



PLANNING COMMITTEE

Wednesday 23rd July 2025

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

In attendance: N Finnegan (Finance & Events Officer), one member of the public

MINUTES

- P.25/26.089 Welcome.**
The chairman welcomed everyone and ensured introductions were made when the meeting opened at 7.40pm.
- P.25/26.090 To receive apologies for absence**
Cllr Jones,
Cllr S Raywood (delayed leaving work)
- P.25/26.091 To receive declarations of interest**
None
- P.25/26.092 To receive and consider requests for dispensations**
None
- P.25/26.093 To approve the minutes of the Planning Committee meeting held on 9th July 2025**
Proposed by Cllr Hayes and seconded by Mr Carey . It was resolved to approve the minutes.
- P.25/26.094 To receive updates on matters arising from the minutes – for information only**
P.23/24.375 – Accessibility project – ongoing
P.24/25.325 – a meeting of chairman with TBC officer and chair of Overview and Scrutiny – will take place on 8th August
- P.25/26.095 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)*
A member of the public was concerned about the future of the green space to the south of St Nicholas Church, Ashchurch and wondered how it would be impacted by application ref. no. 25/00490/OUT

P.25/26.096 To note correspondence
None

P.25/26.097 To receive the Borough Councillor's report (if applicable)
Nothing new to report.

P.25/26.098 To receive an update on Healings Mill

Meeting between TBC and Healing's Mill developers held on 8 July 2025

1. Quay Street properties update:

- Developers are expecting to be able to submit the pre-commencement notice to TBC in the next month, but there are various pieces of work to complete ahead of that. This will include a demolition management plan and various surveys.
- Developers hope to start demolition on relevant Quay Street/Back of Avon properties by start of September. TBC feels this may be optimistic because of needs for consultation

2. Island site update:

- Developers are working up a councillor and then public consultation programme for their ideas for the island site, to start in the autumn at the same time as on-site activity begins at Quay Street.
- Expecting to send a "precursor" letter to TBC in the next few days which will explain their proposed way forward for dealing with the planning application for the island site and referencing the surveys they plan to submit with a hybrid application for the island site – detail for the Borough Mills and concept for the rest of the island site. Purpose of this is for the planners at TBC to confirm what other information will be needed and whether they and Historic England are able to accept an outline application on a listed building.
- The developers are in active discussion with potential occupiers of the residential element. The ground floor is planned as commercial because of the flood risk.
- Access to and from the site will be key to its future and the developers plan to engage with GCC on Highways issues.
- New Severn Trent compound on-site means that Severn Trent will provide overnight in-person security in addition to the active workforce during the day and CCTV coverage.

3. Next meeting with developers 7/8/2025

P.25/26.099 Outline planning permission for demolition of existing buildings; up to 2,800 residential dwellings (use class C3); two Local Centres including residential (use class C2 and C3), community, employment, commercial, retail, leisure and/or public

house, health facilities and public open space (use classes E(a, b, c, d, e, f, g (i)), F2 and Sui Generis up to 11,000 sqm); education provision including two primary schools including early years facilities (up to 4FE and 3.5FE respectively) and secondary school (up to 6FE) (use class F1); green infrastructure and public open space, including informal public open space, amenity parks, formal recreation (sports pitches), community gardens / orchards and strategic landscape planting; footpath diversions; a new pedestrian (over rail) bridge crossing; and all associated infrastructure, including surface water drainage features and energy infrastructure. All matters reserved, save for details of access in respect of the vehicular/pedestrian/cycle accesses from Hardwick Bank Road, B4079, and A46; and the construction of a spine road (Central Street) connecting the A46 to the east with Hardwick Bank Road to the west, including a new bridge over the railway line.

Planning Application

Land North Of Ashchurch Tewkesbury

Ref. No: 25/00490/OUT

Observations:

There was a long discussion of issues regarding traffic impacts, surface water management strategies, the deposition and storage of archaeology from the site, Management of water outflows into the Carrant Brook and future management of SUDs and green spaces. The content and outcomes of the discussion will be written up into a proposed response, which will be agreed by email during the next few days and then ratified at the next meeting.

P.25/26.100 **Demolition of existing building and erection of a new single-storey Class E discount foodstore (2,185 sqm gross; 1,516 sqm net sales) with access, car parking and servicing areas, drainage, landscaping and associated works.**

Planning Application

Unit C Alexandra Way Ashchurch Tewkesbury Gloucestershire GL20 8NB

Ref. No: 25/00521/FUL

Observations:

No objection

P.25/26.101 **Erection of rear extension.**

Planning Application

The Folly Hoo Lane Deerhurst Tewkesbury Gloucestershire GL20 7DE

Ref. No: 25/00455/FUL

Observations:

No objection

P.25/26.102 **Extend dropped Kerb with an extra six lower kerbs for driveway entrance**

Planning Application

53 Gloucester Road Tewkesbury Gloucestershire GL20 5SS

Ref. No: 25/00223/FUL

Observations:

We object to this application as a highway safety concern particularly because this is a 40mph area and on a bus route. We'd be concerned about visibility and the lack of delineation between the road and the footpath. We'd like to know the opinion of Gloucestershire Highways.

P.25/26.103 Full planning application for the erection of a two storey extension to use as a plant room (first floor being external plant)

Planning Application

Ontic (former Paragon) Shannon Way Tewkesbury Business Park Tewkesbury

Gloucestershire

Ref. No: 25/00544/FUL

Observations:

No objection

P.25/26.104 New Dual Street Trader Application Consultation for The Ice Cream Cottage to trade from two sites on a rota basis known as:

1. **Gupshill Manor Public House Car Park, Gloucester Road, Tewkesbury, Gloucestershire (Tewkesbury South)**
2. **Mary P's Day Nursery Car park, Ashchurch Railway Station, Ashchurch GL20 8TU (Northway)**

Observations:

No objection

P.25/26.105 To note any additional applications on the Planning Portal which will expire within the next 14 days and agree further actions

Provision of solar panels on the roof

Planning Application

5 Stokes Court Oldbury Road Tewkesbury Gloucestershire GL20 5NB

Ref. No: 25/00493/FUL

Observations:

No objection

P.25/26.106 To note any additional information on the Planning Portal regarding applications to which this committee has already responded, and agree further actions

None

P.25/26.107 To note the decisions made in June 2025, in respect of planning applications to Tewkesbury Borough Council

Noted

There being no further business, the meeting closed at 9.20pm

Chairmans signature

13th August 2025