



## **PLANNING COMMITTEE**

**Wednesday 9<sup>th</sup> July 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 9<sup>th</sup> July, at 7.30 pm.**

**Members of the public and press are welcome to attend.**

Debbie Hill  
Town Clerk  
3rd July 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 25<sup>th</sup> June 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. Conversion of 15 grass pitches to 15 all-weather pitches, installation of hardstanding in the existing Network Support Compound and the repositioning of 2 x electrical hook up points.  
Planning Application  
Tewkesbury Abbey Caravan Club Site Gander Lane Tewkesbury Gloucestershire GL20 5PG  
Ref. No: 25/00407/FUL
12. G1 Cupressus x 3 - Reduce to 2m in height to retain screening G1 Sycamore x 2 Cherry x 1 - fell (less than 75mm dia at 1.5m so consent not required) T2 Lawson cypress - fell - to improve space for silver birch  
Planning Application  
Tudor House Hotel High Street Tewkesbury Gloucestershire GL20 5BH  
Ref. No: 25/00503/TCA
13. Proposed Item A Timber Fascia, Item B Acrylic Letters, Item C Projecting sign.  
Planning Application  
WH Smith 4 High Street Tewkesbury Gloucestershire GL20 5NU  
Ref. No: 25/00427/ADV
14. T1 Magnolia - Heavy reduction of up to 2.5m to clear phone lines, and reshape T2 Dead Amelanchier - Remove to ground level.  
Planning Application  
4 Orchard Court Tewkesbury Gloucestershire GL20 5PT  
Ref. No: 25/00533/TCA
15. Silver birch - reduce back from sign as per submitted photograph and to crown raise maximum 2.5 metres from ground level for security issues.  
Planning Application  
Mythe Water Treatment Works Mythe Road Tewkesbury Gloucestershire GL20 6AA  
Ref. No: 25/00484/TCA
16. Willow trees - just to be cut back as they are very overgrown and starting to infringe on the waterway.  
Planning Application  
Priors Court Riverside Embankment Back Of Avon Tewkesbury Gloucestershire GL20 5US  
Ref. No: 25/00404/TCA
17. Removal/variation of condition 4, planning permission 24/00804/FUL, to allow amendments to trading hours  
Planning Application  
Morrisons Petrol Station Ashchurch Road Tewkesbury Gloucestershire GL20 8AB  
Ref. No: 25/00366/FUL
18. 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

19. To note any additional applications on the Planning Portal which will expire within the next 14 days and agree further actions
20. To note any additional information on the Planning Portal regarding applications to which this committee has already responded, and agree further actions
21. To note the consultation documentation relating to the proposal for a new food store serving Tewkesbury and Ashchurch and agree further actions.

Further information can be viewed at <https://tewkesbury.newsite.lidl.co.uk/>



## PLANNING COMMITTEE

Wednesday 25<sup>th</sup> June 2025

Present: Cllrs. J Raywood, S Raywood, A Hayes, E Ash and Mr Carey

## MINUTES

**P.25/26.054 Welcome.**

The chairman welcomed everyone to the meeting when it opened at 7.30pm and ensured that any introductions were made.

**P.25/26.055 To receive apologies for absence**

Cllr. Gurney  
Cllr. Bowman  
Cllr. Jones

**P.25/26.056 To receive declarations of interest**

None

**P.25/26.057 To receive and consider requests for dispensations**

None

**P.25/26.058 To approve the minutes of the Planning Committee meeting held on 11<sup>th</sup> June 2025**

Proposed by Cllr Hayes and seconded by Cllr S Raywood  
It was resolved to approve the minutes.

**P.25/26.059 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.25/26.042** – At their meeting on 17<sup>th</sup> June, The Borough Planning committee voted to refuse 24/00032/NMA (The Maltings). However, one week later, the Planning Portal still shows the application status as ‘awaiting decision’.

**P.25/26.060 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.25/26.061 To note correspondence**

The second retail and leisure meeting will take place at the Royal Hop Pole Hotel (Georgian Room), Church Street on **Friday 18<sup>th</sup> July 2025 starting at 8.30am**. The purpose of the meeting is to discuss the proposals for marketing the historic town centre of Tewkesbury between August and December 2025, following the opening of the Cotswolds Designer Outlet (opens Weds. 16<sup>th</sup> July).

North Ashchurch Garden Community - North Ashchurch Consortium (NAC) has now submitted an application to Tewkesbury Borough Council (TBC) for consideration. The application has been prepared by the NAC (Mansfield Partners LLP, Bellway Homes, Bromford Developments Ltd and Homes England) and its extensive technical team. The outline application is to establish the principle of development for: *Up to 2,800 homes, two Local Centres including community, employment, commercial, retail, leisure and/or public house, health facilities and public open space, education provision including two primary schools with early years facilities and a secondary school, green infrastructure and public open space including amenity parks, formal recreation (sports pitches), community gardens / orchards and strategic landscape planting, a new pedestrian (over rail) bridge crossing. All matters are 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.*

The application is in outline, which does not determine the location, design or layout of each individual building or space, it seeks a decision on the general principles of how a site can be developed. The application is available to view on the planning portal but consultations have not yet been invited while Northway Parish is in a pre-election period.

An update from the Safe Avon project has made sobering reading. There are some interesting readings, especially from the Severn Trent treatment outflow at Ilmington. Phosphate has been increasing each season, it's now averaging 8.29 ppm compared with 4.5 ppm the previous season and almost triple the value from this time last year.

An update was received on EDF's plans for the fish pass at the Upper Lode.

**P.25/26.062 To receive the Borough Councillor's report (if applicable)**  
None

**P.25/26.063 To receive an update on Healings Mill**

No further progress to report at the moment. The next scheduled meeting between TBC and the developers will be on the 8<sup>th</sup> July.

- P.25/26.064**    **Listed Building Consent to change the timber parapet to a normal cast iron gutter.**  
**Planning Application**  
**Thomson And Banks 27 Church Street Tewkesbury Gloucestershire GL20 5PD**  
**Ref. No: 25/00305/LBC**

**Observations:**

No objection

- P.25/26.065**    **Replacement of front door for a UPVC composite door.**  
**Planning Application**  
**26 East Street Tewkesbury Gloucestershire GL20 5NR**  
**Ref. No: 25/00341/LBC**

**Observations:**

No objection, subject to the conservation officer's opinion.

- P.25/26.066**    **To note any additional applications on the Planning Portal which will expire within the next 14 days and agree further actions.**

None

- P.25/26.067**    **To note any additional information on the Planning Portal regarding applications to which this committee has already responded and agree further actions.**

None

- P.25/26.068**    **To consider and agree a process to determine how CIL contributions to Tewkesbury Town Council may be spent within the parish.**

Following a discussion the following proposal was made:

## **Process for the spending of CIL funding**

Anyone may approach the council with a proposal for the spending of CIL money.

CIL monies can be used to support the development of the local area to fund:

(a) the provision, improvement, replacement, operation or maintenance of infrastructure; or

(b) anything else that is concerned with addressing the demands that development places on an area

"Infrastructure" includes physical, social and green infrastructure e.g. Highways; cycleways; education facilities; sports and community halls; parks and play areas.

The Planning Committee should consult the public about their priorities for the spending of CIL. This should be done in a cost effective and inclusive manner.\*

**The process:**

1. Proposals for the spending of CIL moneys will be considered by the Planning Committee and developed further in greater detail, with costings.

2. The Planning Committee will propose developed proposals to
  - a. The Finance Committee for projects costing less than £10,000
  - b. Full Council for projects costing £10,000 or more
3. Approved projects will be managed with the overview of the Planning Committee, in conjunction with another relevant Town Council committee (eg. Environment and Amenities, Buildings, Moorings, Severn Ham).

*\*Probably the most comprehensive and cost-effective way of doing this for small amounts of funding would be to ask the Deputy Town Clerk for a half page of the autumn newsletter in which to explain CIL funding and how it can be spent, to give examples of what the money we have could buy and to ask them to submit their ideas and views. The other half of the page could explain the accessibility working group's proposals for the Anglo-American Garden. Other methods of communication, such as social media, notices in notice boards and on the TTC website may also be used.*

Proposed by Cllr J Raywood and seconded by Cllr Hayes.

**It was agreed to forward this proposal to the Deputy Town Clerk**

There being no further business, the meeting closed at 8.20pm

Chairman's signature

9<sup>th</sup> July 2025