



TEWKESBURY TOWN COUNCIL

PLANNING COMMITTEE

Wednesday 11th September 2024

Present: Cllrs. J Raywood, A Hayes, P Jones, Mr R Maggs and Mr R Carey

In attendance: Mrs K Chambers (Admin), 1 member of the public

MINUTES

P.24/25.137 Welcome.

The chairman welcomed all present and ensured that introductions had been made when the meeting opened at 7.30 pm.

P.24/25.138 To receive apologies for absence

Cllr. S Raywood (work)

P.24/25.139 To receive declarations of interest

None

P.24/25.140 To receive and consider requests for dispensations

None

P.24/25.141 To approve the minutes of the Planning Committee meeting held on 28th August 2024

Proposed by Mr Carey and seconded by Cllr Jones

It was resolved to **approve** the minutes

P.24/25.142 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 – the neighbour is becoming increasingly concerned about the impact of this development on himself and his property. The cyber-attack at TBC means that no further communication on the matter is possible at this stage.

P.24/25.097 – enforcement - ongoing

P.24/25.104 – Healings Mill and perceived inconsistencies on the Planning Portal - no further response at this time, due in part to the cyber-attack to which TBC has been recently subjected.

P.24/25.131 – There are some possible dates for a public meeting on Healings Mill in the Watson Hall. However, the architect has asked that he and the developers

present to full council first. The clerk has been asked for a date for this. Our letter to TBC concerning the Healings Mill application has been sent. Cllr Bowman has also made enquiries about the application. We understand that, from now on, the monthly meetings with the developer will be chaired by the Chief Executive. We also understand that the architect hopes that EA will attend the monthly meetings. Cllr Bowman has made the point to TBC that there should be a representative from Tewkesbury Town Council at the table, since we have an interest over the site, concerning access to the Severn Ham and the dangerous attraction it presents to young people.

P.24/25.143 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.24/25.144 To note correspondence

The County Council report to Full Council on Monday evening included an oral 'hot off the press' addendum to the effect that there will imminently be a consultation regarding proposed improvements to Junction 9 of the M5.

P.24/25.145 To receive the Borough Councillor's report (if applicable)

None

P.24/25.146 Change of use, ground floor from commercial E (Tea Rooms) to C3 residential.
Planning Application
Abbey Tea Rooms 59 Church Street Tewkesbury Gloucestershire GL20 5RZ
Ref. No: 24/00618/FUL

Response deferred - the planning portal is unavailable due to the recent cyber-attack.

P.24/25.147 Installation of two digital display screens

Planning Application

Roses Theatre Sun Street Tewkesbury Gloucestershire GL20 5NX

Ref. No: 24/00166/ADV

Response deferred, as above

P.24/25.148 Removal/Variation of condition 2 of 23/00606/FUL to include corrected drawings and include additional information into the approval.

Planning Application

8 York Road Tewkesbury Gloucestershire GL20 5HN

Ref. No: 24/00568/FUL

Response deferred, as above

P.24/25.149 To note any additional information on the Planning Portal regarding applications to which this committee has already responded, and agree further actions

Planning Portal unavailable – action not possible

A second member of the public arrived in the meeting at this point in the proceedings.

P.24/25.150 To note any additional applications on the Planning Portal which will expire before Wednesday 11th September 2024 and agree further actions

Planning Portal unavailable – action not possible

P.24/25.151 To note the decisions made in August 2024, in respect of planning applications to Tewkesbury Borough Council

Noted

P.24/25.152 To consider Gloucestershire County Council’s Local Development Guide (LDG), which closes on 29th September 2024.

<https://haveyoursaygloucestershire.uk.engagementhq.com/local-development-guide-consultation>

It is noted that the Local Development Guide will not constitute a statutory planning document but will identify the mitigation needed to offset the impacts of new development. It is our understanding that S106 and CIL agreements between the local Planning Authority and developers will use this document as a point of reference.

Committee members have three areas of concern which they wish to raise. The first is the identity of the approved source of flood data. It is our belief that the Environment Agency’s data is out of date and does not reflect the kinds of flood levels Tewkesbury has been seeing with increasing regularity.

Our second concern is about sustainability, which we feel is not adequately addressed within the document. What mitigations can be identified to enable net zero development to take place?

Finally, in the section about libraries and museums, we feel that consideration should be given to the deposition and storage of archaeology. All development, of the scale for which this document is intended, is likely to produce archaeological finds, which need to be stored appropriately and made available for the public to learn from them. Within the County, many of the repositories are full, especially in Tewkesbury and Cirencester, while The Wilson needs to remove from its premises those items from Tewkesbury Borough which were accessioned before 2012. The senior Museum Development Officer for Gloucestershire, at Museum Development South West, is aiming to understand and seek solutions to this problem and it would be worthwhile for the County Council to speak to her about it.

A form of words which raises all the points above will be agreed by email and then submitted to Gloucestershire County Council.

P.24/25.153 To receive an update on the progress of the NSIP application to improve M5 junction 10.

Update received. The application is at the examination stage, with a deadline for responses of 1st October 2024. There are numerous documents now available for review on the website.

Discussed possible links to other plans in the pipeline, such as junction 9 potential developments and proposed work at Coombe Hill.

There being no further business, the meeting was closed at 8.35pm

Chairman's signature

9th October 2024