



TEWKESBURY TOWN COUNCIL

PLANNING COMMITTEE

Wednesday 22nd January 2025

To: Cllrs. J Raywood, S Raywood, A Hayes, P Jones, H Bowman

In attendance: Kate Chambers (Admin), two members of the public

MINUTES

P.24/25.270 Welcome.

The chairman welcomed everyone when the meeting opened at 7.30 pm

P.24/25.271 To receive apologies for absence

Mr R Carey

P.24/25.272 To receive declarations of interest

S Raywood – item 18, employed by the Planning Inspectorate

P.24/25.273 To receive and consider requests for dispensations

None

P.24/25.274 To approve the minutes of the Planning Committee meeting held on 8th January 2025

Proposed by Cllr Hayes and seconded by Cllr Jones, it was resolved to approve the minutes.

P.24/25.275 To receive updates on matters arising from the minutes – for information only

P.23/24.375 – Accessibility project – ongoing

P.24/25.104 – Healings Mill and perceived inconsistencies on the Planning Portal – TBC's Nick Sallis visited the Town Hall earlier this evening. He has resolved some issues for us already and has taken away a list of others to investigate further.

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

P.24/25.264 – Cllr Jones has taken photographs showing that the number of bins left on the kerbside in Quay Street is indeed growing. There will be a 'bin blight' meeting between the Civic Society, the Cllr Jones and Borough Councillors next Monday, to discuss next steps. Cllr Bowman will send the photos to the planning department, so that they can see what is happening.

P.24/25.267 – regarding the Tirl Brook, Friends of the Earth has sent the following question:

“With the new homes being built, do you know how many locally, what sewage treatment plant (STP) there waste with be going to and if the local STP at the Lower Lode has, or is programmed to have work done on it?” (We understand that some of these answers are being supplied by members of Ashchurch Rural Parish Council.)

P.24/25.268 – The Deputy Town Clerk has received an appreciative response to our comments, from Tewkesbury Borough Council.

P.24/25.276 **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)

One member of the public spoke to object strongly to item 10 - 24/01030/FUL, saying that the application is not compliant with the NPPF. The site is in a Landscape Protection Zone and also on designated amenity land, which means it cannot be developed in any way. The point was also made that none of the neighbours had been consulted by the applicant.

P.24/25.277 **To note correspondence**

We have received a response from the Borough council’s Chief Executive Officer, following our expression of concern with regard to changes in their planning application processing system. We will expect to hear more the relevant Planning Support team leader in due course.

The planning officer dealing with 24/00699/FUL has written to say that the sliding door in this application, to which we objected, has now been removed from the scheme and therefore would we reconsider our response. This will be addressed in item 16.

P.24/25.278 **To receive the Borough Councillor’s report (if applicable)**

None

P.24/25.279 **Erection of 1no. self-build detached bungalow, with amenity space to the front, sides and rear, driveway with parking space for 2no. cars, and access from Lincoln Green Lane**

Planning Application

Crosslands Lincoln Green Lane Tewkesbury Gloucestershire GL20 7DN

Ref. No: 24/01030/FUL

Observations:

The Town Council objects on a number of levels:

- the character of the bungalow is not consistent with the area
- the location is within a conservation area, landscape protection zone and is within the curtilage of the battlefield (number 47 on the national heritage register of historic sites)
- the proposal would detract from a recognised tourist attraction
- the road is not suitable for additional traffic which would be generated
- the road floods, so access to the site could be affected
- the existence of a new building could potentially exacerbate flooding at the end of the lane due to faster run off into the Coln Brook
- the strategy for waste and surface water run off is not clear
- we have concerns about access and parking due to the potential effect on highways safety and operation
- we have concerns about reversing over a public right of way running in the verge and also the lack of information about boundary treatments which could impede visibility

- The site is officially classed as amenity land, so we believe no development can take place on this land
- we are concerned about the loss of trees and possible biodiversity. We assume that there will have to be a TCA application for the loss of the trees
- we concur with the opinion of the conservation officer

P.24/25.280 **Installation of a 20ftx8ft shipping container in the southeast corner of the car park.**
Planning Application
Priors Park Chapel Queens Road Tewkesbury Gloucestershire GL20 5EY
Ref. No: 24/00996/FUL

Observations:
No objection, however the applicants should give careful consideration to the logistics of installation and ultimate removal of the unit as it is a rather large load with which to negotiate a twisting estate road.

P.24/25.281 **Replacement of existing 17mm*17mm brushed silver lettering on black painted fascia with 17mm*17mm brushed gold letters reading Reflection Rooms, and existing frosted film on shop front windows and entrance doors with frosting with Reflection Rooms logo cut out (Part Retrospective)**
Planning Application
The Mustard House 13 - 14 Barton Street Tewkesbury Gloucestershire GL20 5PP
Ref. No: 24/01028/LBC

Observations:
No objection

P.24/25.282 **Proposed change of use of offices to 2 dwellings and conversion of outbuildings to 2 dwellings (Amendment to 19/00686/FUL and 19/00687/LBC)**
Planning Application
69 - 70 High Street Tewkesbury Gloucestershire GL20 5LE
Ref. No: 24/01051/FUL

Observations:
The Town Council has some concerns regarding waste management, especially food waste.
The idea of a communal food waste bin doesn't seem very practical. In addition, assurances need to be made that, in the event of part of the site being sold at a later date, the remaining residents won't lose access to their bin storage.
The car parking study has been superseded by the introduction of EV parking in that part of the High Street.

P.24/25.283 **Garage Conversion**
Planning Application
2 Barton Mews Tewkesbury Gloucestershire GL20 5RP
Ref. No: 24/01067/FUL

Observations:

No objection

P.24/25.284 To note any additional applications on the Planning Portal which will expire before Wednesday 5th February 2025 and agree further actions

None

P.24/25.285 To note any additional information on the Planning Portal regarding applications to which this committee has already responded, and agree further actions

The committee noted the planning officer's request. However, there are no amended documents on the planning portal to confirm the current intention, so it was felt by members that the committee could not amend its response as yet. A reply will be sent, explaining this, and saying that if amended drawings are available on the portal by 28th January we will consider them in our next meeting.

P.24/25.286 To compile further observations on the Environmental Impact Assessment for the Mitton Development, on land to the east of Bredon Road - 23/00682/OUT

None at this stage.

P.24/25.287 To receive an update on revisions to the NPPF, as of December 2024

<https://www.local.gov.uk/parliament/briefings-and-responses/revisions-national-planning-policy-framework-nppf-and-other>

In addition to the above reference, on YouTube there is a light-hearted but useful analysis in the December broadcast of 'Have We Got Planning News For You'.

Committee members noted that the current government is taking a stronger stance on the delivery of housing, with the aim of achieving a production rate that is much higher than we have seen during the last fifty years. The requirement for new houses will increase in Tewkesbury Borough.

The duty to cooperate will be strengthened and planning authorities will be expected to anticipate where neighbouring authorities are likely not to be able to meet their housing needs and to plan accordingly.

With regard to flooding, if sequential tests indicate that landscaped areas are likely to flood, that will not be regarded as a problem, so long as access roads and properties are not affected.

With regard to affordable housing, the level of affordability will rise from four times the average income, to five times. The category for affordable housing will be extended to include social rent developments.

There will be a greater emphasis on the need to adapt and to mitigate for climate change, with an expectation of increased use of renewables and low-carbon development. We are likely to see climate change statements accompanying planning applications.

There being no further business, the meeting closed at 9.12pm

Chairman's signature

5th February 2025