

MINUTES OF A MEETING OF WINCHCOMBE TOWN COUNCIL PLANNING COMMITTEE HELD AT ABBEY FIELDS COMMUNITY CENTRE, BACK LANE, WINCHCOMBE AT 7PM ON WEDNESDAY
3 DECEMBER 2025.

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.
3. PUBLIC PARTICIPATION.
4. PLANNING APPLICATIONS.
 - a) 25/00841/FUL - 24 Cheltenham Road Winchcombe -Demolition of existing porch & two storey rear extension, erection of two storey & single storey rear extension, front porch canopy, replacement windows & door & installation of solar panels. **No objection.**
 - b) 25/00903/TCA - Barebones Farm, North Street, Winchcombe - T1 Holly - Reduce height by 3m to form mushroom shape and light trim T2 Plum - Reduce to previous, and thin T3 Apple - Light prune T4 Cherry - Light prune. **No objection.**
 - c) 25/00902/TPO - 3 Bassett Close Winchcombe - TPO 284 - T3 Redwood - lateral reduction from house side to give 3m clearance. The Chairman's reported "not enough in the photographs to understand how much of the tree will be cut, and the impact on the tree". **No objection.**
 - d) 25/00571/FUL - Almsbury Farm Vineyard Street Winchcombe - Application under Section 19 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to vary condition 2 of 21/01497/LBC (approved plans). **No objection.**
 - e) 25/00572/FUL - Almsbury Farm Vineyard Street Winchcombe - Removal/variation of Condition 2 (approved plans) for planning permission 21/01496/FUL. **No objection.**
 - f) 25/00889/FUL - Misty View Cowl Lane Winchcombe - Relocation of the entrance door and construction of an oak-framed canopy. **No objection.**
 - g) 25/00824/LBC - 74 Gloucester Street, Winchcombe - Replacement of two-bedroom windows because the wood is rotten and letting noise and the cold through. One of the windows cannot now be shut at all. **No objection.**
 - h) 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.**

- i) 25/00928/FUL – Hillview Langley Road Winchcombe - Front and rear single storey extensions and alterations to the finishes of the existing building. **No objection.**
- j) 25/00946/FUL - 45 Gretton Road Winchcombe - Replacement of an existing conservatory with a single storey extension. **No objection.**

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

25/00937/FUL - Spring House, Langley Hill Farm, Harveys Lane Winchcombe - Two storey side extension to Dwelling. **No objection.**

6. PLANNING PERMISSIONS, REFUSALS, AND WITHDRAWN APPLICATIONS.

Application Number	Location	Planning Proposal	WTC Submission Comment	TBC Decision Notice
25/00171/FUL	4 Orchard Road Winchcombe	Erection of single storey rear extension	No objection	Permit.
25/00814/TCA	18 Gloucester Street Winchcombe	Ulmus parvifolia (Chinese Elm). Remove 1m-2m radial growth and reduce crown as annotated	No objection	No Objections.
25/00646/FUL & 25/00647/LBC	52 Gloucester Street Winchcombe	Replacement windows and doors. Single rear side extension. Works to existing rear extension. Internal works. Proposed Solar panels and heat pump.	No objection	Permit & Consent

25/00720/FUL	32 North Street Winchcombe	Replacement of windows and door to the principal elevation.	No objection	Permit.
25/00801/LBC	3 Greystones Cottages Gloucester Street Winchcombe	Replacement windows & door. Replacement of existing stair with new metal staircase	No objection subject to Conservation Officer's advice being implemented	Consent
25/00804/LBC	White Hart Hotel High Street Winchcombe	Replacement existing gas boiler and flue with new boilers with two smaller flues	No objection	Consent
25/00903/TCA	Barebones Farm North Street Winchcombe	T1 Holly - Reduce height by 3m to form mushroom shape and light trim T2 Plum - Reduce to previous, and thin T3 Apple - Light prune T4 Cherry - Light prune		No objection

7. CORRESPONDENCE.

25/01684/LIQPRM - Morrisons Daily, 22 - 24 North Street, Winchcombe - Application for new premises licence.

8. REPORTS FROM MEMBERS. None.

The meeting closed at 7.24pm.