

Committee Date	No. of applications on the Agenda as a result of PC objection with brief details	Parish Councillors attending Committee to speak on application	Committee debate and outcome	Length of meeting
22 June 2021	<b>8 of 12 applications</b> 20/00553/FUL – Starvealls Cottage, Corndean Lane, Winchcombe – impact on AONB	None	Deferred for site visit to assess the impact on the AONB in light of comments made by Town Council.	3hrs 14 mins
	20/00957/FUL – The Croft, The Leigh - concerns in respect of additional traffic using Blacksmith Lane and the impact on neighbouring properties.	None	One Member made reference to the PC concerns about increased footfall on the PROW and asked for information on local country code and using footpaths be included in any welcome packs that were provided to visitors staying in the yurts. Another Member noted that the Parish Council also appeared to be concerned that this proposal could be the start of a larger development and she asked if there was scope for further development and, if so, whether it would be appropriate to limit the number of yurts that could be accommodated on the site as any increase could have a negative impact on neighbouring properties - decision in accordance with Officer recommendation.	
	21/00312/FUL – Buildings at Wood Lane, Down Hatherley - proposal would be inappropriate development in the Green Belt.	None	No debate - decision in accordance with Officer recommendation.	

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	20/01177/FUL – Land at the Butts, Shutter Lane, Gotherington - concern regarding the vary narrow access road and sharp corner for the manoeuvre of construction traffic, and the removal of a footpath.	None	No debate – one question about an issue not related to the PC concern - decision in accordance with Officer recommendation.	
	20/00199/FUL – Rudge Villa, The Rudge, Maisemore - impact on the adjacent building and inappropriate materials.	None	No debate about the issue raised by the PC - decision in accordance with Officer recommendation.	
	21/00341/AGR – Land adjacent to Stump Lane, Hucclecote – impact on Green Belt and Special Landscape Area.	None	No debate - decision in accordance with Officer recommendation.	
	21/00081/FUL – Land to west of Stump Lane, Hucclecote – impact on Green Belt and Special Landscape Area, potential for increased parking, traffic and highway safety, impact on biodiversity.	None	No debate about the issue raised by the PC - decision in accordance with Officer recommendation.	

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	21/00274/FUL – Badgerbank, Bushcombe Lane, Woodmancote – object to further extension of the site (original pp granted on appeal and Inspector made clear no enlargement should be permitted) impact on AONB, do not accept will be used as storage/workshop, increased traffic.	None	Member sought explanation of Inspector's comments – decision in accordance with Officer recommendation.	
20 July 2021	<p><b>11 of 14 applications</b></p> <p>20/00553/FUL – Starvealls Cottage, Corndean Lane, Winchcombe - impact on AONB (deferred at June meeting for site visit).</p>	None	Application refused on the basis that the bulk, mass and design of the building was unsuitable for the prominent location which would have an unacceptable impact on the special qualities of the Area of Outstanding Natural Beauty and the demolition of the existing building would result in the loss of a non-designated heritage asset which was contrary to the advice within the National Planning Policy Framework – <b>overturned</b>	4 hrs 17 mins
	21/00380/PIP – Manor Farm, Market Lane, Greet – loss of green space, conflict with NDP, application for housing in vicinity refused on similar grounds, density of housing out of character.	None	Debate included a query as to whether the Town Council's comment about the applicant considering submitting an application limited to the area covered by the redundant barn could be taken into account (i.e. Committee reduce the site boundary) – decision in accordance with Officer recommendation.	

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	20/00464/FUL – Part Parcel 3152, Tewkesbury Road, Deerhurst – (Elmstone Harwicke and Deerhurst PC's objected) access and proximity to junction, road safety.	None	Lot of debate on highway safety - Minded to refuse on highway safety grounds - <b>overturned.</b>	
	21/00101/FUL – Wellcroft Farm, The Leigh – overlooking.	None	No debate - decision in accordance with Officer recommendation.	
	20/00734/FUL – Land at Berry Wormington, Stanway Road, Stanton – disproportionate and detrimental impact on local environment, AONB and nearby listed buildings, continuous use of access road, light, noise pollution and general disturbance.	None	No debate in relation to the specific issues raised by the PC – decision in accordance with Officer recommendation.	
	21/00189/FUL – 4 Whitehouse Way, Woodmancote - use of timber cladding on the rear extension would be out of keeping with the area and the side extension would close important gaps in the streetscene which would impact the open and green character of the area.	None	No debate - decision in accordance with Officer recommendation.	

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	21/00182/FUL – 3 Cotswold View, Woodmancote - installation of a dormer in this location would be out of keeping with the area and would represent overdevelopment of the site.	None	No debate – decision in accordance with Officer recommendation.	
	21/00500/APP – 48 Brookfield Road, Churchdown.	None	No debate – decision in accordance with Officer recommendation.	
	21/00507/FUL – Cleeve School, Two Hedges Road, Bishop’s Cleeve - objected to removal of the condition (electric vehicle charging spaces) on the basis that it would be contrary to the climate change objectives of both the Parish Council and Tewkesbury Borough Council.	None	Debate about removal of the condition and proposal the application be refused – application refused - <b>overturned</b> .	
	10/00465/FUL – Charlton, Main Road, Minsterworth – insufficient sound proofing for adjacent dwelling, size of garden not adequate for children, parking inadequate, front dormer windows not in character with sreetscene (application previously deferred in June 2020 and April 2021 for drainage details).	Yes – Minsterworth PC – mainly focused on drainage	Lot of debate on drainage, safety of children, impact on neighbouring residents – proposal to refuse fell – application permitted subject to conditions to require the boundary fencing to be reinstated and safety gates to be installed to the front of the property and that vehicles would exit in a forward gear in order to address safety concerns in respect of the adjacent	

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			highway – decision in accordance with Officer recommendation.	
	21/00533/FUL – 34 Priory Lane, Bishop's Cleeve - poor design, particularly in terms of the windows in the front gable.	None	No debate – decision in accordance with Officer recommendation.	
17 August 2021	<p><b>7 of 14 applications</b></p> <p>20/00956/FUL – 25 Paynes Pitch, Churchdown – application as submitted - overdevelopment/density, drainage, land ownership, loss of trees and wildlife, conflict with NDP. Current proposals – design, access, environmental issues, conflict NDP.</p>	None	Debate included issue of land ownership, demolition of house, entrance/exit to site too small, parking too narrow, eco-features – (motion to permit in accordance Officer recommendation lost, motion to refuse also lost) deferred in order to allow further conversations to take place in relation to access and design and to allow Officers to establish the proximity of Flood Zone 2 to the site.	3 hrs 53 mins
	21/00398/FUL - Land South of Wheatpieces, Walton Cardiff, Tewkesbury – not appropriate location for employment use, open countryside, not appropriate scale or character, increased traffic, excess speeds on road.	None	Deferred for site visit on the basis of concerns raised by local residents.	

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	21/00534/FUL – Land to the rear of 34 Prior Lane, Bishop’s Cleeve – poor design, overbearing impact, drainage provision and flooding.	None	No debate – decision in accordance with Officer recommendation.	
	21/00736/FUL – 10 Carrant Road, Mitton – impact on neighbouring amenity, car port too narrow.	None	No debate about issue raised by PC - decision in accordance with Officer recommendation.	
	21/00515/FUL – Land at Ashville Business Park, Commerce Road, Churchdown – impact on GB.	None	Questions and some debate about impact on Green Belt– decision in accordance with Officer recommendation.	
	21/00342/FUL – Back of Eldersfield Close, Winchcombe - on the basis of its strong support for Policy TRAC9 of the emerging Borough Plan, relating to plug-in or ultra-low emission vehicles.	None	Debate about the removal of the condition and proposal the application be refused. Refusal fell – decision in accordance with Officer recommendation.	
	20/01111/FUL – Hillend Farm, Hillend, Twyning – contrary to development plan, outside residential development boundary, set a precedent, high scale and massing impact on rural location and neighbouring properties, curtilage of listed building, overburden with traffic and parking, overdevelopment, environmental impact.	Yes – Twyning PC – isolated houses in open countryside outside RDB, contrary to policy, precedent, height/scale/massing impact, overburden of traffic and parking, environmental	Some questions about NDP but no debate about specific issues raised by PC – decision in accordance with Officer recommendation.	

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		impacts, unsustainable		
21 September 2021	<b>10 of 10 applications</b> 21/00398/FUL – Land South of Wheatpieces, Walton Cardiff, Tewkesbury - not appropriate location for employment use, open countryside, not appropriate scale or character, increased traffic, excess speeds on road.	None	Deferred at previous cttee for site visit. Lot of debate – delegated permit - decision in accordance with Officer recommendation.	1 hr 56 mins
	21/00391/FUL – 39 Yew Tree Cottage - extension would have an unacceptable impact on the streetscene and would create a precedent.	None	No debate - decision in accordance with Officer recommendation.	
	21/00594/FUL – Unit 1412 Charlton Court, Gloucester Business Park, Brockworth – noise, air pollutants and odours, impact on local residents.	None	No debate - decision in accordance with Officer recommendation.	
	21/00595/FUL – Unit 1414, Charlton Court, Gloucester Business Park, Brockworth - noise, air pollutants and odours, impact on local residents.	None	No debate - decision in accordance with Officer recommendation.	



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	21/00411/FUL – Land West of Manor Cottage, Walton Hill, Deerhurst – scale unacceptable, hedgerow and tree clearance, increased traffic, impact on LPZ, flood risk, scale of dwellings, plot 1 larger than houses in locality.	None	Some debate but not directly related to PC concerns - decision in accordance with Officer recommendation.	
	21/00412/FUL – Land West of Manor Cottage, Walton Hill, Deerhurst – scale unacceptable, hedgerow and tree clearance, increased traffic, impact on LPZ, flood risk, scale of dwellings, plot 1 larger than houses in locality.	None	No debate - decision in accordance with Officer recommendation.	
	21/00729/FUL – 41 Battle Road, Tewkesbury – loss of hedge, fence out of character with rest of boundary treatments in area.	None	No debate – decision in accordance with Officer recommendation.	
	21/00277/FUL – Tresco, Langley Road, Winchcombe - scale of the extensions and the proposal's lack of conformity with the requirements of Policy 3.3 of the Winchcombe and Sudeley Neighbourhood Development Plan relating to bungalow development	None	Deferred for site visit to assess the proposal in the context of the streetscene and neighbouring properties.	

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	20/00089/FUL – Phase 1b, East Site, Homelands – objects to removal of all 3 conditions.	None	Debate – deferred in order to investigate installation of bollards or other measures to address highway safety concerns; to allow revised plans to be submitted to address the minor discrepancies in relation to the location of the cycle storage area and landscaping; and to enable the Environmental Health Officer to explain in more detail the response to the Parish Council’s concerns regarding the noise assessment report being outdated.	
	20/00956/FUL – 25 Paynes Pitch, Churchdown - application as submitted - overdevelopment/density, drainage, lan ownership, loss of trees and wildlife, conflict with NDP. Current proposals – design, access, environmental issues, conflict NDP.	None	Deferred at previous committee for more information – proposal to refuse as design, layout and overdevelopment the proposal would not respect the character of the area and sense of place; it would not result in a high quality and cohesive development nor would it enhance the existing settlement contrary to the policies outlined – lost. Delegated permit (officer recommendation to permit) subject to amends to colour palette and removal of cycle storage condition.	

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19 October 2021	<p><b>10 of 11 applications</b></p> <p>21/00277/FUL – Tresco, Langley Road, Winchcombe - scale of the extensions and the proposal's lack of conformity with the requirements of Policy 3.3 of the Winchcombe and Sudeley Neighbourhood Development Plan relating to bungalow development.</p>	None	Deferred for site visit at previous cttee. No debate in relation to the specific issues raised by the PC - decision in accordance with Officer recommendation.	2 hrs 4 mins
	<p>21/000247/FUL – Beech Cottage, Stockwell Lane, Woodmancote - concerns around highway safety resulting from the proposal and the possible impact on surface water flooding further down Stockwell Lane in Woodmancote, and potentially elsewhere in the borough.</p>	None	No debate - decision in accordance with Officer recommendation.	
	<p>21/01008/FUL – 8 Keriston Avenue, Churchdown - the proposed extension would be out of proportion with the existing dwellings in the area, representing overdevelopment of the site.</p>	None	Debate unrelated to the PC concerns - decision in accordance with Officer recommendation.	

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	21/00702/FUL – Framfield, Two Hedges Rd, Winchcombe - overdevelopment and there would be a negative impact on the Green Belt.	None	No debate - decision in accordance with Officer recommendation.	
	21/00657/FUL – 25 Tudor Close, Churchdown - overdevelopment and loss of privacy to neighbouring dwellings.	None	Question, unrelated to PC concern - decision in accordance with Officer recommendation.	
	20/01024/FUL – 15 Swallow Crescent, Innsworth.	None	Some debate – application permitted - decision in accordance with Officer recommendation.	
	20/01179/FUL – Land Adjacent to the Bungalow, Down Hatherley.	None	Debate unrelated to PC concerns – delegated permit - decision in accordance with Officer recommendation.	
	21/00601/FUL – Croft Amber, Brockworth - precedent for further dwellings in the Area of Outstanding Natural Beauty.	None	No debate - decision in accordance with Officer recommendation.	
	21/00347/FUL – Land attached to April Cottage, 39 Newtown, Toddington - precedent for commercial development of the area and highway safety.	None	Debate unrelated to PC concerns – permitted - decision in accordance with Officer recommendation.	

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	21/00559/FUL – The Newtons, School Road, Apperley - main concerns submitted by the Parish Council and local residents related to the extension of the site previously approved into part of the site where permission in principle had been refused and use of the agricultural access and its impact on neighbours.	None	Some debate – application permitted - decision in accordance with Officer recommendation.	
16 November 2021	<b>3 of 6 applications</b> 21/00692/FUL – 10 Yarlinton Close, Bishop's Cleeve – design out of character, too large and overbearing and detrimental impact on neighbouring properties	None	No debate - decision in accordance with Officer recommendation.	1 hr 29 mins
	20/00948/FUL – Stoke House, Stoke Road.	None	No debate – delegated permit - decision in accordance with Officer recommendation.	
	21/00054/OUT – 1 Court Drive, Apperley.	None	No debate – delegated permit - decision in accordance with Officer recommendation.	