**PLANNING COMMITTEE**

**Wednesday 31st July 2024**

Present: Cllr. Joanne Raywood, Cllr. Simon Raywood, Cllr Alan Hayes, Cllr. Paul Jones and Mr Richard Carey

In attendance: two members of the public

**MINUTES**

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| **P.24/25.088** | **Welcome.**  The chairman welcomed all present when the meeting opened at 7.32 pm. |
| **P.24/25.089** | **To receive apologies for absence**  None (but after the meeting the Chairman became aware of an apology from Mr Maggs, that had clearly been sent before the meeting started) |
| **P.24/25.090** | **To receive declarations of interest**  Cllr P Jones – item 10 |
| **P.24/25.091** | **To receive and consider requests for dispensations**  None |
| **P.24/25.092** | **To approve the minutes of the Planning Committee meeting held on 10th July 2024**  Proposed by Mr Carey and seconded by Cllr Hayes  It was resolved to **approve** the minutes |
| **P.24/25.095** | **To receive updates on matters arising from the minutes – for information only**  **P.23/24.375 –** Accessibility project – ongoing  **P.24/25.024** – click and collect point – Tewkesbury Borough Council has now received a complaint from Cllr Hayes, in respect of their tardiness and processes, with respect to this case. |
| **P.24/25.096** | **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.24/25.097** | **To note correspondence**  The chairman will meet with the Civic Society and TBC’s enforcement team in August. We are currently trying to find a mutually convenient date on which to discuss a list of planning infringements and non-consented works in the town centre, including The  Maltings on Station Street, in which the new windows do not all comply with the consented scheme. We understand that TBC is aware of this. |
| **P.24/25.098** | **To receive the Borough Councillor’s report (if applicable)**  None |
| **P.24/25.099** | [**Change of use from commercial (Red Cross Hall) to residential dwelling and associated operational works.**](https://publicaccess.tewkesbury.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SC6JQ7QDJ4D00&prevPage=inTray)  Planning Application  Red Cross Centre Link Road Tewkesbury Gloucestershire  Ref. No: 24/00332/FUL |
|  | **Observations**:  To expand on our previous response, the Town Council feels that the appearance of the structure is not in keeping with the local area, when this is an opportunity to enhance the look of the building which is in a prominent position in the town, on a junction. The current suggestion gives the impression of a temporary structure and the materials of wood cladding conflict with the largely brick neighbourhood. |
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| **P.24/25.100** | [**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.**](https://publicaccess.tewkesbury.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SEK9E9QDKI900&prevPage=inTray)  Planning Application  Land South Of The A46 And North Of Tirle Brook Ashchurch Road Tewkesbury Gloucestershire  Ref. No: 24/00452/APP |
|  | **Observations**:  The Town Council concurs with the recent response from National Highways with regard to soft landscaping, drainage onto the Strategic Road Network and the proximity of the boundary to the A46. |
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| **P.24/25.101** | [**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.**](https://publicaccess.tewkesbury.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SFN3F3QDL7B00&prevPage=inTray)  Planning Application  49A Barton Street Tewkesbury Gloucestershire GL20 5PU  Ref. No: 24/00535/LBC |
|  | **Observations**:  No objection |
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| **P.24/25.102** | [**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.**](https://publicaccess.tewkesbury.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SFN3F2QDL7A00&prevPage=inTray)  Planning Application  49A Barton Street Tewkesbury Gloucestershire GL20 5PU  Ref. No: 24/00534/FUL |
|  | **Observations**:  No objection |
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| **P.24/25.103** | [**Proposed rear extension, internal alterations & renovation of a listed building**](https://publicaccess.tewkesbury.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SD5R6HQD0PB00&prevPage=inTray)  Planning Application  24 Barton Street Tewkesbury Gloucestershire GL20 5PR  Ref. No: 24/00043/PRE  There were no documents available to view on the Planning Portal, so no response could be made. |
| **P.24/25.104** | **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.**  Noted. Following a short discussion, it was agreed that the Admin Officer would be asked to write to the Planning Officer to highlight to them the issue of the documents that were not available to view. She will be asked to explain that in this case, we are content with the final decision, but if this were to happen to other applications it might be a problem. If the content of such documents would have given the Town Council (and other consultees, for that matter) a cause for concern, we would not have been able to raise those concerns and that might lead to an undesirable and unfair outcome. |
| **P.24/25.105** | **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.**  It was noted that, of the ten applications under scrutiny, three have now been determined and further reports have now been submitted for a fourth application. There is still no change that we can see, on the remaining six applications. Four further applications to add to the list have now been identified by committee members, including two very old ones, one for which the applicant has moved on and another which we believe has already been determined, although the information on the portal does not reflect this. |
| **P.24/25.106** | **To note any additional information on the Planning Portal regarding applications to which this committee has already responded, and agree further actions**  None |
| **P.24/25.107** | **To note any additional applications on the Planning Portal which will expire before Wednesday 14th August 2024 and agree further actions** |
|  | [**Removal of existing garden shed and above ground concrete pond. Erection of outbuilding to be used as home office**](https://publicaccess.tewkesbury.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SBOHZQQDISI00&prevPage=inTray)  Planning Application  Belas View Langley Road Winchcombe Cheltenham Gloucestershire GL54 5QP  Ref. No: 24/00298/FUL |
|  | **Observations**:  Tewkesbury Town Council is content to follow the lead of Winchcombe Town Council. |
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|  | [**Erection of a detached garden room.**](https://publicaccess.tewkesbury.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S7V22RQDGM300&prevPage=inTray)  Planning Application  2 Abbey Cottage Abbey Precinct Tewkesbury Gloucestershire GL20 5SR  Ref. No: 24/00064/FUL |
|  | **Observations**:  The Town Council’s view remains the same as in our previous response. |

There being no further business, the meeting closed at 8.45pm

Chairman’s signature 14th August 2024