

12 July 2021

<b>Committee</b>	Planning
<b>Date</b>	Tuesday, 20 July 2021
<b>Time of Meeting</b>	10:00 am
<b>Venue</b>	Tewkesbury Borough Council Offices, Severn Room

## **ALL MEMBERS OF THE COMMITTEE ARE REQUESTED TO ATTEND**

### **Agenda**

#### **1. ANNOUNCEMENTS**

When the continuous alarm sounds you must evacuate the building by the nearest available fire exit. Members and visitors should proceed to the visitors' car park at the front of the building and await further instructions (during office hours staff should proceed to their usual assembly point; outside of office hours proceed to the visitors' car park). Please do not re-enter the building unless instructed to do so.

In the event of a fire any person with a disability should be assisted in leaving the building.

#### **2. APOLOGIES FOR ABSENCE AND SUBSTITUTIONS**

To receive apologies for absence and advise of any substitutions.

#### **3. DECLARATIONS OF INTEREST**

Pursuant to the adoption by the Council on 26 June 2012 of the Tewkesbury Borough Council Code of Conduct, effective from 1 July 2012, as set out in Minute No. CL.34, Members are invited to declare any interest they may have in the business set out on the Agenda to which the approved Code applies.



	Item	Page(s)
4.	<b>MINUTES</b>	1 - 31
	To approve the Minutes of the meeting held on 22 June 2021.	
5.	<b>DEVELOPMENT CONTROL - APPLICATIONS TO THE BOROUGH COUNCIL</b>	
	<b>(a) 20/00553/FUL - Starvealls Cottage, Corndean Lane, Winchcombe</b>	32 - 57
	<b>PROPOSAL:</b> Construction of replacement dwelling and associated works following demolition of existing dwelling and change of use of additional areas of land to residential garden.	
	<b>OFFICER RECOMMENDATION:</b> Permit.	
	<b>(b) 21/00380/PIP - Manor Farm, Market Lane, Greet</b>	58 - 67
	<b>PROPOSAL:</b> Permission in principle for up to six dwellings following demolition of redundant farm buildings.	
	<b>OFFICER RECOMMENDATION:</b> Approve.	
	<b>(c) 21/00510/FUL - 5 Greenacres, Twyning</b>	68 - 75
	<b>PROPOSAL:</b> Erection of a single storey side and rear extension and a two storey rear extension.	
	<b>OFFICER RECOMMENDATION:</b> Permit.	
	<b>(d) 20/00464/FUL - Part Parcel 3152, Tewkesbury Road, Deerhurst</b>	76 - 107
	<b>PROPOSAL:</b> Hybrid planning application seeking full planning permission for the erection of a B2 unit (general industrial) with associated landscaping, access and parking; and outline planning permission (all matters reserved except access) for a mix of B1, B2 and B8 use classes (employment).	
	<b>OFFICER RECOMMENDATION:</b> Minded to Permit.	
	<b>(e) 21/00068/FUL - Manor Farm, Main Street, Wormington</b>	108 - 133
	<b>PROPOSAL:</b> Conversion of existing agricultural buildings into one dwelling and associated internal and external alterations; and provision of associated private residential garden area and vehicular driveway, parking and turning areas.	
	<b>OFFICER RECOMMENDATION:</b> Refuse.	
	<b>(f) 21/00101/FUL - Wellcroft Farm, The Leigh</b>	134 - 142
	<b>PROPOSAL:</b> Erection of side, rear and front extensions.	
	<b>OFFICER RECOMMENDATION:</b> Permit.	

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(g) <b>21/00214/APP - Land at Stoke Road, Bishop's Cleeve</b>	143 - 166
<p><b>PROPOSAL:</b> Approval of reserved matters (scale, layout, appearance, landscaping) for the residential element pursuant to outline consent 18/00249/OUT for the erection of 215 dwellings, public open space, landscaping and a sustainable urban drainage scheme.</p>	
<p><b>OFFICER RECOMMENDATION:</b> Approve.</p>	
(h) <b>20/00734/FUL - Land at Berry Wormington, Stanway Road, Stanton</b>	167 - 176
<p><b>PROPOSAL:</b> Erection of a temporary dwelling for an agricultural worker.</p>	
<p><b>OFFICER RECOMMENDATION:</b> Permit.</p>	
(i) <b>21/00189/FUL - 4 Whitehouse Way, Woodmancote</b>	177 - 186
<p><b>PROPOSAL:</b> Erection of a two storey side extension and front porch and retention of single storey rear extension as built.</p>	
<p><b>OFFICER RECOMMENDATION:</b> Permit.</p>	
(j) <b>21/00182/FUL - 3 Cotswold View, Woodmancote</b>	187 - 197
<p><b>PROPOSAL:</b> Erection of a rear dormer extension and installation of rooflights.</p>	
<p><b>OFFICER RECOMMENDATION:</b> Permit.</p>	
(k) <b>21/00500/APP - 48 Brookfield Road, Churchdown</b>	198 - 209
<p><b>PROPOSAL:</b> Application for approval of reserved matters (access, appearance, landscaping, layout and scale) following grant of outline planning application 17/00804/OUT.</p>	
<p><b>OFFICER RECOMMENDATION:</b> Delegated Approve.</p>	
(l) <b>21/00507/FUL - Cleeve School, Two Hedges Road, Bishop's Cleeve</b>	210 - 217
<p><b>PROPOSAL:</b> Removal of condition 5 (electric vehicle charging spaces) of planning application 20/00826/FUL.</p>	
<p><b>OFFICER RECOMMENDATION:</b> Permit.</p>	
(m) <b>19/00465/FUL - Charlton, Main Road, Minsterworth</b>	218 - 233
<p><b>PROPOSAL:</b> Change of use of dwelling and adjacent detached dwelling from C3 (dwelling house) to C2 (children's care home); erection of a replacement single storey rear extension and erection of front and rear dormer extensions and front and rear dormer windows.</p>	
<p><b>OFFICER RECOMMENDATION:</b> Permit.</p>	

Item	Page(s)
<p><b>(n) 21/00533/FUL - 34 Priory Lane, Bishop's Cleeve</b></p> <p><b>PROPOSAL:</b> Erection of a two storey, gable-fronted extension to the front of the property and a single storey extension to the rear.</p> <p><b>OFFICER RECOMMENDATION:</b> Permit.</p>	234 - 244
<p><b>6. CURRENT APPEALS AND APPEAL DECISIONS UPDATE</b></p> <p>To consider current planning and enforcement appeals and Ministry of Housing, Communities and Local Government (MHCLG) appeal decisions.</p>	245 - 252

**DATE OF NEXT MEETING**  
**TUESDAY, 17 AUGUST 2021**  
**COUNCILLORS CONSTITUTING COMMITTEE**

Councillors: R A Bird, G F Blackwell, R D East (Vice-Chair), J H Evetts (Chair), L A Gerrard, M A Gore, D J Harwood, M L Jordan, E J MacTiernan, J R Mason, P W Ockelton, A S Reece, J K Smith, P E Smith, R J G Smith, P D Surman, R J E Vines, M J Williams and P N Workman

### **Substitution Arrangements**

The Council has a substitution procedure and any substitutions will be announced at the beginning of the meeting.

### **Recording of Meetings**

In accordance with the Openness of Local Government Bodies Regulations 2014, please be aware that the proceedings of this meeting may be recorded and this may include recording of persons seated in the public gallery or speaking at the meeting. Please notify the Democratic Services Officer if you have any objections to this practice and the Chair will take reasonable steps to ensure that any request not to be recorded is complied with.

Any recording must take place in such a way as to ensure that the view of Councillors, Officers, the public and press is not obstructed. The use of flash photography and/or additional lighting will not be allowed unless this has been discussed and agreed in advance of the meeting.