



PLANNING COMMITTEE

Wednesday 11th June 2025

To: Cllr. Joanne Raywood, Cllr. Simon Raywood, Cllr Alan Hayes, Cllr. Paul Jones, Cllr. Rod Gurney, 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 11th June, at 7.30 pm.

Members of the public and press are welcome to attend.

Debbie Hill
Town Clerk
5th June 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 28th May 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. To receive an update on Healings Mill
11. [Replacement balcony](#)
Planning Application
8 King Johns Court Tewkesbury Gloucestershire GL20 6EG
Ref. No: 25/00370/FUL
12. [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
13. [Replace existing steel windows on rear \(east elevation\)](#)
Planning Application
Russell Almshouses Abbey Precinct Tewkesbury Gloucestershire GL20 5RZ
Ref. No: 25/00410/LBC
14. To note any additional applications on the Planning Portal which will expire before Wednesday 11th June 2025 and agree further actions
15. To note any additional information on the Planning Portal regarding applications to which this committee has already responded, and agree further actions
16. To note the decisions made in May 2025, in respect of planning applications to Tewkesbury Borough Council
17. 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.
18. To receive an update on M5 Junction 10
19. 25/00763/LIQPRM - Application for a new premises licence at Units 63 and 64 Basepoint, Oakfield Close, Tewkesbury Business Park, Tewkesbury GL20 8SD.



PLANNING COMMITTEE

Wednesday 28th May 2025

Present: Cllrs. J Raywood, S Raywood, P Jones, R Gurney, H Bowman

In attendance: Nicole Finnegan (Finance), two members of the public (including Katy Scott)

MINUTES

P.25/26.016 Welcome.

The chairman welcomed all present and ensured that introductions were made when the meeting opened at 7.30pm

P.25/26.017 To receive apologies for absence

Cllr Hayes, R Carey

P.25/26.018 To receive declarations of interest

None

P.25/26.019 To receive and consider requests for dispensations

None

P.25/26.020 To approve the minutes of the Planning Committee meeting held on 14th May 2025

Proposed by Cllr Gurney and seconded by Cllr Jones

It was resolved to approve the minutes.

P.25/26.021 To receive updates on matters arising from the minutes – for information only

P.23/24.375 – Accessibility project – ongoing. A recent EoI for government funding for this and also repairs to the Town Hall was unsuccessful.

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

P.24/25.325 – meeting of chairman with TBC planning officers - ongoing

P.25/26.022 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.25/26.023 To note correspondence
None

P.25/26.024 To receive the Borough Councillor's report (if applicable)

Cllr Bowman reported she has been asking Borough Officers about the masterplan, which is currently running behind schedule and is not yet complete. Borough Councillors are awaiting a briefing on the Strategic Local Plan, on which, due to lack of available time, there will not be a full consultation, but there will be a series of small consultations on specific parts of the document.

Cllr S Raywood asked Cllr Bowman to pass on his thanks to the Borough, for submitting information about the article 4 direction into the national planning data map planning.data.gov.uk

P.25/26.025 Subdivision of 1no. Flat to 3no. Flats including extensions to rear and roof
Planning Application
Kingfisher 1 Quay Street Tewkesbury Gloucestershire GL20 5BE
Ref. No: 25/00291/FUL

Observations:

Objection on the grounds of the impracticality of the current waste and cycle solutions. The council observes that occupiers of the flats do not have direct access to the bin or cycle storage areas. There is concern that it will be difficult to get the bins out of the storage area out of Cares Alley which we understand is not a public right of way. In addition we are concerned that the space standards are not met in flat 3 especially regarding head height. We like the proposed front elevation.

P.25/26.026 Construction of new dormer window with cat-slide roof to facilitate new internal staircase to second floor.
Planning Application 79 Church Street Tewkesbury Gloucestershire GL20 5PA
Ref. No: 25/00296/FUL

Observations:

No objection

P.25/26.027 Erection of summer house, replacement/extension of existing patio, replacement of doors and windows to front, side and rear elevations and replacement of rear patio door, and replacement of rear access gate.
Planning Application
18 Bredon Road Tewkesbury Gloucestershire GL20 5BZ
Ref. No: 25/00107/FUL

Observations:

The Town Council notes that the materials of the proposed windows are not specified. We therefore would defer to the conservation officer's opinion, considering the properties location within the article 4 direction and the conservation area.

P.25/26.028 Change of use of a residential care home (C2) to use as a single dwelling house (C3)
Planning Application

Mythe End House Mythe Road Tewkesbury Gloucestershire GL20 6EB
Ref. No: 25/00334/FUL

Observations:

No objection

P.25/26.029 Development to create three one bed apartments at first floor of existing building
Planning Application
99 Church Street Tewkesbury Gloucestershire GL20 5RS
Ref. No: 25/00372/FUL

Observations:

In principle the Town Council is not opposed to a return to residential use for this property. However there are concerns that the use of the bathroom at the front of the property will require some changes to the window which may be evident from the outside. We also have questions about bin storage.

P.25/26.030 Development to create three one bed apartments at first floor of existing building
Planning Application
99 Church Street Tewkesbury Gloucestershire GL20 5RS
Ref. No: 25/00373/LBC

Observations:

In principle the Town Council is not opposed to a return to residential use for this property. However there are concerns that the use of the bathroom at the front of the property will require some changes to the window which may be evident from the outside. We also have questions about bin storage.

P.25/26.031 W/25/00596/OUT
An outline application for phased residential development capable of being severed for up to 500 new homes, a neighbourhood centre (Use Classes C3, E, F2, and Sui Generis ((Hot Food takeaways, and pubs/bars)), means of access (from Hardwick Bank Road, and from the proposed Mitton A development to the south) drainage, landscaping, open space, and associated infrastructure with all matters reserved except for access
Land At (Os 9140 3472), Tewkesbury Road, Bredons Hardwick

Observations:

Objection

Transport

The indicative masterplan shows a single through road going roughly north-south through the site. At the north end there would be an exit onto Hardwick Bank Road. Currently, there is not even an exit from the field onto this road, and probably for good reason, as the horizontal and vertical sightlines are not good and an exit here could be dangerous. Vehicles exiting the site would be hidden from view by trees and bushes, and also by the topography of the site in that area, as the junction would be at the top

of a downward slope into the estate. The National Speed Limit prevails over this stretch of Hardwick Bank Road, which means that there must be a clear and unobstructed view of the road, to and from the proposed new site exit, for at least 215 metres. We don't believe this can be achieved as the proposal currently stands. It is also noted that there appears to be no modelling of the impact of additional traffic on the junction of Hardwick Bank Road with Tewkesbury Road. Neither does there appear to be any modelling of the junctions in Tewkesbury itself, which will most certainly be impacted by additional traffic generated by this development.

At the southern end of the Mitton B site the road emerges into the Mitton A site for which the developers have not yet developed a satisfactory transport solution. Indeed, the application for Mitton A was refused, then appealed, and the appeal dismissed on transport grounds. It therefore follows that Mitton B (which will just exacerbate the issue that Mitton A already has) will be similarly unviable for the same reasons. Since many vital local services, eg medical, commercial, educational etc are located in Tewkesbury's town centre, it can be assumed that the larger part of the traffic from Mitton B will head south and into the town.

With regard to the northern exit, even if a safe exit onto Hardwick Bank Road could be achieved, that road is already under tremendous pressure, due to the demands that will be made upon it by the northern part of the proposed Ashchurch Garden Community. It also passes over a weight-limited bridge and through a residential area and therefore is not suitable as a main through-way for yet another new housing development.

Access to the site for large vehicles, construction plant, etc, will be problematic. The bridge on Hardwick Bank Road makes that an unsuitable access route from the east and there are weight limits on traffic coming through Tewkesbury town centre and also from the west, over the Mythe Bridge. We do not think that Bredon's main street is a suitable route either, for an increased influx of heavy vehicles.

We note that Worcestershire County Highways advocates a deferral (insufficient information)

We believe that these transport issues in themselves are sufficient for this council to object most strongly to proposed development on this site. However, we have additional concerns that must be addressed.

Pedestrian access

It is noted that there is no footpath along the adjacent stretch of Hardwick Bank Road, so pedestrian access to and from the site is not safe here unless a footpath is provided.

Teenagers

It is noted that the teen activity area is located at the far northern end of the site in an area surrounded by trees and remote from housing. There may therefore be very little passive surveillance of the site and that may render it unsafe.

Surface water management

The location of proposed water attenuation ponds is noted. As with Mitton A, the developers need to be aware that Tewkesbury parish lies downstream and the parish council will strongly request betterment of the current situation, through larger-sized ponds. The Town Council is aware that new, up-to-date flood data is emerging, which takes into account more recent flood levels than hitherto and also the cumulative effect of pluvial and fluvial flooding. Any flood risk assessment for this site must be based on the most up to date information and take into account the likely effect of climate change.

We note that the L L F A has lodged a holding objection. (insufficient information)

Health impact

The health impact assessment sounds very positive but does not address the impact this development would have on the residents of the town of Tewkesbury. The impact of a perceived increase in flood risk is likely to have a negative effect on mental health within the town. The people of Tewkesbury need to be sure that the proposed development will result in a betterment of the current situation for them. Increased demands on the local medical services will also give rise to increased anxiety. There is no spare capacity for NHS dentistry, and patients already experience long waits to see a doctor.

Provision for waste-water management is already a concern with the proposed Mitton A development and thus far there don't seem to be any answers from the local service provider. Recent data received by the Town Council indicates that raw sewerage was dumped in the River Avon catchment area on the equivalent of 354 continuous days last year. The current system is not able to cope with what it has to deal with now, let alone more. The river Carrant already contains unacceptable levels of nitrates and phosphates. This is not good for the health of the people of Tewkesbury and an additional demand on an already overstretched system will exacerbate that. The Town Council was already concerned by the projections of increased idling times for vehicles around the Black Bear roundabout and in the centre of town, due to heavier traffic flows to and from the Mitton A development. This will increase air pollution and noise in the short to medium term (possibly the remaining life span of more than half of the current population), until vehicles that run on fossil fuels no longer exist.

Archaeological report

It is noted that it is unlikely that the site will contain objects of archaeology that will need to be preserved in situ but what will happen to the items that need to be preserved off-site? There is little capacity for further archaeological storage in Tewkesbury, yet items found on this site are likely to be of relevance to our history. Consideration needs to be given to the future storage and care of artefacts that emerge during works on this site.

Public Consultation

It is noted that a public consultation took place regarding this site. We are a neighbouring parish council which is likely to be heavily impacted by these proposals. We were not aware of any consultation having taken place.

On the basis of these observations Tewkesbury Town Council most strongly objects to the proposals for this site.

P.25/26.032 To note any additional applications on the Planning Portal which will expire before Wednesday 11th June 2025 and agree further actions
None

P.25/26.033 To note any additional information on the Planning Portal regarding applications to which this committee has already responded, and agree further actions
None

P.25/26.034 To have a discussion with Katy Scott about local flood risk perceptions in Tewkesbury town centre, for her Masters dissertation.
All present were invited to complete a questionnaire and flood map for Katy. It was agreed that the Town Council would make available to the public (via the noticeboard and social media) a link to Katy's digital map so that they may add their views and

experiences.

There being no further business, the meeting closed at 9.00pm

Chairman's signature

11th June 2025

DRAFT



Planning outcomes in April 2025 for applications to Tewkesbury Borough Council.

Planning Reference	Description	Location	Outcome
25/00311/LBC	Minor internal alterations to create a downstairs bedroom and en suite shower room in a Grade II Listed Building	4 Tolsey Lane	Consent
25/00050/CONDIS	Application for approval of details subject to condition 5 (Ecological Enhancement Plan) of planning application 24/00781/FUL	Elmbury Lodge Shannon Way	Discharge
25/00295/FUL	Single storey extension to the front to create enlarged kitchen incorporating the garage	15 Springfield	Permit
25/00262/FUL	Single storey side and rear extensions. Replacement doors, windows and cladding to front elevation.	33 Carrant Road Mitton	Permit
25/00231/LBC	External window alterations including changing 5no. timber sash windows to thin double-glazed painted steel casement windows, and 5no. single-glazed painted steel windows to double-glazed windows.	Sanctum Hall Barton Street	Consent
25/00225/CLP	Proposed minor extension to rear elevation of dwelling	43 Wynyards Close	Grant certificate
25/00074/LBC	Installation of a stair lift to staircase.	Mythe Court North Mythe Road	Consent
25/00063/FUL	Removal/variation of condition 2, planning permission 23/00592/FUL, to allow the correction of minor drafting errors and amendments to the fenestration design	Albertine Cottage Hammerton Court High Street	Permit
24/00699/FUL	Retention of fence in the rear garden, and single storey front porch extension.	5 Cotswold Gardens	Permit