

MINUTES OF A MEETING OF WINCHCOMBE TOWN COUNCIL PLANNING COMMITTEE HELD AT ABBEY FIELDS COMMUNITY CENTRE, BACK LANE, WINCHCOMBE AT 7PM ON WEDNESDAY 4 MARCH 2026.

PRESENT: Mr R Wakeford (Chair) Mr B Rose Mr S Maughan Ms
 K Woodward Mrs S Sturgeon Mr D Chandler
 Deputy Clerk

1. TO NOTE APOLOGIES. None.
2. DECLARATIONS OF INTEREST. Cllr Chandler declared on item 4 (g).
3. PUBLIC PARTICIPATION. The Chairman invited members of the public to speak before formally opening the meeting. Several residents from Greet attended the planning meeting to express their concerns regarding the planning application amendment 4(g) listed on the agenda. There was some confusion as to what the amendment is and documents listed on the planning portal where not clear creating a suspicion regarding information being withheld. Issues surrounding water drainage with Severn Trent had not been addressed. Chairman suggested the application may have been relisted for technical reasons. The Chairman will provide committee members with a summary of all the issues raised.

The Chairman proposed the meeting go into session.

4. Planning Applications.
 - a) 26/00088/PIP - Land At Part Parcel 1335, Stancombe Lane, Winchcombe - Erection of 1 no. self-build dwelling. **No objection.**
 - b) 26/00096/FUL - 1 Bassett Close Winchcombe - Demolition of existing garage, two storey front, side & rear extensions, single storey rear extension, extension to existing porch. Installation of solar panels, external landscaping including enlargement of existing driveway. **No objection.**
 - c) 26/00092/FUL - 115 Gretton Road Winchcombe - Demolition of existing single storey rear extensions and part of garage and construction of single storey side and rear extension. **No objection.**
 - d) 26/00102/FUL - Little Pitch Gloucester Street Winchcombe - Single storey L-shaped rear and side extension, replacement of existing lean-to on SE elevation with timber clad log store, and first floor gable end dormer extension. **No objection.**
 - e) 26/00113/FUL - Inveraray Becketts Lane Greet - Erection of a replacement Porch. Loft conversion with increased roof height, rooflights and dormer windows. **No objection.**
 - f) 26/00135/FUL - 33 Gretton Road Winchcombe - Proposed infill loft extension to form first floor bathroom. **No objection.**

- g) 24/00668/OUT – Planning Application Amendment - Part Parcel 4218 Evesham Road Greet - Outline application for up to 20 residential dwellings (including 40% affordable housing). All Matters reserved except for vehicular access to the Evesham Road. Following debate Members agreed the Chairman would compile a response based on the feedback from the local community who attended the planning meeting and raised their concerns regarding this application.

(See comment submitted on Tewkesbury Borough Council Planning Portal).

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

25/00779/FUL - Jarmans Cottage, Cowl Lane, Winchcombe - Replacement of all existing wooden window frames for identical style but using UPVC. **No objection.**

6. PLANNING PERMISSIONS, REFUSALS, AND WITHDRAWN APPLICATIONS.

Application Number	Location	Planning Proposal	WTC Submission Comment	TBC Decision Notice
25/00161/FUL	Parcel 2722 Evesham Road Greet	Erection of 2 self-build dwellings with associated access and landscaping, pursuant to Permission in Principle ref. 24/00369/PIP.	No objection (see additional comment)	Permit.
25/01054/FUL	70 Delavale Road Winchcombe	Proposed single storey extension on rear (west) elevation.	No objection	Permit.
25/00928/FUL	Hillview Langley Road Winchcombe	Front and rear single storey extensions and alterations to the finishes of the existing building	No objection	Permit
25/01003/LBC/ 25/01002/FUL	3 North Street Winchcombe	Change of use of first floor from a storage area in relation to the retail/commercial use of the ground floor (use class E(a)) to a one bed	No objection	Consent/Permit

		holiday let (use class C5).		
26/00004/TCA	Great House Castle Street Winchcombe	T1- Willow- Pollard tree to previous pollard points and shape.	No objection	No objections.
25/01035/LBC	78 North Street Winchcombe	Replacement of two dilapidated timber windows to the rear elevation of the listed building.	No objection	Consent
26/00026/TCA	63 North Street Winchcombe	T1 Silver Birch - reduce by up to 2 metres back to previous pruning points	No objection	No objections.
25/00672/PIP	Part Parcel 4929 Smithy Lane Greet	Part Parcel 4929 Smithy Lane Greet	See WTC's comment on TBC Planning Portal	Granted.
25/01019/FUL 25/01020/LBC	Dents Almhouses Dents Terrace Winchcombe	Proposed conversion the existing two storey properties into 5 x ground and 5 x first floor flats	No objection	Permit/Consent.
26/00023/FUL	Balloon Cottage 111 Gloucester Street Winchcombe	Part Garage Conversion, new glazing, treatments to rear fenestration, refurbishments and alterations	No objection	Permit
25/00885/TPO	The Lodge Charingworth Broadway Road Winchcombe	T1 - Yew Tree - Carry out a 1.2m crown reduction and a 2 metre crown lift as the Yew tree is getting too dominant for the area. The work will be carried in accordance with BS3998. T2 -	No objection subject to relying on the expert advice of the Tree Officer	Consent.

		Remove the dead wood in the canopy of the Atlas cedar tree.		
25/00885/TPO	The Lodge Charingworth Broadway Road Winchcombe	T1 - Yew Tree - Carry out a 1.2m crown reduction and a 2 metre crown lift as the Yew tree is getting too dominant for the area. The work will be carried in accordance with BS3998. T2 - Remove the dead wood in the canopy of the Atlas cedar tree.	No objection subject to relying on the expert advice of the Tree Officer	Consent.
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	Permit.
26/00050/FUL	1 Silk Mill Court Silk Mill Lane Winchcombe	Installation of roof light on rear extension (Retrospective)	No objection	Permit.

7. CORRESPONDENCE.

- a) To reconsider WTC Planning Committee original consultee comment regarding planning application number. 25/00751/ADV - Morrisons 22 - 24 North Street Winchcombe - Installation of shopfront advertisements comprising one internally illuminated fascia sign, one fixed daily slats panel and four window graphics.

WTC Planning Committee concur with the Conservation Specialist, Tewkesbury Borough Council with the following comment. *"I conform that I am happy with the amendments and have no further objections to this proposal".*

- b) Communication from Tewkesbury Borough Council Planning Enforcement Department. An investigation is being carried out regarding the following:-
26/00039/ENFD – 70 Delavale Road Winchcombe – Permits development right this area has a restricted on the planning. Large scale extension to the rear.

8. REPORTS FROM MEMBERS. None

The meeting closed at 7.36pm.