



TEWKESBURY TOWN COUNCIL

PLANNING COMMITTEE

Wednesday 10th July 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 10th July, at 7.30 pm.

Members of the public and press are welcome to attend.

Debbie Hill
Town Clerk
3rd July 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 19th 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. **Conversion of existing redundant barn to 1no. self-build dwelling house, including associated residential amenity space, landscaping, parking and access**
Planning Application
Bankfield Farm Woodend Lane Shuthonger Tewkesbury Gloucestershire GL20 6EE
Ref. No: 24/00398/FUL
11. **Regularisation of works to shop front.**
Planning Application
Stationery And Art 105 High Street Tewkesbury Gloucestershire GL20 5JZ
Ref. No: 24/00472/LBC
12. **Regularisation of works to shop front.**
Planning Application
106 High Street Tewkesbury Gloucestershire GL20 5JZ
Ref. No: 24/00473/LBC
13. **Regularisation of works to shop front.**
Planning Application
107 High Street Tewkesbury Gloucestershire GL20 5JZ
Ref. No: 24/00474/LBC
14. **Regularisation of works to shop front.**
Planning Application
The Card Rack 111 High Street Tewkesbury Gloucestershire GL20 5JY
Ref. No: 24/00475/LBC
15. **1.8m high palisade fencing and gates for security purposes.**
Planning Application
Unit 500 Ashchurch Business Centre Alexandra Way Ashchurch Tewkesbury Gloucestershire
GL20 8TD
Ref. No: 24/00344/FUL
16. **Fell tree to ground level to allow thermal cameras to monitor security of the site. The tree stump is to have ecoplugs inserted. Tree works approx. 1 meter height x 10 meters length.**
Planning Application
Severn Trent Water Mythe Road Tewkesbury Gloucestershire GL20 6AA
Ref. No: 24/00516/TCA
17. **Demolition of porch/conservatory and construction of new replacement conservatory. (Part retrospective)**
Planning Application
12 Chance Street Tewkesbury Gloucestershire GL20 5RQ
Ref. No: 24/00432/FUL
18. **Reserved matters application for the erection of 102 dwellings, with associated parking, garaging and infrastructure works (appearance, layout, scale and landscaping) following**

outline consent 21/00451/OUT and discharge of conditions 8, 9, 10, 16, 17, 18, 22, 24, 25, 27 & 29 of 21/00451/OUT for this phase (Phase 1 residential).

Planning Application

Land To The North Of Milnes Covert (David Wilson Homes) Fiddington Tewkesbury

Gloucestershire

Ref. No: 23/01071/APP

- 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 31st July 2024 and agree further actions**
- 21. To note the decisions made in June 2024, in respect of planning applications to Tewkesbury Borough Council**



TEWKESBURY TOWN COUNCIL

PLANNING COMMITTEE

Wednesday 19th June 2024

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

In attendance: one member of the public

MINUTES

P.24/25.050 Welcome.

The chairman welcomed all present when the meeting opened at 7.48 pm. (The delay was caused by finding an alternative laptop as the Planning laptop was not working)

P.24/25.051 To receive apologies for absence

Mr R Carey

P.24/25.052 To receive declarations of interest

Cllr P Jones – item 11 – member of the St John’s Ambulance Brigade
Cllr S Raywood – Item 17 – Employed by the Planning Inspectorate

P.24/25.053 To receive and consider requests for dispensations

None

P.24/25.054 To approve the minutes of the Planning Committee meeting held on 5th June 2024

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

P.24/25.055 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 – The issue has been reported to the TBC enforcement officer, who is now pursuing it further with the delivery company. (This appears to be a grey area in Planning Law, which appears not to have caught up with this emerging trend of incorporating click and collect points in premises other than shops.)

P.24/25.049 – Email from Catherine Ashby (TBC) – ‘By way of an update, I have been following these cases up this week with the respective case officers with the aim of providing an update. This is not quite complete but officers should be in a position to

update you soon. I will be away on leave, hence I'm copying in the my two co-DM Managers, one of whom will pick up the mantle.'

P.24/25.056 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.24/25.057 To note correspondence

From Catherine Ashby – (The Director of Place) 'left the Council today (Friday 13th June) for your information.'

From Robert Hitchins Ltd, re Cotswolds Designer Outlet at Ashchurch – 'For your information, we attach a press release which has been prepared for the local media showing the layout of Phase 2 connecting to Phase 1, and two CGIs of the car park. Both applications are available to view on the Tewkesbury Borough Council website.

Finally, in a nutshell: Phase 1 of the Outlet is due to open in Spring 2025 bringing top retail brands and an estimated 500 retail jobs to the area. When both Phase 1 and Phase 2 are complete, the centre will be home to up to 90 retail and leisure units. It will be one of the leading outlet destinations in the UK, attracting significant visitors into the area and providing facilities to the local population. It is destined to provide a massive boost to the local economy and to be a major catalyst for growth. Here's a link to the website: <https://cotswoldsdesigneroutlet.com/> '

P.24/25.058 To receive the Borough Councillor's report (if applicable)

None – Pre-Election Period

P.24/25.059 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

Observations:

The Town Council is in favour of the proposals in principle. However, there are some outstanding issues of concern to other consultees, related to ecological and arboricultural issues to be addressed, so we would be content for approval to be given, subject to conditions.

Cllr Jones left the room at this point.

P.24/25.060 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

Observations:

Objection

The Town Council is concerned that the design lacks ambition and is not in sympathy with the character of the local area.

Cllr Jones returned to the room at this point.

P.24/25.061 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

Observations:

No objection, subject to the opinion of Ashchurch Rural Parish Council.

P.24/25.062 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

Observations:

No objection

P.24/25.063 To note any additional information on the Planning Portal regarding applications to which this committee has already responded, and agree further actions

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

Observations:

No objection

P.24/25.064 To note any additional applications on the Planning Portal which will expire before Wednesday 10th July 2024 and agree further actions

Reserved Matters application (appearance, layout, scale and landscaping), comprising Part Phase 2 East of Outline planning permission ref. 17/01203/FUL, for the erection of a multi-storey car park and associated works.

Planning Application

Land South Of The A46 And North Of Tirlle Brook Ashchurch Road Tewkesbury
Gloucestershire
Ref. No: 24/00449/APP

Observations:

No objection

Reserved Matters application (appearance, layout, scale and landscaping), comprising Part Phase 2 East of Outline planning permission ref. 17/01203/FUL, for the erection of the second phase of a Retail Outlet Centre and associated works (Duplicate application).

Planning Application

Land South Of The A46 And North Of Tirlle Brook Ashchurch Road Tewkesbury
Gloucestershire
Ref. No: 24/00450/APP

Observations:

No objection

Reserved Matters application (appearance, layout, scale and landscaping), comprising Part Phase 2 East of Outline planning permission ref. 17/01203/FUL, for the erection of a multi-storey car park and associated works (Duplicate application)

Planning Application

Land South Of The A46 And North Of Tirlle Brook Ashchurch Road Tewkesbury
Gloucestershire
Ref. No: 24/00451/APP

Observations:

No objection

External works including replacement of conservatory, two roof lights, new garden gate and alterations to rear chimney.

Planning Application

74 High Street Tewkesbury Gloucestershire GL20 5LA
Ref. No: 23/00889/FUL

Observations:

No objection

Regularisation of shopfront detail and signage post completion

Planning Application

104A High Street Tewkesbury Gloucestershire GL20 5JZ
Ref. No: 24/00471/LBC

Observations:

No objection

External works including replacement of conservatory, two roof lights, new garden gate and alterations to rear chimney.

Planning Application

74 High Street Tewkesbury Gloucestershire GL20 5LA

Ref. No: 23/00890/LBC

Observations:

No objection

P.24/25.065 To note the decisions made in May 2024, in respect of planning applications to Tewkesbury Borough Council

Noted

Cllr S Raywood left the meeting at this point.

P.24/25.066 To receive an update on the NSIP application to make improvements to M5 Junction 10

A series of public meetings was held from 4th to 6th June. Attendees were mainly officials and observers. The first day was mainly concerned with protocols and the land register tracking procedure. The first hearing was concerned with explanations and justifications for the proposals in relation to the green belt. The next meetings will be held in August, by which time a timeline for the consultation process will be in place. So far, the process seems straightforward.

The Admin Officer has registered the Town Council for email updates.

There being no further business, the meeting closed at 8.58pm.

Chairman's signature

10th July 2024



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

Planning Reference	Description	Location	Outcome
24/00025/KERB	Drop kerb	43 Churchill Grove Newtown Tewkesbury	Planning permission not needed
24/00404/TCA	T1 - Conifer. Tree in close proximity to historic wall. Fell to ground level	Abbey House Abbey Precinct	No objection
24/00334/FUL	<u>Two storey side extension</u>	23 Bramley Road Mitton	Permit
24/00302/CLP	Rear single storey extension.	26 Mowbray Avenue	Grant certificate
24/00288/FUL	Demolish existing conservatory, and erect new single story extension, plus minor changes to front elevation	Avalon Hollams Road	Permit
24/00221/LBC	Installation of 2 flood doors.	10 Abbey Terrace Gloucester Road	Permit
24/00220/FUL	Installation of 2 flood doors.	10 Abbey Terrace Gloucester Road	Consent
24/00182/LBC	New pentice boards to North elevation. Alterations to rainwater goods to the east elevation.	Cross House Church Street	Consent
23/01154/FUL	Change of use of land to accommodate the provision hardstanding and erection of fencing to comprise bin store.	Mitton Court Flats Mitton Way Mitton	Permit
23/00490/FUL	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.	Abbey Office Church Street	Consent
23/00491/LBC	Installation of CCTV cameras to Alms House Trust building.	Russells Alms Houses Church Street	Consent