



TEWKESBURY TOWN COUNCIL

PLANNING COMMITTEE

Wednesday 24th April 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 24th April, at 7.30 pm.

Members of the public and press are welcome to attend.

Debbie Hill
Town Clerk
17th April 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 10th April 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 note correspondence**
9. **To receive the Borough Councillor's report (if applicable)**
10. **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
11. **Change of use of land to accommodate the provision of area of hardstanding and erection of fencing to comprise bin store**
Planning Application
Mitton Court Flats Mitton Way Mitton Tewkesbury Gloucestershire GL20 8BH
Ref. No: 23/01154/FUL
12. **To review the Planning Pre-application Discussions Policy and recommend amendments if required**
13. **To note any additional information on the Planning Portal regarding applications to which this committee has already responded, and agree further actions**
14. **To note any additional applications on the Planning Portal which will expire before Wednesday 8th May 2024 and agree further actions**



TEWKESBURY TOWN COUNCIL

PLANNING COMMITTEE

Wednesday 10th April 2024

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

In attendance: One member of the public

MINUTES

P.23/24.446 Welcome.

The chairman welcomed all present when the meeting opened at 7.34pm

P.23/24.447 To receive apologies for absence

Mr R Carey

Mr R Maggs (apologies sent in advance but not seen until after the end of the meeting)

P.23/24.448 To receive declarations of interest

None

P.23/24.449 To receive and consider requests for dispensations

None

P.23/24.450 To approve the minutes of the Planning Committee meeting held on 27th March 2024

It was pointed out that, where the minutes contain a sentence saying that Cllr S Raywood left the meeting, that sentence should precede the item from which he was absenting himself. This occurs in two places in the minutes. Subject to the sentences being moved to a place just prior to the commencement of the items in question, it was resolved to **approve** the minutes.

Proposed by Cllr S Raywood and seconded by Cllr A Hayes

P.23/24.451 To receive updates on matters arising from the minutes – for information only

P.23/24.375 – Accessibility project – the topographical survey has now been carried out. The next steps will be to meet with Georgia Smith from TBC and then to commission an architect.

P.23/24.436 - 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 came to the Town Hall earlier this evening for a Pre-Applications meeting with councillors, during which there was a very interesting discussion. The Chairman has asked for hard copy of the current development proposals to be made available in the Town Hall and will ask officers to liaise with the consortium to find a date when the display boards (16 in total) can be displayed in the Corn Exchange for the public to view. Committee members also agreed to encourage local businesses and groups to engage more with the project.

P.23/24.452 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.23/24.453 To note correspondence

An [online self-service planning tool](#) has just been launched by Tewkesbury Borough Council. Councillors whose wards contain part of the Article 4 Direction area or, indeed, the Conservation area should note that the new tool does not have the capacity to deal with enquiries in areas where there are restricted development rights. The new tool informs potential applicants if their property is in such an area but then goes on to outline their development rights as though no such restrictions exist. People may find this confusing and perhaps at this point the tool could direct them to seek the advice of a planning officer. It was pointed out by a committee member that the current Article 4 Direction predates current planning legislation and is in need of a review.

P.23/24.454 To receive the Borough Councillor's report (if applicable)

None.

P.23/24.455 To receive the CIL report for April 2024

Received. There were a couple of lines where the report reads £0.00, when it should read £2,251.83. A prompt has been received from TBC via email, which suggests that we have been in receipt of CIL funding in previous years but we know this not to be the case and officers have been asked to check this out with the Borough. This may just be due to the letter being a standard one that they send to every parish that has received CIL at some time. Once we are sure that the data we have is correct it can be submitted to Tewkesbury Borough Council by 30th June 2024, using their standard form.

P.23/24.456 Approval of reserved matters relating to landscaping (pursuant to outline planning permission ref:22/00834/OUT) for a new eastern boundary hedgerow and post and wire fence at 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: 24/00214/APP

Observations:

No objection

P.23/24.457 Approval of reserved matters relating to layout, scale, appearance, and landscaping (pursuant to outline planning permission ref: 22/00834/OUT) for 238 dwellings, public open space, and associated highway infrastructure at 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: 24/00227/APP

Observations:

No objection. However, the Town Council feels that consideration should be given to getting people in the habit of driving below 20mph in this development.

P.23/24.458 New pentice boards to North elevation. Alterations to rainwater goods to the east elevation. (Retrospective)

Planning Application

Cross House Church Street Tewkesbury Gloucestershire GL20 5AB

Ref. No: 24/00182/LBC

Observations:

No objection

P.23/24.459 Installation of a sculpture.

Planning Application

Land Part Of St Marys Church Church Street Tewkesbury Gloucestershire

Ref. No: 24/00123/FUL

Observations:

No objection

P.23/24.460 Removal of porch canopy, reinstate original Georgian facade. Replace front door (part retrospective).

Planning Application

5 Abbey Terrace Gloucester Road Tewkesbury Gloucestershire GL20 5SP

Ref. No: 24/00192/LBC

Observations:

No objection

P.23/24.461 Application for New Premises Licence- Service Station Ashchurch Road Tewkesbury GL20 5QG Branded as Morrisons

Ref. No:24/00401/LIQPRM

Observations:

No objection

P.23/24.462 To note any additional information on the Planning Portal regarding applications to which this committee has already responded, and agree further actions

None

P.23/24.463 To note any additional applications on the Planning Portal which will expire before Wednesday 24th April and agree further actions

None

P.23/24.464 To note the decisions made in March 2024, in respect of planning applications to Tewkesbury Borough Council

Noted

There being no further business, the meeting closed at 8.33pm

Chairman's signature

24th April 2024



TEWKESBURY TOWN COUNCIL

PLANNING PRE-APPLICATION DISCUSSIONS POLICY

Adopted at the Full Council Meeting on 9th July 2018



Amendment and Version History

Responsible Committee: Planning

Version: Final 1.1

Publication Date: N/A

Last review date: November 2021

Next review date: November 2024

Change History				
Version	Author	Reasons for Revision	Approved by (ref minute)	Date of Approval
DRAFT 0.1	Cllr S. Raywood	Initial version based on similar policies adopted by Michaelstow Parish Council and Newent Town Council	Planning 30/05/2018 Item 8	30/05/2018
FINAL 1.0	Cllr S. Raywood	First Adoption Version	18/19-186	17/09/2018
FINAL 1.1	Cllr S. Raywood	Small corrections for clarity	N/A	27/10/2021 (PC) 8/11/2021 (FC)

1. Introduction:

- 1.1 Tewkesbury Town Council recognises that pre-application discussions play an important role in major planning applications and welcomes the desire of many developers to consult both the Council and the public more widely. Good engagement with developers should ensure that communities have a genuine opportunity to have their say in shaping development proposals prior to submission of a planning application. Tewkesbury Town Council is also aware of the importance of public perception in planning and the critical need to avoid any appearance that the Council is conducting secretive negotiations or colluding with developers.

2. Tewkesbury Town Council's involvement in pre-application discussions:

2.1 **As a statutory consultee in the planning process, the Town Council should be involved in the pre-application process for the following reasons:**

- It has a good understanding of its area and the community.
- It is keen to ensure growth within the Parish is of the right type and in the right location.
- It provides an advocacy role for its residents, effectively representing their views when they feel they are unable to.
- The Town Council may be a party to Section 106 negotiations on community assets required for the Parish. The Town Council may also be a recipient of an element of New Homes Bonus and Community Infrastructure Levy.

3. Pre-determination:

- 3.1 In all meetings with developers, members must be mindful of the critical importance of not pre-determining their position on any future application, as this could require them to take no part in the discussion. It is noted, however, that expressing a pre-disposition, for example of either 'welcome in principle' or 'concerns' is permissible.

4. Pre-application discussions/briefings:

- 4.1 Pre-application discussions will consist of a presentation to either the Planning Committee and/or the Full Council Meeting. Before a pre-application presentation to the Full Council Meeting, there should be an initial representation from the developer to the Planning Committee. Individual Councillors, on being approached directly by a developer, should refrain from expressing a view that could be thought of as the view of the Town Council.
- 4.2 **Tewkesbury Town Council is, in general, willing to hold meetings with developers before public consultation on the following conditions:**
- Full public consultation is either already scheduled or firmly planned.
 - Meeting notes are published.
 - A genuinely open mind and willingness to adapt plans in response to feedback.

- Where possible the meeting is open to the public to attend and has been reasonably advertised.
 - The developer meets all reasonable costs for the hosting of the public meeting including the provision of large-scale paper plans for display purposes.
- 4.3 The Town Council is mindful of its duties under the Freedom of Information Act 2000 and the need to ensure that as much information as possible is available to the public. The Town Council understand there may sometimes be a need for developers to seek confidential discussions with the Town Council. The policy of the Council is not to hold private meetings with developers unless there is a necessary and compelling reason that could be justified to the public (for example a strong commercial sensitivity, where a developer wishes to receive an initial steer before deciding whether to progress). All councillors should be informed about these discussions and should have the opportunity to attend the meeting.

5. Pre-application public consultations:

5.1 The Council encourages developers to carry out full public consultation before submitting plans for major developments, on the following basis:

- An accessible and convenient venue.
 - Sufficient publicity to likely interested parties, in good time.
 - Appropriate timings to allow as wide a range of people as possible to attend.
 - A genuinely open mind and willingness to adapt plans in response to feedback.
- 5.2 In general, Councillors are advised not to attend separate private briefings as part of public consultation, but instead to attend with the public.

6. Individual Councillor's discussions:

- 6.1 Councillors must be aware of their obligations under the Council's Code of Conduct.
- 6.2 Individual Councillors must not enter into informal discussions of possible future applications with a developer; to do so may lead to a complaint about a potential breach of the code.
- 6.3 If it is considered that a site meeting is needed with the developer then individual Councillors are strongly advised to attend with other agencies (i.e., highways, officers from the Local Planning Authority) or the clerk and not on their own.