



# TEWKESBURY TOWN COUNCIL

## PLANNING COMMITTEE

**Wednesday 31<sup>st</sup> 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 Mayor's Parlour,  
Tewkesbury Town Hall, on

**Wednesday 31<sup>st</sup> July, at 7.30 pm.**

**Members of the public and press are welcome to attend.**

Debbie Hill  
Town Clerk  
25<sup>th</sup> 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 10<sup>th</sup> July 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. **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
11. **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.**  
Planning Application  
Land South Of The A46 And North Of Tirl Brook Ashchurch Road Tewkesbury Gloucestershire  
Ref. No: 24/00452/APP
12. **Single storey rear, pergola to the east elevation, reinstatement of front boundary wall with new gates and railings, internal alterations, new roof lights on rear roof slope.**  
Planning Application  
49A Barton Street Tewkesbury Gloucestershire GL20 5PU  
Ref. No: 24/00535/LBC
13. **Single storey rear, pergola to the east elevation, reinstatement of front boundary wall with new gates and railings, internal alterations, new roof lights on rear roof slope.**  
Planning Application  
49A Barton Street Tewkesbury Gloucestershire GL20 5PU  
Ref. No: 24/00534/FUL
14. **Proposed rear extension, internal alterations & renovation of a listed building**  
Planning Application  
24 Barton Street Tewkesbury Gloucestershire GL20 5PR  
Ref. No: 24/00043/PRE
15. **To note the recent approval of application 23/00334/FUL, and that a number of documents associated with this application have only been visible on the portal during the last couple of weeks, although they have publication dates between December 2023 and April 2024. Also, to agree how this will be reported to the Planning Authority.**
16. **To note current progress on aged applications which appear to be lying dormant and to consider whether or not there are other applications in a similar situation about which we should enquire.**
17. **To note any additional information on the Planning Portal regarding applications to which this committee has already responded, and agree further actions**
18. **To note any additional applications on the Planning Portal which will expire before Wednesday 14<sup>th</sup> August 2024 and agree further actions**



# TEWKESBURY TOWN COUNCIL

## PLANNING COMMITTEE

Wednesday 10<sup>th</sup> July 2024

**Present:** Cllrs. J Raywood, P Jones, C Danter and Mr R Carey

**In attendance:** One member of the public

## MINUTES

**P.24/25.067 Welcome.**

The chairman welcomed all present when the meeting opened at 7.35 pm.

**P.24/25.068 To receive apologies for absence**

Cllr. Simon Raywood – work  
Cllr Alan Hayes - holiday

**P.24/25.069 To receive declarations of interest**

None

**P.24/25.070 To receive and consider requests for dispensations**

None

**P.24/25.071 To approve the minutes of the Planning Committee meeting held on 19<sup>th</sup> June 2024**

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

**P.24/25.072 To receive updates on matters arising from the minutes – for information only**

**P.23/24.375** – Accessibility project – a meeting of the working group took place on 20<sup>th</sup> June, with Georgia Smith of TBC. Georgia will take our aims forward to Alistair Cunningham, who is currently acting Director of Place, to see how they might sit within the emerging Town Centre Masterplan, and whether or not S106 funding might be applicable.

**P.24/25.024** – click and collect point – The Planning Compliance Officer has replied that, although the company is well aware of the need to apply for planning permission and has failed to meet any deadlines for doing so, it has been decided that this matter will not be pursued further, as it would probably have been granted permission anyway. How he could know that is not clear to us, since neighbours and local councillors have been denied their opportunity to raise objections if they have any, as a result of there having been no application. Cllr Hayes will raise the matter with the relevant Borough councillors

**P.24/25.049** – A reply has been received from James Lloyd concerning the aged applications that seem to be dormant. The response will be attached to these minutes.

**P.24/25.073 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.24/25.074 To note correspondence**  
Re: Planning Inspectorate APP/G1630/W/23/3335833: Land East of Mythe Road, GL20 6ED - we have received the planning decision for this case. The case was dismissed.

The Town Clerk has received an email from Sarah Watkins of Marrons to say 'The North Ashchurch Consortium have asked me to get in touch to advise you and your Councillors that they have submitted a request to Tewkesbury Borough Council for a 'scoping opinion'.

The purpose of the request is to seek the Borough Council's view on what information should be included within an Environmental Statement to accompany a planning application.

This will ensure the Environmental Statement prepared by NAC addresses all the environmental aspects that the Borough Council would like to see addressed.

If you have any questions about the process or the information provided to the Borough Council, please don't hesitate to contact me.

An email has been received to say that the SLP project has entered into a new phase, called 'feeding back'. So far, there seems to be no information available at all.

**P.24/25.075 To receive the Borough Councillor's report (if applicable)**  
None

**P.24/25.076 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

**Observations:**

Although the Town Council has no objection in principle to the conversion of this barn to a house, we wish to have it confirmed whether or not a new stable block will be built. The Preliminary Environmental Assessment seems to be contradictory in that it says the barn is redundant and will not be replaced but it also suggests that improved grassland will be lost for the building of new stables.

**P.24/25.077 Regularisation of works to shop front.**

Planning Application

Stationery And Art 105 High Street Tewkesbury Gloucestershire GL20 5JZ8Ref. No:

24/00472/LBC

**Observations:**

No objection

**P.24/25.078** **Regularisation of works to shop front.**  
Planning Application  
106 High Street Tewkesbury Gloucestershire GL20 5JZ  
Ref. No: 24/00473/LBC

**Observations:**

No objection

**P.24/25.079** **Regularisation of works to shop front.**  
Planning Application  
107 High Street Tewkesbury Gloucestershire GL20 5JZ  
Ref. No: 24/00474/LBC

**Observations:**

No objection

**P.24/25.080** **Regularisation of works to shop front.**  
Planning Application  
The Card Rack 111 High Street Tewkesbury Gloucestershire GL20 5JY  
Ref. No: 24/00475/LBC

**Observations:**

No objection

**P.24/25.081** **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

**Observations:**

No objection

**P.24/25.082** **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

**Observations:**

In principle, the Town Council has no objection, but we'd like to see a replacement tree planted elsewhere on the site.

**P.24/25.083 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

**Observations:**

No objection

**P.24/25.084 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

**Observations:**

The Town Council is disappointed to see that there is only one ev charging point for the flats. It also seems to be located in such a way that, if anyone were to use it, they would be blocking in a number of parked cars for the duration of the charging. It is also noted that there are only seven visitor car parking spaces in the entire estate, which we think is insufficient. There does not seem to be any plan to use photovoltaic panels in the development, which seems to us to be a lost opportunity.

**P.24/25.085 To note any additional information on the Planning Portal regarding applications to which this committee has already responded, and agree further actions**

None

**P.24/25.086 To note any additional applications on the Planning Portal which will expire before Wednesday 31<sup>st</sup> 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 the second phase of a Retail Outlet Centre and associated works.**

Planning Application  
Land South Of The A46 And North Of Tirl Brook Ashchurch Road Tewkesbury Gloucestershire  
Ref. No: 24/00452/APP

**Observations:**

No observations were submitted at this point. Since committee members have had insufficient time to consider an application of this scale and the consultation period will have expired before we next meet, it was agreed that we would seek an extension of time from Tewkesbury Borough Council.

**Change the use of the first and second floor from Class C3 to Class E.**

Planning Application

Flat 10 Barton Street Tewkesbury Gloucestershire GL20 5PP

Ref. No: 23/01053/FUL

**Observations:**

No objection

**Two-storey residential extension to the side of the tower. Minor alterations to the internal layout of the tower.**

Planning Application

The Mythe Water Tower Mythe Road Tewkesbury Gloucestershire GL20 6EB

Ref. No: 24/00510/FUL

**Observations:**

No objection. The Town Council congratulates the applicant on an excellent design.

**Two-storey residential extension to the side of the tower. Minor alterations to the internal layout of the tower.**

Planning Application

The Mythe Water Tower Mythe Road Tewkesbury Gloucestershire GL20 6EB

Ref. No: 24/00511/LBC

**Observations:**

No objection. The Town Council congratulates the applicant on an excellent design.

**P.24/25.087 To note the decisions made in June 2024, in respect of planning applications to Tewkesbury Borough Council**

Noted

There being no further business, the meeting closed at 8.50pm.

Chairman's signature

31<sup>st</sup> July 2024