



TEWKESBURY TOWN COUNCIL

PLANNING COMMITTEE

Wednesday 11th September 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 11th September, at 7.30 pm.

Members of the public and press are welcome to attend.

Debbie Hill
Town Clerk
5th September 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 28th August 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, 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
11. **Installation of two digital display screens**
Planning Application
Roses Theatre Sun Street Tewkesbury Gloucestershire GL20 5NX
Ref. No: 24/00166/ADV
12. **Removal/Variation of condition 2 of 23/00606/FUL to included corrected drawings and include additional information into the approval.**
Planning Application
8 York Road Tewkesbury Gloucestershire GL20 5HN
Ref. No: 24/00568/FUL
13. To note any additional information on the Planning Portal regarding applications to which this committee has already responded, and agree further actions
14. To note any additional applications on the Planning Portal which will expire before Wednesday 11th September 2024 and agree further actions
15. To note the decisions made in August 2024, in respect of planning applications to Tewkesbury Borough Council
16. 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>
17. To receive an update on the progress of the NSIP application to improve M5 junction 10.



TEWKESBURY TOWN COUNCIL

PLANNING COMMITTEE

Wednesday 28th August 2024

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

In attendance: Mrs N Finnegan (Finance), 2 members of the public, including Mr Beswick

MINUTES

- P.24/25.122 Welcome.**
The chairman welcomed all present and ensured that introductions were made when the meeting opened at 7.30 pm.
- P.24/25.123 To receive apologies for absence**
None
- P.24/25.124 To receive declarations of interest**
H Bowman – Tewkesbury Borough Councillor – item 10
- P.24/25.125 To receive and consider requests for dispensations**
None
- P.24/25.126 To approve the minutes of the Planning Committee meeting held on 14th August 2024**
It should be added to the minutes that the committee received a Borough report to the effect that a map of TBC assets is now available.
Subject to that addition, proposed by Cllr S Raywood and seconded by Cllr Bowman It was resolved to **approve** the minutes
- P.24/25.127 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 – Cllr Hayes has received a response to his complaint, to the effect that it has not been upheld. However, a retrospective planning application has now been received by Tewkesbury Borough Council.
P.24/25.097 – A meeting with the TBC enforcement team and Civic Society has taken place. The amount of unpermitted development in the town centre has been significantly reduced. An NMA application has been received regarding the window details at the Maltings, but has not yet passed through the validation process.
P.24/25.104 – no further response at this time

P.24/25.128 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.24/25.129 To note correspondence
None that is not addressed elsewhere during the meeting

P.24/25.130 To receive the Borough Councillor's report (if applicable)
New Borough policies on woodland and trees are emerging.
In 2023 TBC received a rating on its environmental status, through the 'Council Score Cards' and attained a score of 27%. It is understood that this score would have been higher, had the Borough as a whole entity been taken into consideration, rather than just the Borough Council itself.

P.24/25.131 To receive an update on Healings Mill and to agree further actions
The committee considered six drawings that are in the Planning Authority's possession but which have not made their way into the public part of the planning portal. These were made available to us on the chairman's request, by the architect, Mr Beswick, who answered the committee's questions.
Committee members are of the opinion that all outstanding concerns regarding waste bin locations and flood defences have now been answered to their satisfaction. They are also in agreement with the Environment Agency that the displacement of 8³m flood water in Red Lane can be conditioned, subject to mitigation for this on the island site.
It was proposed by Cllr Hayes and seconded by Cllr Jones that a letter be written to Tewkesbury Borough Council's Chief Executive, Alistair Cunningham, senior planners Nick Bryant and Catherine Ashby, plus the appointed planning officer for **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.

The letter will provide the committee's response to the drawings and affirm that we have no objection to the proposed development. It will also urge the Borough to expedite the determination of the application, which has now been in process for 64 weeks, when it should have been determined within 26 weeks. The committee will remind the Borough how important the development of this site is to the people of Tewkesbury town, not only in an emotional sense, but also to their economic well-being and the physical health and safety of their young people.

The committee will also seek to host a public meeting in the Watson Hall on the future of Healings Mill, with a presentation from the architect and developer and opportunities for other interested parties to speak. Mrs Finnegan will provide the chairman with potential dates and costs.

Mr Beswick left the meeting at 8.10pm.

P.24/25.132 To respond to: TRAFFIC REGULATION ORDER SCHEME: PROPOSED PARKING RESTRICTION ALTERATIONS IN ASSOCIATION WITH ON-STREET EV CHARGING ON HIGH STREET, TEWKESBURY, GLOUCESTERSHIRE.

Observations:

P.24/25.133 To note any additional information on the Planning Portal regarding applications to which this committee has already responded, and agree further actions
None

P.24/25.134 To note any additional applications on the Planning Portal which will expire before Wednesday 11th September 2024 and agree further actions
None

P.24/25.135 To agree amendments to the Planning Committee's Forward Plan
The first aim, to be more welcoming, will be amended to include streaming, for which a change in the law is not required. The committee will observe with interest the Borough's forthcoming experiments with the streaming of meetings. There are also a few grammatical imperfections to correct. Subject to these changes, the committee approves its forward plan.

P.24/25.136 To approve the payments list
Total payments - £10,833.05
Proposed by Cllr Hayes and seconded by Cllr Jones
It was agreed to approve the payments list

There being no further business, the meeting closed at 9.10pm

Chairman's signature

11th September 2024



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

Planning Reference	Description	Location	Outcome
24/00034/NMA	<u>Non-material amendment to planning permission 16/00324/FUL - (Redevelopment of existing dwelling and car park to provide 9No. apartments). Amendments summary : Amendments to external elevations and materials, addition of a gas meter housing to the rear of the building and the separation of the bin and cycle stores.</u>	1 Swilgate Road	Granted
24/00475/LBC	<u>Regularisation of works to shop front.</u>	The Card Rack 111 High Street	Consent
24/00474/LBC	<u>Regularisation of works to shop front.</u>	107 High Street	Consent
24/00471/LBC	<u>Regularisation of shopfront detail and signage post completion</u>	104A High Street	Consent
24/00473/LBC	<u>Regularisation of works to shop front.</u>	106 High Street	Consent
24/00472/LBC	<u>Regularisation of works to shop front.</u>	Stationery And Art 105 High Street	Consent
24/00432/FUL	<u>Demolition of porch/conservatory and construction of new replacement conservatory. (Part retrospective)</u>	12 Chance Street	Permit
24/00064/FUL	<u>Erection of a detached garden room.</u>	2 Abbey Cottage Abbey Precinct	Permit
23/01053/FUL	<u>Change the use of the first and second floor from Class C3 to Class E.</u>	Flat 10 Barton Street	Permit

23/00159/CONDIS	<u>Application for approval of details subject to conditions 3 (walling and roofing materials), 4 (method statement), 6 (walling and boundary treatments), 11 (windows or doors treatment), 12 (roof lights details) of the planning application ref number 16/00042/FUL and conditions 3 (walling and roofing materials), 4 (method statement), 6 (windows or doors treatment) and 9 (roof lights details) of listed building consent ref number 16/00043/LBC.</u>	The Malthouse East Street	Discharge
23/00966/OBM	<u>Modification of a Section 106 agreement</u>	The Abbey School Church Street	Permit
22/00004/CONDIS	<u>Application for approval of details subject to condition 3 (archaeological work) of the planning application ref number 16/01175/FUL</u>	66 High Street	Discharge