



PLANNING COMMITTEE

Wednesday 11th June 2025

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

In attendance: Kate Chambers (Admin)

MINUTES

P.25/26.035 Welcome.

The chairman welcomed everyone to the meeting when it opened at 7.32pm and ensured that any introductions were made.

P.25/26.036 To receive apologies for absence

Cllr. Jones

P.25/26.037 To receive declarations of interest

Cllr J Raywood – Item 13 (Trustee of the Tewkesbury Almshouse Trust and named contact for the application)

Cllr S Raywood – item 18 (employed by the Planning Inspectorate)

P.25/26.038 To receive and consider requests for dispensations

None

P.25/26.039 To approve the minutes of the Planning Committee meeting held on 28th May 2025

Proposed by Cllr Hayes and seconded by Cllr Gurney

It was resolved to approve the minutes.

P.25/26.040 To receive updates on matters arising from the minutes – for information only

P.23/24.375 – Accessibility project – a revised drawing has been received from the architect. The Accessibility Working Group will meet again in the near future to discuss this.

P.24/25.325 – meeting of chairman with TBC officers – Nick Bryant, Director of Growth at TBC has indicated a willingness to meet and discuss the issues with the planning process that the committee has been raising over the last few years.

P.25/26.041 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.25/26.042 To note correspondence

24/00032/NMA (The Maltings) will be discussed at Tewkesbury Borough Council's Planning Committee meeting on 17th June 2025. The planning officer's recommendation is to grant the amendment. His report unfortunately does not reflect the fact that the Town Council objected strongly to this. Contact has been made with Cllr Workman (TBC Tewkesbury North and Twynning), who asked for this application to be considered by the committee. He has been sent a copy of everything we have said about these windows, going back to 2021. Contact will now be made with all members of the Borough Planning Committee to ensure that they all have the same information as Cllr Workman. Cllr Sztymiak will also be contacted and asked to speak to the committee as a ward councillor.

P.25/26.043 To receive the Borough Councillor's report (if applicable)

On the agenda of Tewkesbury Borough's next meeting of the overview and scrutiny committee there will be report of the Borough's progress, covering a number of areas of operation, including Planning. The figures show that the Borough is now meeting its Planning performance targets for processing large development applications, following a great deal of hard work from Nick Bryant and his team.

Cllr S Raywood will give Cllr Bowman access to a list of long overdue small applications, so that she can ask how these may be resolved.

P.25/26.044 To receive an update on Healings Mill

The chairman, along with the chairman of the Tewkesbury Civic Society met with the architect last week, in order to understand the issues that he is experiencing with the Mill project. They then met with officers from Tewkesbury Borough Council (Georgia Smith, Peter Tonge and Catherine Ashby) on 9th June, to receive an update on progress towards development of the site.

The site is acknowledged to be challenging, with multiple, complex issues, a key issue being a flood zone 3 location. The architect has worked closely with the Environment Agency to make the proposed development flood resilient.

Another key issue is the heritage listed status of the buildings on the island site. The 1865 building and the Quay Bridge will be retained but Historic England and Tewkesbury Borough Council have accepted that it may not be viable to retain the buildings to the south of the bridge. However, Historic England would require a public benefit to be derived from their demolition and replacement. In the Borough's view, current proposals for the site would not provide as much public benefit as is desirable for the benefit of the whole community although they understand the commercial constraints involved, and they would like to see more investigation of the possibilities by a Design Review Panel. The Borough has experience of the employment of such panels at various stages of the planning process from pre-app stage onwards although, in the architect's experience, they are usually used when there is a fully developed scheme.

This being a sensitive site, the Borough has requested a full planning application, whereas the developer would prefer to submit a hybrid one (full for the 1865 building and outline for the remainder of the site). The Borough feels that leaves too much uncertainty over the future of the southern part of the site and a full application is usual when plans involve the demolition of a listed building.

We understand that Borough officers meet the architect and agent at six-weekly intervals but attempts by officers to communicate directly with the site owner have

been largely unsuccessful. However, it is possible that a meeting with the site owner could be useful in moving the project forward.

It is agreed that it is time for the public to have a greater understanding of the potential future of the Healings Mill site. Cllr. Raywood offered the support of the Town Council in providing information to the public via meetings, displays, consultations, etc. It was also explained that, going forward, Town Council Planning Committee agendas will have a standing item to update on Healings Mill, in order to assure the public that action is still ongoing. Tewkesbury Borough Council has agreed to provide information for those updates.

- P.25/26.045** [Replacement balcony](#)
Planning Application
8 King Johns Court Tewkesbury Gloucestershire GL20 6EG
Ref. No: 25/00370/FUL

Observations:
No objection

- P.25/26.046** [Replacement of damaged metal bridge with like for like replacement bridge.](#)
Planning Application
Tewkesbury Marina Bredon Road Tewkesbury Gloucestershire GL20 5BY
Ref. No: 25/00261/FUL

Observations:
No objection in principle. We do feel that a construction management plan should be in place before commencement of building works. The plan should take into account the potential impacts on residential boats and local residences, the local highway network and use of navigation.

Cllr J Raywood left the room at 8.21pm and the Mayor chaired the next item.

- P.25/26.047** [Replace existing steel windows on rear \(east elevation\)](#)
Planning Application
Russell Almshouses Abbey Precinct Tewkesbury Gloucestershire GL20 5RZ
Ref. No: 25/00410/LBC

Observations:
No objection - the Town Council concurs with the conservation officer's comments. We commend the sensitive inclusion of double glazed windows in a historic building.

Cllr J Raywood returned to the room at 8.32pm

- P.25/26.048** **To note any additional applications on the Planning Portal which will expire before Wednesday 25th June 2025 and agree further actions**
None

- P.25/26.049** **To note any additional information on the Planning Portal regarding applications to which this committee has already responded, and agree further actions**

None

P.25/26.050 To note the decisions made in May 2025, in respect of planning applications to Tewkesbury Borough Council
Noted

P.25/26.051 To consider the committee's current terms of reference and to amend them, in view of recent changes to the frequency of Full Council meetings.

As greater responsibility for decisions has been given to committees this has reduced the number of full council meetings that we need to hold. A consequence of this is that Planning is no longer able to meet its responsibility to 'refer major plans to the Town Council', because of the time constraints. However, committee members consider that all councillors should have the opportunity to contribute responses to applications for major developments and therefore they make the following proposals:

In terms of **membership**, we wish to add the following, which will enable all councillors to feel able to contribute their views during discussions of major applications.

All councillors may join the committee for the duration of a meeting, in order to participate in the consideration of major developments when they arise.

In terms of **Powers and responsibilities**, we wish to replace the responsibility to refer major plans to the Town Council, with the following:

To alert all councillors to applications for major developments, so that they may contribute to the committee response.

Currently, all councillors are issued with an agenda containing all necessary links. The agenda is usually issued with a summary paragraph or sentence saying how many applications there are for consideration in each ward, and also outside the parish. Henceforth, attention will be drawn to large development applications in the same way.

Proposed by Cllr Hayes and seconded by Cllr Gurney.

It was resolved that these proposed changes should be recommended to Full Council.

Cllr S Raywood left the room at 8.51pm

P.25/26.052 To receive an update on M5 Junction 10
Received. The NSIP process was found to be clear and straightforward.

Cllr S Raywood returned to the room at 8.55pm

P.25/26.053 25/00763/LIQPRM - Application for a new premises licence at Units 63 and 64 Basepoint, Oakfield Close, Tewkesbury Business Park, Tewkesbury GL20 8SD.

Observations:

No objection

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

Chairman's signature

25th June 2025