

MINUTES OF A MEETING OF WINCHCOMBE TOWN COUNCIL PLANNING COMMITTEE HELD AT ABBEY FIELDS COMMUNITY CENTRE, BACK LANE, WINCHCOMBE AT 7PM ON WEDNESDAY  
14 JANUARY 2026.

PRESENT: Mr R Wakeford (Chair) Mr B Rose  
Clerk/Deputy Clerk Mr S Maughan Ms K  
Woodward

1. TO NOTE APOLOGIES. Cllrs D Chandler and S Sturgeon.
2. DECLARATIONS OF INTEREST. None.
3. PUBLIC PARTICIPATION. None.
4. PLANNING APPLICATIONS.
  - a) 25/00996/TCA - CHANDOS HOUSE BROADWAY ROAD WINCHCOMBE - T1 BEECH - CROWN REDUCTION WORKS- HEIGHT REDUCTION OF 2.5M AND SPREAD BY 2M, CUTTING BACK TO STRONG SUITABLE SECONDARY GROWTH, JUST ABOVE PREVIOUS PRUNING POINTS. SHAPE AND BALANCE. NEW SHAPE INDICATED IN RED ON IMAGE. **No objection.**
  - b) 25/00976/FUL - ABBEYDORE COWL LANE WINCHCOMBE - CONVERSION OF LOFT TO LIVING ACCOMMODATION AND THE DEMOLITION OF EXISTING SINGLE STOREY EXTENSION AND REPLACEMENT WITH A TWO STOREY REAR EXTENSION. **No objection.**
  - c) 25/00991/FUL - FOOD FANATICS 12 NORTH STREET, WINCHCOMBE - EXTENSIONS AND ALTERATIONS TO EXISTING BUILDING. **WTC supports the application but has noted significant concerns raised by others and would request that these are taken into consideration in the conditions of any potential approval.**
  - d) 25/01002/FUL & 25/01003/LBC - 3 NORTH STREET, WINCHCOMBE - CHANGE OF USE OF FIRST FLOOR TO PROVIDE ONE BED HOLIDAY ACCOMMODATION. **No objection.**
  - e) 25/01019/FUL - DENTS ALMSHOUSES DENTS TERRACE WINCHCOMBE - PROPOSED CONVERSION THE EXISTING TWO STOREY PROPERTIES INTO 5 X GROUND AND 5 X FIRST FLOOR FLATS. **No objection.**
  - f) 25/01012/FUL - SUNRISE NURSERIES GRETTON FIELDS GRETTON - CONSTRUCTION OF A 20M X 40M OUTDOOR EQUESTRIAN RIDING ARENA (MENAGE) WITH ASSOCIATED DRAINAGE AND PERIMETER FENCING FOR PRIVATE EQUESTRIAN USE. **Not within WTC area.**

g) 24/00530/FUL – (PLANNING APPLICATION AMENDMENT) - THE BUNGALOW NEW MEADOW BARN OLD BROCKHAMPTON ROAD WINCHCOMBE - CONSTRUCTION OF A REPLACEMENT DWELLING HOUSE. **No objection.**

h) 25/00978/FUL - GRETTON VILLAGE HALL WINCHCOMBE ROAD GRETTON - THE PROPOSED INSTALLATION OF 20 SOLAR PV PANELS ON THE EAST AND WEST ROOF ELEVATIONS OF GRETTON VILLAGE HALL. **Not within WTC area.**

i) 25/01035/LBC - 78 NORTH STREET, WINCHCOMBE - THE PROPOSALS COMPRIZE THE REPLACEMENT OF TWO DILAPIDATED TIMBER WINDOWS TO THE REAR ELEVATION OF THE LISTED BUILDING. THE EXISTING WINDOWS ARE BEYOND ECONOMICAL REPAIR DUE TO ADVANCED DETERIORATION OF THE TIMBER. THE REPLACEMENT WINDOWS WILL BE TIMBER, OF MATCHING DESIGN, PROFILE, OPENING METHOD AND DIMENSIONS TO THOSE EXISTING ON THE PROPERTY AND WILL BE INSTALLED WITHIN THE EXISTING OPENINGS. NO ALTERATION TO THE SURROUNDING FABRIC, MASONRY, OR WINDOW OPENINGS IS PROPOSED. THE WORKS ARE LIMITED IN SCOPE AND CONFINED TO LIKE-FOR-LIKE REPLACEMENT, WITH NO EXTENSION, DEMOLITION, OR CHANGE TO THE ARCHITECTURAL CHARACTER OR SIGNIFICANCE OF THE LISTED BUILDING. **No objection.**

j) 25/01054/FUL - 70 DELAVALE ROAD, WINCHCOMBE - PROPOSED SINGLE STOREY EXTENSION ON REAR (WEST) ELEVATION. **No objection.**

5. PLANNING APPLICATIONS RECEIVED AFTER THE PUBLICATION OF THE AGENDA WHICH ARE TIME SENSITIVE.

a) 26/00004/TCA - GREAT HOUSE, CASTLE STREET, WINCHCOMBE - T1- WILLOW-POLLARD TREE TO PREVIOUS POLLARD POINTS AND SHAPE. **No objection.**

b) 25/00458/FUL - THE BRAMBLES, MILL LANE, GREET - PROPOSED AGRICULTURAL BUILDING FOR PEDIGREE SHEEP, MACHINERY, HAY/STRAW STORE. **No objection.**

6. PLANNING PERMISSIONS, REFUSALS, AND WITHDRAWN APPLICATIONS.

Application Number	Location	Planning Proposal	WTC Submission Comment	TBC Decision Notice
25/00694/FUL	7 Neata Farm Market Lane Greet	Retrospective change of use of existing single-storey one-bed annex from ancillary accommodation (C3) to short-term	No objection	Permit

		holiday accommodation (Use Class C5)		
25/00786/FUL	7 Bassett Close Winchcombe	Single storey side extension and alterations	No objection	Permit
25/00488/FUL	Stroud And Swindon Building Society High Street Winchcombe	Proposed change of use of the first floor from offices (Class E) to a two bedroom residential apartment (Class C3)	No objection	Permit
25/00996/TCA	Chandos House Broadway Road Winchcombe	T1 Beech - Crown Reduction Works- height reduction of 2.5m and spread by 2m, cutting back to strong suitable secondary growth, just above previous pruning points. Shape and balance. New shape indicated in red on image.		No Objection
25/00934/TCA	Two Gables Hailes Street Winchcombe	T1 Goat Willow - Crown Reduction Works - Specification to include removal of all regrowth, back to previous reduction points, height and spread reduction of 2.5m. New shape indicated in red on image. T2 Silver Birch - Crown Reduction Works - Specification to include removal of all regrowth, back to previous reduction points, height reduction of 2m and spread of 1m. New shape indicated in red on image	No Objection	No Objection
25/00902/TPO	3 Bassett Close Winchcombe	TPO 284 - T3 Redwood - lateral reduction from	No Objection	Consent

		house side to give 3m clearance.		
25/00833/FUL	72 North Street Winchcombe	Demolition of an existing single storey rear extension and construction of a replacement single storey rear extension, including replacement door and windows to existing property.	No Objection	Permit
25/00937/FUL	Spring House Langley Hill Farm Harveys Lane Winchcombe	Two storey side extension to Dwelling	No Objection	Permit
25/00946/FUL	45 Gretton Road Winchcombe	Replacement of an existing conservatory with a single storey extension	No Objection	Permit
25/00824/LBC	74 Gloucester Street Winchcombe	Replacement of the front first floor windows	No Objection	Consent

7. CORRESPONDENCE.

Letter received from local resident raising concerns regarding Item 4c.

8. REPORTS FROM MEMBERS. None.

The meeting closed at 7.26pm.