



TEWKESBURY TOWN COUNCIL

PLANNING COMMITTEE

Wednesday 27th March 2024

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

In attendance: Mrs N Finnegan (TTC officer)

MINUTES

P.23/24.429 Welcome.

In the absence of the chairman, Cllr. P. Jones was selected to deputise. Proposed by Cllr S. Raywood and seconded by Cllr A. Hayes

The meeting started at 7:30pm

P.23/24.430 To receive apologies for absence

J Raywood - choir practice for Holy Week

P.23/24.431 To receive declarations of interest

S. Raywood 10.17

R. Carey 14

P.23/24.432 To receive and consider requests for dispensations

None

P.23/24.433 To approve the minutes of the Planning Committee meeting held on 13th March 2024

Proposed by Cllr S. Raywood and seconded by Cllr A. Hayes

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

P.23/24.434 To receive updates on matters arising from the minutes – for information only

P.23/24.375 – Accessibility project - The Town Clerk has asked Andy Foster to carry out the topographical survey at a cost of £495. Andy carried out a condition survey and measured building survey on the Town Hall early last year. So much of the work needed for the topographical survey we now require has therefore already been done by him, which is good in terms of additional work required and the cost. Andy is booked to come and complete the survey work in mid-April.

P.23/24.435 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.23/24.436 To note correspondence

The chairman has received an email reply from the assistant of Laurence Robertson MP, saying

Thank you for your email. I ran your thoughts by Laurence, who was actually on Points West discussing flooding yesterday evening, who completely agrees that further reform is necessary.

We also discussed the Environment Agency – it appears that certain information on their website related to flooding is severely out of date, particularly in reference to the one percent chance of a ‘once in a hundred years’ flood you mention below. This is, of course, entirely untrue, and certain areas across Tewkesbury do now face flooding annually. Laurence is aware of this, and will continue to discuss with Ministers on how best to take this forward.

You may also be interested to know that I attended a meeting of the Parliamentary River Severn Caucus on Laurence’s behalf last week, to discuss with MPs and the Minister flood prevention methods specifically for the River Severn. As the Severn begins its journey in Wales, and water is a devolved power in the country, it does throw up various problems in terms of tangible solutions. However, we are set on further meetings, and Laurence will of course keep abreast of all developments.

The Town Clerk has received the following email from a member of the public regarding TCC Representations against the Review of YOBB licence:

In response to the town council minutes of 11/03/24, where the council makes its reasoning for their recommendations, the residents surrounding the pub would like to draw your attention to the following:

Despite the pub operating within its current licence, this licence has never been previously tested by needing a review to control its activities. As you may be aware, there is only one other pub in the county with a similar licence, and despite having such a licence the operator chooses to have only ONE day of amplified music outdoors per year since they do not want to upset their neighbours nor be forced into a licensing review which would affect their licence (The Exmouth Arms, Bath Rd, Cheltenham). The town council’s representations ignored the nuisance raised by the EH team and the concerns from a considerable amount of nearby residents.

While residents accept that there are a number of pubs in the area this does not permit one to cause extreme noise nuisance to those living alongside. It was clear that the pub’s intention was to peruse an outdoor festival-style venue, not a riverside pub with a beer garden. These activities have contravened the Environmental Protection Act 1990. The limits suggested by the EH team were supposed to be a reasonable compromise so that the pub and the residents could co-exist in harmony. The town council had no need to become involved in such a dispute without a very good reason. The reasons given didn’t seem to be relevant at all.

The council’s stance towards the Canterbury Inn was in complete contrast to YOBB. Without having any noise complaints nor involvement from EH or Licensing, the council chose to object to an extension until 1am. In the case of YOBB, the council chose to ignore current complaints from residents and challenge a proposed review brought by the borough’s EH team. We don’t see how the two stances marry up nor

understand what the council means by a 'novel' approach to YOBB; Don't you mean 'biased'? Without transparency regarding the sponsor who wrote in, residents are left to consider the possibility that the sponsor who 'emailed in' was in fact the Black Bear itself, which raises eyebrows even further.

We don't expect the Town Council to make further representations on this matter without considering the views of the local residents.

The Town Clerk has replied:

Thank you for your email and I will pass it on to the Chair of the Planning Committee. With regards to your statement that possibly the sponsor who sent the email was in fact the Black Bear, I can confirm as I did in public at the Council meeting held on 11th March that the sponsor is unconnected to the Town Council. Additionally the sponsor is NOT the Black Bear.

Representatives from Bellway Homes, Bromford and Mansfield Partners, a Consortium of majority landowners that make up the north of Ashchurch section of the Tewkesbury Garden Community, are intending to start public engagement on the Framework Masterplan Document for the land north of Ashchurch. They will come to the Town Hall at 6.00pm on Wednesday 10th April for a Pre-Applications meeting with councillors.

An application has been made for for a new premises licence for the service station at Ashchurch Road, Tewkesbury GL20 5QG. Application number: **24/00401/LIQPRM**. If members wish, this can be considered at the next meeting, bearing in mind The Licensing Act 2003 , which outlines four objectives which underpin the regime and must be considered when determining an application:

- the prevention of crime and disorder
- public safety
- the prevention of public nuisance
- the protection of children from harm

Committee members have expressed a wish to consider this matter at the next meeting on 10th April.

P.23/24.437 To receive the Borough Councillor's report (if applicable)
None

Cllr S Raywood left the meeting.

P.23/24.438 To ratify our Interested Party statement re. the National Infrastructure Project to make improvements to M5 junction 10, which was agreed by email earlier this month.

'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.'

Proposed by Mr R Carey seconded by Cllr A. Hayes

It was agreed to **ratify** the statement.

Cllr S Raywood then returned to the meeting.

P.23/24.439 **Installation of 20 CCTV cameras, consisting of 3 on the Alms House building, 14 on the main Abbey building and 3 on the Visitor Centre/Parish Hall building.**

Planning Application

Abbey Office Church Street Tewkesbury Gloucestershire GL20 5RZ

Ref. No: 23/00490/FUL

Observations:

Plans seem clear and comprehensive, no objection.

P.23/24.440 **Installation of CCTV cameras to Alms House Trust building.**

Planning Application

Russells Alms Houses Church Street Tewkesbury Gloucestershire GL20 5RZ

Ref. No: 23/00491/LBC

Observations:

Plans seem clear and comprehensive, no objection.

P.23/24.441 **Colour change to shop front and change of fascia font and alterations to shop front windows.**

Planning Application

1 Barton Street Tewkesbury Gloucestershire GL20 5PP

Ref. No: 24/00010/LBC

Observations:

Proposal looks good, no objection.

P.23/24.442 **Reserved Matters application for a community sports pavilion, playing field and associated infrastructure at the Land south east of Bluebell Road, Wheatpieces, Tewkesbury.**

Planning Application

Land To The North East Of Rudgeway Farm And South Of Nightingale Way Walton Cardiff Tewkesbury Gloucestershire

Ref. No: 24/00183/APP

Observations:

No objection, subject to Ashchurch Rural Parish Council opinion.

P.23/24.443 **To note any additional information on the Planning Portal regarding applications to which this committee has already responded, and agree further actions**

None

P.23/24.444 **To note any additional applications on the Planning Portal which will expire before Wednesday 10th April and agree further actions**

None

Cllr. S Raywood left the meeting.

P.23/24.445 To note that planning.data.gov.uk has recently been updated to include further information about this parish, such as the extents of the Article 4 Direction.

Duly noted.

Cllr S. Raywood then returned.

Meeting closed at 8:15pm

Chairman's signature

10th April 2024