

MINUTES OF A MEETING OF THE PLANNING COMMITTEE
held in Tetbury Library, Close Gardens, Tetbury on Monday 27th April 2026
at 6.30pm

PRESENT:

Councillors: J Taylor (Chair), P Burrell (Vice Chair), M Baker, S Scott, R Smith

Officer: CEO (T Niblett)

Public: District Councillors I Watson, N Ind,

PL01. 04/26 Apologies for absence:

None

PL02. 04/26 Declarations of Interest:

None

PL03. 04/26 Public Consultation:

Resident raised concerns regarding the permission in principle for the three dwellings at 25 Northfield Road. Advised the plans for the application form are out of date and the proposal would damage the nature corridor within this area. Vehicle access to the site would be an issue.

Resident raised concerns regarding the proposed Bath Road development, advised that this sits within the boundary of Tetbury Upton, this is also an agenda item for Full Council to note.

PL04. 04/26 To approve the minutes of the meeting held on Monday 16th March 2026

It was proposed by Councillor P Burrell, seconded by Councillor M Baker to approve the minutes of the meeting held on Monday 16th March 2026.

Voting record	For 4	Against 0	Abstain 0	Absent 1
---------------	-------	-----------	-----------	----------

PL05. 04/26 Consideration of planning, listed building consent, tree work and licensing applications received by 21st April 2026 (refer to attached Schedule link):

<u>26/01172/FUL</u> Full application for erection of single-storey rear extension and first floor front extension with associated works 11 Sherwood Road Decision: TTC has no objections to this planning application.	<u>26/01205/PLP</u> Permission in Principle application for three dwellings 25 Northfield Road Decision: TTC does not support this application. The proposed development would result in the destruction of the natural habitat. This area currently supports local wildlife, and the loss of green space would have a detrimental impact on biodiversity. There are concerns regarding sewerage and drainage infrastructure. The existing drainage system is already under pressure.
---	--

MINUTES OF A MEETING OF THE PLANNING COMMITTEE
held in Tetbury Library, Close Gardens, Tetbury on Monday 27th April 2026
at 6.30pm

	The access road to this development is very narrow and operates as single-file traffic. Increase in vehicles from this development will raise significant highway safety concerns for residents and pedestrians as this developments is sited on a dangerous bend along Northfield Road.
<u>26/00881/LBC</u> Listed Building Consent for Change of use from class E to class C3 (dwelling), window replacements, installation of Air Source Heat Pump and repointing of external stonework with internal alterations; replacement ground floor and second-floor staircases, removal of modern partition walls, addition of new partition walls, and replacement rooflight with associated works 12A Church Street Decision: TTC has no objections to this Listed Building Consent. It is pleasing to see that the proposed works are designed to preserve the existing building.	<u>26/00867/FUL</u> Full application for change of use from class E to class C3 (dwelling) – window replacements, installation of air source heat pump with associated works 12A Church Street Decision: TTC has no objections to this planning application. It is pleasing to see that the proposed works are designed to preserve the existing building.
<u>26/00817/FUL</u> Full application for erection of first-floor rear extension and fenestration with associated works 24 London Road Decision: TTC has no objections	<u>26/00863/LBC</u> Listed building consent for extension of the basement W/C with a new partition and bi fold doors, along with revised mezzanine access and amended balustrade (retrospective) Flat 2, Talbot Apartments, Market Place Decision: TTC has no objections
<u>26/00620/LBC</u> Listed building consent for conversion, repairs and alterations to building, to create 2no. residential units to upper floors and 2no. retail units to ground floor 19 Market Place Decision: TTC has no objections to this listed building consent. TTC are pleased to see that the proposal offers a balanced and thoughtful compromise between commercial and residential units.	<u>26/00619/FUL</u> Full Application for Change of use, repairs and alterations to commercial building, to create 2no. residential units to upper floors and 2no. retail units to ground floor 19 Market Place Decision: TTC has no objections to this listed building consent. TTC are pleased to see that the proposal offers a balanced and thoughtful compromise between commercial and residential units.

MINUTES OF A MEETING OF THE PLANNING COMMITTEE
held in Tetbury Library, Close Gardens, Tetbury on Monday 27th April 2026
at 6.30pm

<u>26/01200/PLP</u> Permission in Principle application for the erection of up to two dwellings including parking and pathway Land West Of 5 Highfield Mews Cottages Decision: Due to the plans being difficult to understand, Tetbury Town Council are unable to comment on this application.	<u>26/01043/TCONR</u> Works to trees in conservation areas for group of 4x Common Ash trees (G1) – pollard at 6M. Trees are suffering with Ash die back and due to their location in a communal garden we have decided to pollard the trees for the safety of the residents Cavendish House, Chantry Court Decision: TTC has no objections
<u>26/00959/TCONR</u> Works to trees in conservation areas for T1 & T2 – both Portuguese Laurel trees that are clearly in decline with hollow cavities to be felled 10 Bath Road Decision: TTC has no objections would request trees are replaced	<u>26/00960/TCONR</u> Works to trees in conservation areas for T1 – Silver Birch tree to be reduced by approx. 30% 12 The Green Decision: Due to the lack of supporting documentation and the reasons for why this tree is being reduced, TTC Is unable to support this tree application
<u>26/01107/TCONR</u> Works to trees in conservation areas for T1 – Cypress tree to be felled as its roots are growing under the foundations of the garage 37 Close Gardens Decision: TTC has no objections to this tree application, we would request trees are replaced.	

PL06. 04/26 To note planning applications using Scheme of Delegation:

None

PL07. 04/26 Correspondence:

None

PL08. 04/26 To receive Chairs report:

Nothing to report.

PL09. 04/26 to receive Vice Chairs report:

Nothing to report.

PL10. 04/26 To receive Members report:

Nothing to report.

PL11. 03/26 Next scheduled meeting – Monday 15th June 2026, 6.30pm:

Noted.

Meeting closed 6.55pm

MINUTES OF A MEETING OF THE PLANNING COMMITTEE
held in Tetbury Library, Close Gardens, Tetbury on Monday 27th April 2026
at 6.30pm

Chair Dated