



TEWKESBURY TOWN COUNCIL

PLANNING COMMITTEE

Wednesday 22nd January 2025

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 22nd January, at 7.30 pm.

Members of the public and press are welcome to attend.

Debbie Hill
Town Clerk
15th January 2025

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 8th January 2025**
- 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. 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
11. 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
12. 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
13. 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
14. Garage Conversion
 Planning Application
 2 Barton Mews Tewkesbury Gloucestershire GL20 5RP
 Ref. No: 24/01067/FUL
15. To note any additional applications on the Planning Portal which will expire before Wednesday 5th February 2025 and agree further actions
16. To note any additional information on the Planning Portal regarding applications to which this committee has already responded, and agree further actions
17. To compile further observations on the Environmental Impact Assessment for the Mitton Development, on land to the east of Bredon Road - 23/00682/OUT
18. 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>



TEWKESBURY TOWN COUNCIL

PLANNING COMMITTEE

Wednesday 8th January 2025

Present: Cllrs. J Raywood, S Raywood, A Hayes, P Jones, P Brookes

In attendance: Mrs N Finnegan (Finance), 1 member of the public

MINUTES

P.24/25.249 Welcome.

The chairman welcomed everyone when the meeting opened at 7.31pm

P.24/25.250 To receive apologies for absence

Mr R Carey

P.24/25.251 To receive declarations of interest

Cllr S Raywood – items 8, 20 and 22 (employed by the Planning Inspectorate, but made it clear that any comments he made would not represent his employer's view)

P.24/25.252 To receive and consider requests for dispensations

None

P.24/25.253 To approve the minutes of the Planning Committee meeting held on 11th December 2024

Proposed by Cllr Hayes and seconded by Cllr Jones

It was **resolved** to **approve** the minutes

P.24/25.254 To receive updates on matters arising from the minutes – for information only

P.23/24.375 – Accessibility project – the Town Clerk is seeking architects for this work. Communications with the owner of the neighbouring property, occupied by Lloyds Bank, are proving difficult to establish.

P.24/25.024 – click and collect point – we have heard from Cllr Bowman that the lockers have been taken away.

(7.41 pm - Cllr S Raywood arrived at this point in the meeting.)

P.24/25.104 – Healings Mill and perceived inconsistencies on the Planning Portal – TBC's Nick Sallis will visit the Town Hall at 6.45 pm on the 22nd January to check our settings on the planning laptop, to see if that's where the problem lies.

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

P.24/25.237 – the application re. 24 Barton Street has been removed from our in-tray
P.24/25.247 – our response has been submitted

P.24/25.255 **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.24/25.256 **To note correspondence**

Regarding the South Worcestershire Development Plan (on which this council has previously submitted comments) the Secretary of State has appointed Planning Inspectors Philip Lewis MA MRTPI and Elaine Worthington MTP MUED MRTPI IHBC to conduct an examination into the soundness and legal compliance of the plan. Our primary point of contact for any enquiries we have throughout the examination process will be ian@localplanservices.co.uk
Hearing sessions will commence at 9.30 am on Tuesday 4th March 2025 at the Worcester Guildhall. Guidance notes have been prepared by the Inspectors to explain the process and the Inspectors' Matters, Issues and Questions provide a framework for any further written submission we may wish to make. An examination website has been established and will be regularly updated throughout the process.
If we wish to make a further written response in relation to the questions the Inspectors have identified, the deadline for submission of these is 11th February 2025. If we wish to participate in a hearing session, we should let Ian Kemp know by 31st January 2025.

A message has been received from Cllr Bowman that the In Post lockers have gone!

The Civic Society has raised a concern about a comment in relation to 21/01521/FUL (retrospective change of use from retail to hot food take away). Both we and the Civic Society have already responded that we are not in favour of the storage of waste bins on the roadside in Quay Street. The Environmental Health Officer's report says that 'the external storage of waste is not ideal but no nuisance issues have been reported'. We can consider this in item 16.

TBC's Nick Sallis will come to the Town Hall at 6.45 pm on the 22nd January, ahead of our next meeting to address the various issues we have been experiencing with the planning portal.

P.24/25.257 **To receive the Borough Councillor's report (if applicable)**
None.

P.24/25.258 **Removal of two dead trees and one damaged tree: 1 - Fell dead tree behind 6th Green as part of a copse - no replacement required as it will allow other trees to have more space. 2 - Fell dead tree - near the 8th green will be replaced by a Field Maple or Norway Maple 3 - Fell willow - near the 7th green was damaged broken during a storm remainder will need to be felled by a tree surgeon**
Planning Application
Tewkesbury Park Lincoln Green Lane Tewkesbury Gloucestershire GL20 5TU
Ref. No: 24/00997/TCA

The deadline for responses having been missed, we are no longer able to submit a comment, but our tree warden had advised us that he had no concerns about this application.

- P.24/25.259** **Rebuilding and repair of collapsed section of wall and anchoring of the remaining wall.**
Planning Application
Abbey Wall Adjoining Victoria Gardens Mill Street Tewkesbury Gloucestershire
Ref. No: 24/00624/LBC

Observations:
No objection

- P.24/25.260** **Rebuilding and repair of collapsed section of wall and anchoring of the remaining wall.**
Planning Application
Abbey Wall Adjoining Victoria Gardens Mill Street Tewkesbury Gloucestershire
Ref. No: 24/00623/FUL

Observations:
No objection

- P.24/25.261** **New rear entrance including steps and disabled lift, new glazed front entrance doors, alterations to entrance steps, and alterations to rear parking area and rear boundary wall**
Planning Application
Tewkesbury Methodist Church Church Street Tewkesbury Gloucestershire GL20 5PA
Ref. No: 24/00995/FUL

Observations:
No objection in principle, however we would like confirmation that access to the platform lift is not impaired by the bins.

- P.24/25.262** **Front Single Story Extension with pitched tile roof to facilitate a larger living room, rear single story extension with flat roof to facilitate a larger kitchen, dinner and lounge area and a side twin storey extension for double garrage and first floor adaption.**
Planning Application
The Orchard 20 Spa Gardens Tewkesbury Gloucestershire GL20 8DR
Ref. No: 24/00960/FUL

Observations:
Objection. We feel that the rear extension overshadows the neighbouring property so as to reduce amenity in the main living spaces and in the garden.

- P.24/25.263** **To note any additional applications on the Planning Portal which will expire before Wednesday 22nd January 2025 and agree further actions**

None

- P.24/25.264 To note any additional information on the Planning Portal regarding applications to which this committee has already responded, and agree further actions**

Change of use from retail to hot food takeaway (Sui Generis) - retrospective application

Planning Application

41A High Street Tewkesbury Gloucestershire GL20 5BB

Ref. No: 21/01521/FUL

Observations:

Our original objection still stands. We consider it contrary to be consenting improvements at one end of Quay Street and allowing an accumulation of bins at the other, which is likely to encourage the owners of other properties to leave their bins out and will detract from the character of the conservation zone. This also contrary to the spirit of the Heritage Action Zone project and has the potential to undo the good work that has been achieved.

- P.24/25.265 To note the decisions made in December 2024, in respect of planning applications to Tewkesbury Borough Council**

Noted

- P.24/25.266 To receive the budget report**

Received

- P.24/25.267 To agree to purchase water testing refill kits for phosphates and nitrates, so that Friends of the Earth can continue to monitor the two Carrant Brook testing points during the coming year, for a total cost of £148.**

Committee members expressed their commitment to continuing to facilitate the testing, in line with advice in the hydrologist's report last year. In addition, the question was recently raised by a former town councillor as to whether or not monitoring is carried out on the Tirlebrook, since it is also impacted by substantial new development. The Deputy Town Clerk will enquire from Friends of the Earth regarding the Tirlebrook, to see if this would be an appropriate and achievable course of action.

Proposed by Cllr Jones and **seconded** by Cllr Brookes

It was **resolved** to **agree** the purchase of water testing refill kits for phosphates and nitrates, so that Friends of the Earth can continue to monitor the two Carrant Brook testing points during the coming year, for a total cost of £148.00 and, subject to an affirmative response from Friends of the Earth, to spend a further £148.00 to facilitate testing of the Tirlebrook, in order to address concerns with regard to the impact of development on that watercourse.

- P.24/25.268 To compile initial observations on the Environmental Impact Assessment for the Mitton Development, on land to the east of Bredon Road - 23/00682/OUT**

It was noted that the EIA directs people to a non-existent website for the location of documents. This may impede interested members of the public who wish to comment on it.

Many areas of the EIA appear to be comprehensive, but as is the practice with such documents, much of it may have been copied and pasted from similar documents and therefore not be specific to this site. It needs to be checked thoroughly for errors and omissions.

The committee discussed the following areas of concern:

- flood risk management
- transport
- housing land
- schools

It is noted that the consultation on this enormous document is not yet open, so further time is available in which to formulate our response.

P.24/25.269 To resolve that the press and public are excluded due to the confidential nature of the business under the Public Bodies (Admissions to Meetings Act) 1960 s.1. Sub section 2

Proposed by Cllr Hayes and seconded by Cllr S Raywood

It was **resolved** to exclude the public from discussion of the following confidential item.

P.24/25.270 To discuss the following pre-application consultation and agree any responses/actions:

New fish pass at Upper Lode Weir.

Planning Application

Upper Lode Weir On The River Severn

Ref. No: 24/00097/PRE

The committee prepared a series of responses posed by the applicant. These will be forwarded to the Deputy Town Clerk in the first instance, for further detail to be added, before they are submitted to the Borough Council.

There being no further business, the meeting closed at 9.25pm

Chairman's signature

22nd January 2025