



TEWKESBURY TOWN COUNCIL

PLANNING COMMITTEE

Wednesday 13th November 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 13th November, at 7.30 pm.

Members of the public and press are welcome to attend.

Debbie Hill
Town Clerk
6th November 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 23rd October 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. To ratify the responses agreed by email regarding the following two tree applications:

Willow: Pollard to previous points by 5-6m.

Planning Application

King Johns Island Mythe Road Tewkesbury Gloucestershire GL20 6EB

Ref. No: 24/00882/TCA

Response: - no objection

Crown lift 1no Ash tree to 5m

Planning Application

Severn Trent Water Mythe Road Tewkesbury Gloucestershire GL20 6AA

Ref. No: 24/00852/TCA

Response:- no objection

11. **Application for permission to execute internal and external alterations to facilitate conversion of a Grade II (Listed Building 1201190) currently F1(f) religious building into 1 no. dwelling.**
Planning Application
Sanctum Hall Barton Street Tewkesbury Gloucestershire GL20 5PX
Ref. No: 24/00819/FUL
12. **Replacement of the extraction system with a new extract fan unit and new extract ducting**
Planning Application
99 Church Street Tewkesbury Gloucestershire GL20 5RS
Ref. No: 24/00614/FUL
13. **Replacement of the extraction system with a new extract fan unit and new extract ducting**
Planning Application
99 Church Street Tewkesbury Gloucestershire GL20 5RS
Ref. No: 24/00858/LBC
14. **New WC provision in unit 5 and internal alterations to facilitate part subdivision of townhouse to retain ground floor office use and creation of two separate residential units on the first and second floors above (units 1 & 8).**
Planning Application
Thomson And Banks 27 Church Street Tewkesbury Gloucestershire GL20 5PD
Ref. No: 24/00728/LBC
15. **External alterations including formation of accessible lift platform and steps, alterations to frontage, new windows to side elevation and new rear door; internal alterations including installation of a ramp and accessible lift platform, creation of accessible toilet facility and new reception area.**
Planning Application
64 Barton Street Tewkesbury Gloucestershire GL20 5PX
Ref. No: 24/00847/FUL

16. External alterations including formation of accessible lift platform and steps, alterations to frontage, new windows to side elevation and new rear door; internal alterations including installation of a ramp and accessible lift platform, creation of accessible toilet facility and new reception area.
Planning Application
64 Barton Street Tewkesbury Gloucestershire GL20 5PX
Ref. No: 24/00848/LBC

17. Installation of solar panels on the rear roof slope of the building.
Planning Application
Tewkesbury Cricket Club Swilgate Ground Gander Lane Tewkesbury Gloucestershire GL20 5PG
Ref. No: 24/00349/FUL

18. Part subdivision of townhouse to retain ground floor office use, with the change of use of the rooms on first and second floors above (units 1 & 8) to create two separate residential units.
Planning Application
Thomson And Banks 27 Church Street Tewkesbury Gloucestershire GL20 5PD
Ref. No: 24/00727/FUL

19. Proposed first floor rear extension
Planning Application
10 Howells Road Tewkesbury Gloucestershire GL20 5PW
Ref. No: 24/00873/FUL

20. Application for permission to execute internal and external alterations to facilitate conversion of a Grade II (Listed Building 1201190) currently F1(f) religious building into 1 no. dwelling
Planning Application
Sanctum Hall Barton Street Tewkesbury Gloucestershire GL20 5PX
Ref. No: 24/00885/LBC

21. To note the decisions made in September and October 2024, in respect of planning applications to Tewkesbury Borough Council

22. To note any additional applications on the Planning Portal which will expire before Wednesday 27th November 2024 and agree further actions

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

24. To note the recent decision by Tewkesbury Borough Council, to reduce the number of applications that will be considered by their Planning Committee, and to consider any response the Town Council might wish to make.



TEWKESBURY TOWN COUNCIL

PLANNING COMMITTEE

Wednesday 23rd October 2024

Present: Cllrs. J Raywood, S Raywood (arrived at 7.37pm due to traffic congestion), A Hayes, P Jones and H Bowman

In attendance: Mrs N Finnegan (Finance)

MINUTES

- P.24/25.173 Welcome.**
The chairman welcomed all present and ensured that introductions had been made when the meeting opened at 7.31pm
- P.24/25.174 To receive apologies for absence**
None
- P.24/25.175 To receive declarations of interest**
Cllr Raywood – item 15 - employed by the Planning Inspectorate
Cllr H Bowman – TBC
Cllr P Jones – item 11 - Holy Trinity Church
- P.24/25.176 To receive and consider requests for dispensations**
None
- P.24/25.177 To approve the minutes of the Planning Committee meeting held on 9th October 2024**
Proposed by Cllr Jones and seconded by Cllr Hayes
It was resolved to **approve** the minutes
- P.24/25.178 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 met with the independent assessor and with planning officers on site. Since it became clear during the meeting that the matter at issue is the current proposal to site the facility at the front of the building and that, if the application fails it will not be allowed to stay in its current location, this committee will revisit the application under item 17.
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

P.24/25.171 – Meetings with Corbally re Healings Mill – ongoing

P.24/25.179 **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.24/25.180 **To note correspondence**
Application 23/01071/APP Land To The North Of Milnes Covert (David Wilson Homes) Fiddington has been approved.

P.24/25.181 **To receive the Borough Councillor's report (if applicable)**
Cllr Bowman had no written report as such, but explained that, in connection with item 15, she is a representative for the A46 and had brought maps along with her. These maps are now available in the Court Room for members of the public to view.)

P.24/25.182 **The retention of the fence in the rear garden, extension to the existing porch at the front, and replace the bedroom window with sliding door at the back.**
Planning Application
5 Cotswold Gardens Tewkesbury Gloucestershire GL20 5DW
Ref. No: 24/00699/FUL

Observations:

We object on the basis of overlooking and safety. Access to the flat roof via the proposed new door would give rise to a concern regarding safety in that there is no barrier around the flat roof to prevent someone from falling off it. Nor is there a Juliet balcony proposed as a safety measure. Either strategy would result in a change to the appearance of the building. In addition, overlooking the neighbouring property would lead to a loss of residential amenity for the neighbour.
The Town Council is content with the proposal for the porch and the retention of the fence.

P.24/25.183 **Installation of three Air-Source Heat Pumps.**
Planning Application
10 Oldbury Road Tewkesbury Gloucestershire GL20 5NA
Ref. No: 24/00724/FUL

Observations:

No objection, subject to the applicant satisfying the environmental health department with regards to potential noise output.

P.24/25.184 **Erection of a security fence**
Planning Application
Emotive Design Limited Unit 16A Northway Lane Northway Tewkesbury Gloucestershire GL20 8JG
Ref. No: 24/00673/FUL

Observations:

The Town Council objects in deference to the opinion of the Highways consultee.

- P.24/25.185** Extension to the existing petrol filling station's sales building and the creation of charging zone, erection of EV chargers, jet wash bays, sub-station enclosure, LV panel, meter cabinet, plant room and associated works.
Planning Application
Morrisons Ashchurch Road Tewkesbury Gloucestershire GL20 8AB
Ref. No: 24/00739/FUL

Observations:

No objection

- P.24/25.186** New hanging sign and fixed sign, and CCTV to the front fascia. Lightly frosted window film to lower third of front windows and secondary glazing to front windows.
Planning Application
9 Church Street Tewkesbury Gloucestershire GL20 5PA
Ref. No: 24/00734/LBC

Observations:

We would appreciate the information that is promised regarding signage. With regards to the other proposals in this application we are content.

In order to respond further to 24/00690/FUL while the Planning Portal was still open, the order of the agenda was changed so that item 17 could be addressed before item 16, which was followed by item 15. Cllr S Raywood left the room at 8.40pm, after items 17 and 16, but before item 15.

- P.24/25.187** **M5 Junction 9 and A46 (Ashchurch) Transport Scheme**

<https://www.gloucestershire.gov.uk/major-projects-list/m5-junction-9-and-a46-ashchurch-transport-scheme/>

It would be helpful if committee members, councillors and members of the public can visit the exhibition first, at
George Watson Memorial Hall (Watson Hall)
65 Barton Street, Tewkesbury, Gloucestershire GL20 5PX
Saturday 19 October 2024
Opens: 10:00hrs Closes: 17:00hrs

Observations:

Members of Tewkesbury Town Council's Planning Committee have considered the proffered options for improvements to the M5 at junction 9 and the A46 through Ashchurch and respond, as follows:
We consider that the rationale for the proposed improvements and for the various options is very clearly presented in the brochure.

We consider that the existing situation at M5 junction 9 and along the A46 through Ashchurch is unsatisfactory with respect to road safety, congestion, journey times, noise, air quality and opportunities to travel by public transport. We consider that access for pedestrians and cyclists is very unsatisfactory.

We are strongly of the opinion that improvements need to be made to the M5 junction 9 and to the A46 through Ashchurch.

Our preferred option for the improvement works is option 3B. Although it is likely to be the most expensive route we consider that it will allow for easier access for residents to the amenity of countryside and riverside locations and will be less disruptive during the construction stage, to traffic at Teddington Hands.

We agree that all the five stated objectives will be met by option 3B. We strongly agree that option 3B will improve safety performance at the M5 junction 9 and the A46 from junction 9 to Aston Cross.

We wish to suggest that, in order to effect further improvements for walkers and cyclists, there could be space within the improvement scheme to incorporate paths for walkers and cyclists alongside the new roads and that, along the A46 through Ashchurch, there ought to be a dedicated two-way cycle path, in the interests of safety for both cyclist and pedestrians.

P.24/25.188 To note any additional applications on the Planning Portal which will expire before Wednesday 6th November 2024 and agree further actions
None

P.24/25.189 To note any additional information on the Planning Portal regarding applications to which this committee has already responded, and agree further actions

24/00690/FUL Application for siting of InPost Parcel Locker (relocation of existing locker) Tewkesbury Squash Club 13 Ashchurch Road Tewkesbury Gloucestershire GL20 8DP

Observations:

The Town Council has received clarification that this is not a consented existing facility, but subject to this planning application and the Town Council concurs with Environmental Health comments. We have continued concerns with regard to highway safety and the context and capacity of the carpark. We would value the opinion of County Highways.

There being no further business, the meeting closed at 9.08pm.

Chairman's signature

13th November 2024



Planning outcomes in September and October 2024 for applications to Tewkesbury Borough Council.

Planning Reference	Description	Location	Outcome
24/00534/FUL	Single storey rear extension, pergola to the east elevation, reinstatement of front boundary wall with new gates and railings and new roof lights on rear roof slope.	49A Barton Street	Permit
24/00534/FUL	Single storey rear extension, pergola to the east elevation, reinstatement of front boundary wall with new gates and railings and new roof lights on rear roof slope.	49A Barton Street	Permit
24/00498/FUL	Conversion an existing detached garage to provide bedroom and en-suite	Redcliffe Mythe Road	Application withdrawn
24/00029/KERB	Drop Kerb	10 Elmbury Drive Newtown	Planning permission not needed
24/00028/KERB	Drop Kerb	93 Churchill Grove Newtown	Planning permission not needed
24/00045/NMA	Non-material amendment for the addition of a plans condition to include approved drawing references 155A (Location Plan), 3798-20B (Site Plan and Side Elevation), 3798-22B (Front and Rear Elevations), 3798-22B (Floor Plans), 3798-23A (Cross Section and Levels), 3798-24 (Elevations and Deck Details), and 9330C (Survey) to planning permission ref. 99/01501/FUL.	Land At Tewkesbury Marina Bredon Road	Granted
24/00672/TCA	To remove all trees between the flood defence and security fence. The tree stumps are to have ecoplugs inserted. Tree works: Height: 5 meters. Length: 100 meters x 50 meter area.	Mythe Water Treatment Works Mythe Road	No objections
24/00559/FUL	Two storey side extension and part single storey rear extension.	48 Bramley Road Mitton	Permit
24/00454/CLE	Certificate of Lawfulness of existing use of garage to be used for ancillary purposes (Design and	35 Abbots Road	Grant certificate

	Printing Business (Use Class E(c)(ii) Professional Services) to the existing residential dwelling at 35 Abbots Road.		
23/00939/FUL	Proposed Industrial Unit (Class B2)	Matara (UK) Ltd Unit 5801 Shannon Place Tewkesbury Business Park	Permit
23/00008/LBC	Change the outside colour and put up a new sign	154 High Street	Application withdrawn