



# TEWKESBURY TOWN COUNCIL

## PLANNING COMMITTEE

Wednesday 9<sup>th</sup> October 2024

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

In attendance: Mrs K Chambers (Admin), four members of the public

## MINUTES

**P.24/25.154 Welcome.**

The chairman welcomed all present and ensured that introductions had been made when the meeting opened at 7.33pm.

**P.24/25.155 To receive apologies for absence**

Cllr. Jones – first aid duties at Mop Fair

**P.24/25.156 To receive declarations of interest**

None

**P.24/25.157 To receive and consider requests for dispensations**

None

**P.24/25.158 To approve the minutes of the Planning Committee meeting held on 11<sup>th</sup> September 2024**

It was noted that the last page of the minutes would be amended to show the current date, rather than the date of our last scheduled meeting, which was cancelled, due to the lack of a Planning Portal. Other than that, the minutes were found to be accurate Proposed by Cllr Hayes and seconded by Mr Carey  
It was resolved to **approve** the minutes

**P.24/25.159 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 – on this evening's agenda

**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. However, our recent letter to the Borough, concerning Healings Mill, has been entered on the portal.

**P.24/25.160 To approve an addendum to the minutes of the Planning Committee meeting held on 28<sup>th</sup> August 2024**

Proposed by Cllr RS Raywood and seconded by Mr Carey

It was resolved to **approve** the addendum, to be attached to the minutes.

**P.24/25.161 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)*

Four members of the public spoke about the following item - **Application for siting of InPost Parcel Locker (relocation of existing locker)**

The first couple stated how the 33 lockers were installed without planning permission. They confirmed the lockers have been in their current location since January of this year, the unit is very large, it has lights on all hours and people using them come and go continually during the day and night. Concerns regarding the noise, parking, road safety and cars parked across the pavement were raised.

Two other members of the public spoke of similar concerns, adding that the cars manoeuvring in and out of the car park cause issues at the bus stop which is located by the car park entrance.

**P.24/25.162 To note correspondence**

Notification of officer recommendation to TBC Planning Committee

23/01071/APP Land To The North Of Milnes Covert (David Wilson Homes) Fiddington – Approve

A public consultation on improvements to M5 J9 started on Monday. There will be a public engagement event in the Watson Hall on Saturday 19<sup>th</sup> October, from 10.00am until 5.00pm.

**P.24/25.163 To receive the Borough Councillor's report (if applicable)**

Following the recent cyber problems, the Borough Council is back up and running. It has however lost a month and has much catching up to do.

In view of the unusual length of this evening's agenda, and out of consideration for those members of the public who were present, committee members were unanimous in wishing to change the agenda order and deal with the following application from item 14 first:

**Application for siting of InPost Parcel Locker (relocation of existing locker)**  
**Tewkesbury Squash Club 13 Ashchurch Road Tewkesbury Gloucestershire GL20 8DP**  
**Ref. No: 24/00690/FUL**

Observations:

Objection - Town Council strongly objects to the very premise on which this application is based, since it's an application which seeks approval to a change to a non-consented position. We feel this is an inappropriate facility for a residential area due to its 24 7 use when the gym only has permission for defined hours. Due to the

constant light and noise pollution outside social times which impacts on neighbours and takes away the amenity of their own property and gardens, we consider this unacceptable.

Even without this facility, the property is over-developed and parking is not sufficient and we feel the proposal has not demonstrated that it meets the requirements of the National Planning Policy Framework with respect to highways safety and operation. We note that vehicles park on the pavements and cycleway and visibility for people wishing to catch buses at the local bus stop is impeded. We are concerned for the safety of school children who have to weave their way between cars and delivery vans on their way to school, evidence of which has already been sent to and acknowledged by the Borough.

We are concerned about the operation of the car park and due to this and the highway concerns, we would be interested in the position taken by the County Council. A technical note comparing the proposed against the consented position may also provide useful information for the determination of this application.

We understand that the initial installation of this unit which has yet to be authorised is subject to complaints 24/00021/ENF from January and second stage formal complaint COM/937 which has an estimated report back date of 14 October.

- P.24/25.164** **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**

Observations: No objection

- P.24/25.165** **Installation of two digital display screens**  
**Planning Application**  
**Roses Theatre Sun Street Tewkesbury Gloucestershire GL20 5NX**  
**Ref. No: 24/00166/ADV**

Observations: No objection in principle, please can consideration be taken to condition any potential consent on the switching off of the screens at a reasonable time of night.

- P.24/25.166** **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**

Observations: No objections, however can consideration be taken into the noise output of the air source heat pump.

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Committee members being unanimous in their wish to support the Planning Authority in catching up after the cyber attack, it was **agreed to extend the meeting by 30 minutes** in order to complete the agenda.

Proposed by Cllr S Raywood, seconded by Mr Carey

**P.24/25.167 To consider the following recently validated planning applications in the event of their being entered into the Town Council's in-tray on the Planning Portal:**

**Variation of condition 4 of planning application 16/00969/FUL so that "The filling station shall be limited to the following trading hours: 0600 to 2200 daily.**

**Morrisons Petrol Station Ashchurch Road Tewkesbury Gloucestershire GL20 8AB  
Ref. No: 24/00804/FUL**

Observations: No objection, subject to the imposition of the proposed noise control measures.

**Retrospective works to fascia and hanging sign including new graphics**

**112 High Street Tewkesbury Gloucestershire GL20 5JY**

**Ref. No: 24/00806/FUL**

Observations: No objection

**Demolition of existing summer house and garden store. Conversion and extension of existing garage.**

**33 Barton Road Tewkesbury Gloucestershire GL20 5QL**

**Ref. No: 24/00778/FUL**

Observations: No objection

**Change of use of existing restaurant to hotel use and ancillary restaurant, together with external alterations to the building and car park and associated works.**

**Elmbury Lodge Shannon Way Ashchurch Tewkesbury Gloucestershire GL20 8ND**

**Ref. No: 24/00781/FUL**

Observations: No objection

**Proposed change of use of vacant first and second floor and part ground floor office spaces, including internal alterations, in order to create one self-contained two-bedroom residential apartment.**

**First Floor 119 High Street Tewkesbury Gloucestershire GL20 5JY**

**Ref. No: 24/00752/LBC**

Observations: No objection

**Proposed change of use of vacant first and second floor and part ground floor office spaces in order to create one self-contained two-bedroom residential apartment.**

**First Floor 119 High Street Tewkesbury Gloucestershire GL20 5JY**  
**Ref. No: 24/00751/FUL**

Observations: No objection

**Change of Use from Offices to a Single Residential Dwelling**  
**39 High Street Tewkesbury Gloucestershire GL20 5BB**  
**Ref. No: 24/00686/FUL**

Observations: No objection in principle to a change of use, however we would require clearer details about how this would work as a residential property especially considering it is grade 2\* listed.

**P.24/25.168 To receive an update on CIL funding**

Received. It was requested that this information be published on the Town Council website.

**P.24/25.169 To receive the current budget report and earmarked reserves report**

Received

**P.24/25.170 To consider budgetary requirements for the year 2025-2026 and the forward budget**

The committee considered the likelihood of requiring consultant support re. ongoing applications with relevant consenting regimes, and also ongoing accessibility plans for the Back of Avon. It also considered likely and committed expenditure on public engagement in the near future, and it was agreed that the committee budget for next year, and for the following four years, should be the same as for this current year, without any inflationary uplift.

**P.24/25.171 To receive an update on plans for a public meeting about Healings Mill**

We are awaiting some dates from Corbally's project manager, via the architect.

**P.24/25.172 To note any additional information on the Planning Portal regarding applications to which this committee has already responded, and agree further actions**

None

There being no further business, the meeting closed at 10.05pm.