	0	(2,252)			
Planning :- Income	<u>0</u>	<u>5,608</u>	<u>0</u>	<u>(5,608)</u>			<u>0</u>
4718 Community Development Planning	0	0	1,000	1,000		1,000	
4719 Planning Consultancy	0	3,585	5,000	1,415		1,415	
4810 Outreach	0	480	500	20		20	
Planning :- Indirect Expenditure	<u>0</u>	<u>4,065</u>	<u>6,500</u>	<u>2,435</u>	<u>0</u>	<u>2,435</u>	<u>0</u>
Net Income over Expenditure	<u>0</u>	<u>1,543</u>	<u>(6,500)</u>	<u>(8,043)</u>			
Planning :- Income	0	5,608	0	(5,608)			
Expenditure	0	4,065	6,500	2,435	0	2,435	
Movement to/(from) Gen Reserve	<u>0</u>	<u>1,543</u>					
Grand Totals:- Income	0	5,608	0	(5,608)			
Expenditure	0	4,065	6,500	2,435	0	2,435	
Net Income over Expenditure	<u>0</u>	<u>1,543</u>	<u>(6,500)</u>	<u>(8,043)</u>			
Movement to/(from) Gen Reserve	<u>0</u>	<u>1,543</u>					

Earmarked Reserves

	Account	Opening Balance	Net Transfers	Closing Balance
320	EMR B&M 64 BS Maintenance	20,264.00		20,264.00
321	EMR B&M Town Hall Gardens	250.00		250.00
322	EMR B&M Moorings Prior's Court	19,894.23		19,894.23
324	EMR E&A Noticeboards & Swapbox	1,708.00		1,708.00
325	EMR E&A Playground Projects	20,105.00		20,105.00
326	EMR E&A Youth	4,105.00		4,105.00
328	EMR B&M War Memorial	6,875.73		6,875.73
329	EMR SH Severn Ham	6,140.00		6,140.00
330	EMR E&A CCTV	2,500.00		2,500.00
331	EMR E&A Tree Maintenance	5,650.00		5,650.00
332	EMR E&A Street Furniture	3,050.00		3,050.00
333	EMR E&A Toilet Block Project	3,108.00		3,108.00
335	EMR E&A Bus Shelters	2,640.00		2,640.00
337	EMR FIN Website	2,160.00		2,160.00
338	EMR FIN Professional	5,237.00		5,237.00
339	EMR FIN Legal	14,087.00		14,087.00
340	EMR FIN Elections	4,000.00		4,000.00
341	EMR FIN Tourism & Marketing	1,474.00		1,474.00
342	EMR FIN Newsletter	1,500.00		1,500.00
343	EMR SH Weeding	10,000.00		10,000.00
344	EMR SH Severn Ham Tree Maint	8,000.00		8,000.00
345	EMR SH Hay Sowing Project	8,675.00		8,675.00
346	EMR SH Footpath Repairs	10,738.00	-7,485.00	3,253.00
347	EMR PLA Comm. & Display	1,306.00	-1,306.00	0.00
349	EMR B&M Moorings Projects	6,363.00		6,363.00
350	EMR B&M Watson Hall Lease *	20,000.00		20,000.00
351	EMR B&M Moorings St Mary's Rd	2,433.00		2,433.00
354	EMR B&M TH Maintenance	10,129.00		10,129.00
355	EMR B&M WH Projects	19,319.00		19,319.00
356	EMR B&M WH Bar Equipment	1,914.00		1,914.00
357	EMR B&M 64 BS Projects	11,219.00		11,219.00
358	EMR SH Mythe Nature Reserve	5,000.00	-5,000.00	0.00
359	EMR PLA Community Devel Planni	2,500.00		2,500.00
360	EMR B&M TH Projects	26,627.00		26,627.00
361	EMR FIN Community Grants	622.00		622.00
363	EMR B&M WH Maintenance	307.00		307.00
364	EMR B&M 64 BS Fundraising Proj	720.00		720.00
365	EMR FIN Events and Services	482.00		482.00
366	EMR B&M TH Equipment	870.00		870.00
367	EMR E&A Toilet Block Utilities	1,429.00		1,429.00
368	EMR E&A VAS Repairs	1,655.00	-1,655.00	0.00
369	EMR STA Training	2,087.00		2,087.00
		277,142.96	-15,446.00	261,696.96



Planning outcomes in February 2024 for applications to Tewkesbury Borough Council.

Planning Reference	Description	Location	Outcome
24/00009/KERB	Drop Kerb	53 Gloucester Road	Planning permission required
23/01176/LBC	Regularisation of existing shop front signage	5 Tysoes Court 5A Barton Street	Consent
23/01147/FUL	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.	4 Elmbury Drive Newtown	Permit
23/00035/NMA	The front canopy to the side extension has been changed to match the full roof pitch.	21 Theocs Close	Granted
23/01101/PDE	Erection of a single storey rear extension.	16 Carrant Road Mitton	Prior approval
23/00851/FUL	Installation of a Heat pump.	21 Melrose Walk	Permit
23/00525/FUL	Internal reordering of the church to enable a wider range of community uses. External proposals include provision of new glazed entrance doors, removal of a redundant chimney stack and fitting of UV panels on the south west roof.	Tewkesbury Methodist Church Church Street	Permit
22/00745/FUL	Demolition of Gupshill Manor Bungalow and detached stables, replacement roofing of detached store building.	Gupshill Manor Gloucester Road	Permit
22/00746/LBC	Demolition of Gupshill Manor Bungalow and detached stables, replacement roofing of detached store building.	Gupshill Manor Gloucester Road	Consent
22/00158/OUT	Outline application for the erection of 1no. four bed dwelling with all other matters reserved except for access, appearance and scale.	99 Gloucester Road	Permit