



TEWKESBURY TOWN COUNCIL

PLANNING COMMITTEE

Wednesday 27th 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 27th November, at 7.30 pm.

Members of the public and press are welcome to attend.

Debbie Hill
Town Clerk
21st 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 13th November 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. **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
11. **Replacement of 2No windows**
Planning Application
The Wheatsheaf 132 High Street Tewkesbury Gloucestershire GL20 5JR
Ref. No: 24/00949/LBC
12. **Change of use of first floor from offices (Use Class E) to one residential apartment (Use Class C3).**
Planning Application
35 High Street Tewkesbury Gloucestershire GL20 5BB
Ref. No: 24/00750/FUL
13. To note any additional applications on the Planning Portal which will expire before Wednesday 11th December 2024 and agree further actions
14. To note any additional information on the Planning Portal regarding applications to which this committee has already responded, and agree further actions
15. To approve the content of a letter to Tewkesbury Borough Council, re, recent changes in planning procedure.
16. Consultation on proposed development by Newland Homes
carrantgardenneighbourhood.co.uk

Letter to TBC re. consideration of planning applications by committee. Re: Item 15

On behalf of Tewkesbury Town Council, members of the Town Council's Planning Committee wish to register their regret at the recent procedural changes that have been agreed at the Borough Council, in respect of the consideration of applications by the Borough's own Planning Committee. We understand that this was done with the aim of reducing the considerable backlog of undetermined applications and that there are potential cost savings. Our concern is a potential negative impact on democracy.

At their last full council meeting Town Councillors were informed that this is something that planning officers have probably wanted to do for a long time. Indeed, prior to the pandemic, there was a move to change the rules that governed whether or not an application was considered by the committee. It was mooted that, if the only objector was the parish council, it need not. That change was strongly opposed by the parishes and it did not take place at that time. One reason given for the proposed change, both then and now, is that parish councils often object to applications, but don't 'bother' to attend the committee meeting in order to support that objection. Having objected in writing, there is nothing to be gained by repeating that objection verbally and there may be many good reasons why parish councillors cannot attend a Borough Planning Committee meeting. The process is daunting, extremely time-consuming, and could result in a parish councillor sacrificing wages, or leave, or obliging someone else to make sacrifices, in order to allow them to attend. In any event, three minutes may not allow sufficient time in which to express the views conveyed by a written objection.

It is our understanding that we may still call upon our Borough ward councillors to call in applications for consideration by the committee, so long as we do so within the first 21 days. We seek confirmation that, if a ward councillor calls in an application, it will certainly be considered by the committee. In each circumstance we would like to receive assurances that the request has been processed and the application will be on the agenda, thus giving parish councillors a greater opportunity to arrange to attend the meeting.

With regard to the 21-day rule, that would be reasonable if the portal operated smoothly. It does not. In this committee we are aware of applications being placed in the wrong in-trays, relevant parishes not being consulted, application documents that have been submitted to the Borough but not made public, thus making it very difficult for consultees to respond to them, documents placed on the portal so late in the day that the parishes cannot legally respond to them, and written complaints to the Borough about all of the above eliciting no response.

We appreciate that this is a difficult time for our local Planning Authority. We understand the constraints caused by a shortage of funds and recruitment issues. Surely then this is all the more reason to heed parish councillors, with their local knowledge and experience that will aid in the making of good decisions. While good decisions cost money, poor decisions cost a great deal more, including invisible costs, such as increased anxiety for residents, ill health, disaffected neighbours, insurance costs, workarounds to mitigate for loss of amenity, etc.

So would you please confirm the following;

- That parish councils will not be excluded from planning decisions affecting their geographical area.

- That the Borough Planning Committee is aware that a written report should not require a personal visit as justification, only when the Committee feels more evidence might be helpful.
- That the full twenty-one days is available to Parish Councils to have sufficient time to review Planning applications.
- That the Borough Planning Committee acknowledges the current procedure whereby local councillors can call in particular applications for Committee scrutiny.

This committee has long aimed to do all it can to support the Borough in providing the kind of environment that the people of Tewkesbury deserve. We have the relevant skills, knowledge and contact with the public. We ask that you work with us , for everyone's benefit.



TEWKESBURY TOWN COUNCIL

PLANNING COMMITTEE

Wednesday 13th November 2024

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

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

MINUTES

- P.24/25.190 Welcome.**
The chairman welcomed all present when the meeting started at 7.30pm
- P.24/25.191 To receive apologies for absence**
None
- P.24/25.192 To receive declarations of interest**
None
- P.24/25.193 To receive and consider requests for dispensations**
None
- P.24/25.194 To approve the minutes of the Planning Committee meeting held on 23rd October 2024**
Proposed by Cllr Hayes and seconded by Cllr Jones
The minutes were approved.
- P.24/25.195 To receive updates on matters arising from the minutes – for information only**
P.23/24.375 – Accessibility project – Full Council was given an update on Monday. Contact has been established with the neighbours, in order to discuss proposals.
P.24/25.024 – click and collect point – this will be addressed in item 23. Cllr Bowman is following this up at TBC
P.24/25.097 – enforcement – an outcome of this work with Civic Society and the enforcement teams will be addressed in items 12 and 13
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 – no dates yet

P.24/25.196 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.24/25.197 To note correspondence
None, that is not addressed elsewhere in the agenda

P.24/25.198 To receive the Borough Councillor's report (if applicable)
Cllr Bowman has made a request to remove an application that should not be there, removed from our in-tray. She has requested the Town Council's log-in details, so that she can show officers what we see, as their view of the portal is different from ours. TBC's CE is handling the Healings Mill application himself and there should be a meeting with the developer and architect soon.
A recent audit has revealed problems with Section 106 funding. These are being addressed.

Cllr S Raywood, who was delayed by traffic, arrived at 7.40pm.

P.24/25.199 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

Proposed by Cllr S Raywood and **seconded** by Cllr Hayes

It was agreed to **ratify** the two responses

P.24/25.200 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

Observations:

No objection - the Town Council are pleased to see the hall will be back in use. We note that it will be for private use at present.

P.24/25.201 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

Observations:

No objection on the basis that it will be a slight improvement visually. However, the Town Council question whether the marginal benefit outweighs the harm to the listed building and the conservation area.

P.24/25.202 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

Observations:

No objection on the basis that it will be a slight improvement visually. However, the Town Council question whether the marginal benefit outweighs the harm to the listed building and the conservation area.

P.24/25.203 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

Observations:

No objection - the Town Council ask that consideration be given to organising the recycling and waste management generated by the office and living areas.

P.24/25.204 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

Observations:

As the Town Council is the applicant, we will decline to comment.

P.24/25.205 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

Observations:

As the Town Council is the applicant, we will decline to comment.

P.24/25.206 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

Observations:

No objection

P.24/25.207 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

Observations:

No objection - the Town Council ask that consideration be given to organising the recycling and waste management generated by the office and living areas.

P.24/25.208 Proposed first floor rear extension

Planning Application

10 Howells Road Tewkesbury Gloucestershire GL20 5PW

Ref. No: 24/00873/FUL

Observations:

No objection

P.24/25.209 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

Observations:

No objection - the Town Council are pleased to see the hall will be back in use. We note that it will be for private use at present.

P.24/25.210 To note the decisions made in September and October 2024, in respect of planning applications to Tewkesbury Borough Council
Noted

P.24/25.211 To note any additional applications on the Planning Portal which will expire before Wednesday 27th November 2024 and agree further actions

Two-storey residential extension to the side of the tower. Minor alterations to the internal layout of the tower.

Planning Application

The Mythe Water Tower Mythe Road Tewkesbury Gloucestershire GL20 6EB

Ref. No: 24/00510/FUL

Observations:

No objection

Two-storey residential extension to the side of the tower. Minor alterations to the internal layout of the tower.

Planning Application

The Mythe Water Tower Mythe Road Tewkesbury Gloucestershire GL20 6EB

Ref. No: 24/00511/LBC

Observations:

No objection

P.24/25.212 To note any additional information on the Planning Portal regarding applications to which this committee has already responded, and agree further actions

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:

In light of the Highways and Environmental Health Consultee comments, the Town Council would encourage the Borough to make a decision to refuse on highway safety and loss of amenity grounds.

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

Observations:

No objection - the Town Council is content with the information provided in the FRA report.

P.24/25.213 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.

The Planning Committee will register its concerns regarding this change, in a letter to Tewkesbury Borough Council. Cllr Bowman said that we will still be able to ask ward councillors to raise applications for consideration in committee, as they were before, but that has to be done within the first 21 days. Given the time constraints, that is an additional hurdle for us to negotiate. Cllr J Raywood will compose a form of words for the letter, which will be circulated amongst committee members for their input.

There being no further business, the meeting closed at 9.26pm

Chairman's signature

27th November 2024