



TEWKESBURY TOWN COUNCIL

PLANNING COMMITTEE

Wednesday 19th June 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 19th June, at 7.30 pm.

Members of the public and press are welcome to attend.

Debbie Hill
Town Clerk
12th June 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 5th June 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. **Erection of 19 one and two bedroom lodges for serviced accommodation (Use Class C1) in association with the use of the hotel including landscaping and associated works**
Planning Application
Tewkesbury Park Golf And Country Club Lincoln Green Lane Tewkesbury Gloucestershire GL20 7DN
Ref. No: 23/00357/FUL
11. **Change of use from commercial (Red Cross Hall) to residential dwelling and associated operational works.**
Planning Application
Red Cross Centre Link Road Tewkesbury Gloucestershire
Ref. No: 24/00332/FUL
12. **Reserved Matters for Parcel H3 & H4 for Access, Appearance, Landscaping, Layout and Scale for the erection of 306 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
13. **single storey extension to side and rear, reinstatement of front basement windows, and retention of solar panels.**
Planning Application
11 Chance Street Tewkesbury Gloucestershire GL20 5RQ
Ref. No: 24/00195/FUL
14. To note any additional information on the Planning Portal regarding applications to which this committee has already responded, and agree further actions
15. To note any additional applications on the Planning Portal which will expire before Wednesday 10th July 2024 and agree further actions
16. To note the decisions made in May 2024, in respect of planning applications to Tewkesbury Borough Council
17. To receive an update on the NSIP application to make improvements to M5 Junction 10



TEWKESBURY TOWN COUNCIL

PLANNING COMMITTEE

Wednesday 5th June 2024

Present: Cllrs. J Raywood, S Raywood, P Jones

In attendance: 2 members of the public

MINUTES

P.24/25.032 Welcome.

The chairman welcomed all present when the meeting opened at 7.30 pm.

P.24/25.033 To receive apologies for absence

Mr Richard Carey
Cllr Alan Hayes

P.24/25.034 To receive declarations of interest

None

P.24/25.035 To receive and consider requests for dispensations

None

P.24/25.036 To approve the minutes of the Planning Committee meeting held on 22nd May 2024

Proposed by Cllr Jones and seconded by Cllr S Raywood
It was resolved to **approve** the minutes

P.24/25.037 To receive updates on matters arising from the minutes – for information only

P.23/24.375 – Accessibility project – the next meeting of the working group will take place on 20th June, with Georgia Smith of TBC

P.24/25.024 – click and collect point – not aware of further progress at present

P.23/24.438 - Issue-specific hearings are currently in progress, for the application to improve M5 junction 10. At this point the Town Council has no input to make, but Admin Officer should probably be asked to register for update emails, if this has not already been done.

P.24/25.038 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)

Members of the public expressed concerns about the application for development at 1 Conigree Lane, on the subject of congestion and highway safety. They pointed out that there are already issues of space for parking and the dropping-off of children, even before the site becomes more constrained as a result of the proposed development. They asked for consideration to be given to the following:

- Congestion spreading onto Abbots Road, where access must be maintained for buses, refuse lorries and emergency vehicles.
- Heavy use by children and families on their way to and from Queen Margaret Primary Academy
- There was almost an accident the other day, when a mother temporarily lost control of her toddler. More such incidents are likely and could be potentially more serious if the development were to go ahead
- The proposed parking layout is impractical and would be difficult to implement
- Vehicles queueing prior to the drop-off of children already can extend onto Abbots Road
- Some parents are in the habit of leaving engines idling, thus adding to pollution and a decline in local air quality
- Space taken up by two large dumpsters, for clinical waste and general waste, at the front of the building on collection days
- The blind entrance to Apperley House
- The driveway access to nos. 2 and 3 Conigree Lane, which cannot accommodate turning space for additional vehicles for carers etc, which creates additional pressure on available parking space on nearby streets up to four times a day
- Prevalent driving speeds on Abbots Road, as vehicles round the corner in the direction of Gloucester Road
- There is uncertainty over the ownership of the grass strip on which the applicant will depend in order to accommodate any parking at all
- The proposed parking area straddles a service duct

P.24/25.039 To note correspondence

Worcestershire County Council has notified us of further consultation material with regard to:

Application Ref: 22/000015/CM **Grid Ref:** (E) 387195, (N) 237244

Applicant: CEMEX UK Operations Ltd.

Proposal: Proposed extraction of sand and gravel with restoration to agriculture and nature conservation, including ponds, wetlands, hedgerows and lowland mixed deciduous woodland and meadows.

Location: Ripple East, Bow Lane, Ripple, Worcestershire

This application can be considered again at our next meeting

P.24/25.040 To receive the Borough Councillor's report (if applicable)

None

P.24/25.041 Single storey side and rear extensions with garage conversion

Planning Application

85 York Road Tewkesbury Gloucestershire GL20 5HB

Ref. No: 24/00399/FUL

Observations:

Subject to the Applicant demonstrating that they will still be able to accommodate parking on site, the Town Council has no objection.

P.24/25.042 Erection of a 2-storey extension to the east elevation, a single storey front extension and a first-floor rear steel framed balcony.

Planning Application

1 Conigree Lane Tewkesbury Gloucestershire GL20 5TF

Ref. No: 24/00364/FUL

Observations:

The Town Council considers that the proposed development raises grave concerns with regard to highway safety and operation. We request a Transport Technical Note covering parking beat surveys covering nearby streets, a tracking assessment of the car parking and passage of vehicles accessing via Conigree Lane and Abbots Road, an assessment of the impact of the removal of some of the current parking provision as well as operation of the proposed parking provision. The drawings indicate that the proposed parking spaces include land outside of the red line boundary. It should be noted that Abbots Road is the only guaranteed route into and out of Priors Park in times of flood. It is also an important route for buses, delivery vehicles, refuse vehicles and emergency vehicles. In addition, Conigree Lane is also a key route for children and families accessing the local primary school. We consider it is important that Planning Committee members visit the site during peak times of operation.

Although we have no objection in principle to the proposed building works, we believe these matters of highway safety must be addressed before permission be granted.

P.24/25.043 T1 - Conifer. Tree in close proximity to historic wall. Fell to ground level

Planning Application

Abbey House Abbey Precinct Tewkesbury Gloucestershire GL20 5SR

Ref. No: 24/00404/TCA

Observations:

No objection

P.24/25.044 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

P.24/25.045 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

P.24/25.046 Redevelopment of former Healings Mill Offices, demolition of no3 Quay Street and erection of 3 apartments and 3 townhouses, and refurbishment of no4 Quay Street for 3 apartments.

4 Quay Street Tewkesbury Gloucestershire GL20 5BE

Ref. No: 23/00559/FUL

Observations:

The Town Council notes the Environment Agency's recent comments and that they have no objection in principle to the development. We have no outstanding matters that, in our view, cannot be conditioned.

P.24/25.047 To note any additional information on the Planning Portal regarding applications to which this committee has already responded, and agree further actions

None

P.24/25.048 To note any additional applications on the Planning Portal which will expire before Wednesday 19th June 2024 and agree further actions

None

P.24/25.049 To note undetermined but aged applications related to this parish and to agree what action, if any, can be taken.

Ten such applications were considered, one of which appears to have been dormant for over two years. In some cases, the applicant appears to have carried out the work without permission or (where applicable) listed building consent. It was agreed that a letter should be sent to Tewkesbury Borough Council, listing these applications and asking for them to be resolved. It is noted that applicants are entitled to a decision within a statutory time period of 26 weeks.

There being no further business, the meeting closed at

Chairman's signature

19th June 2024



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

Planning Reference	Description	Location	Outcome
24/00016/NMA	The non-material amendment seeks to locate the Dairy's chillers from the intended location on the roof of the Phase 1 building to the ground level compound located along the northern border of the Phase 1 building. Please see covering letter for full details.	Cotteswold Dairy Ltd Unit 14 Dairy Way Northway Lane Newtown	Granted
24/00192/LBC	Removal of porch canopy, reinstate original Georgian facade. Replace front door (part retrospective).	5 Abbey Terrace Gloucester Road	Consent
24/00171/TCA	Works to trees in Conservation area after safety concerns raised, inspected by tree surgeon. T1 - Horse Chestnut - crown raise as per photograph to reduce back from highway T4 - Sycamore - Dead - fell T11 - Horse Chestnut - Dead - fell T12 - Horse Chestnut - remove dead limbs back from road	22 Gloucester Road	No objections
24/00015/CONDIS	Application for approval of details subject to Condition 15 (Noise Emanating Scheme) and 25 (Drainage Maintenance Plan) of the planning application ref number 20/01180/FUL	Cotteswold Dairy Estate Northway Lane Newtown	Discharge
24/00010/LBC	Colour change to shop front and change of fascia font and alterations to shop front windows.	1 Barton Street	Consent
19/00641/FUL	Proposed new dwelling fronting Oldbury Road.	69 - 70 High Street	Application withdrawn