



MINUTES OF STOW ON THE WOLD TOWN COUNCIL'S PLANNING, TRAFFIC & PARKING COMMITTEE MEETING HELD AT STOW YOUTH CENTRE, FOSSEWAY, STOW ON THE WOLD ON TUESDAY 21ST OCTOBER 2025 AT 7.00 PM

PRESENT: Councillors: J Scarsbrook (Chairman), S Clarke (Vice Chairman), A Tighe (Chairman of Council), V Davies, M Stracey & A White

Also in attendance: Advisor Mr C Ayers, Miss E Sajewicz (Deputy Clerk of Council), and 1 member of the public

1. APOLOGIES FOR ABSENCE

Cllr V Goddard. Advisor Mr J Baggott absent.

2. DECLARATIONS OF INTERESTS IN ITEMS ON THE AGENDA

Members were reminded to declare any interests in items on the Agenda as the meeting progressed.

3. MINUTES – TO SIGN AS A CORRECT RECORD THE MINUTES OF MEETING HELD ON 19TH AUGUST 2025

RESOLVED that the minutes be signed by the Chairman as a true and accurate record. **Motion carried.**

4. CHAIRMAN'S ANNOUNCEMENTS

None.

5. QUESTIONS FROM MEMBERS OF THE PUBLIC

The member of the public present was given the opportunity to speak as the meeting progressed.

6. TO CONSIDER THE CLERK'S REPORT & MATTERS ARISING FROM MINUTES OF MEETING HELD ON 19TH AUGUST 2025

Noisy cover on Fosseway outside Wraggs Row – a temporary repair has been done. GCC Highways hopes to complete a permanent repair in conjunction with work that is to be done on a nearby gully.

Wobbly paving slabs near the Fountain have been repaired by GCC Highways.

Fountain Junction – a blocked drain has been cleared. Area to be monitored to see if there is still a problem.

Council requested that a coloured surface be installed on the Fosseway at the crossing point opposite the Youth Club. GCC Highways' advice is that this is unlikely to be feasible because of the high cost of converting the equipment every time there is a colour change.

Council has asked GCC to look at the narrow section of Parsons Corner, because the "SLOW" paint markings have faded and the warning signs are not very visible.

In response to enquiries about work on the newsagent's, CDC's Conservation Officer said there had been meetings with the owners and CDC was happy for the work to proceed without a formal application for listed building consent.

Royal Mail was contacted about a pillarbox on the High Street having its front removed. Royal Mail advised that it is being "upgraded to a digital parcel box" which has now been done.

Council has registered for GCC's Community 20s and Safer Roads Initiative. GCC has advised that 155 parishes are involved, and will be asked to submit their locations for 20 mph limits.

Parking bays in the Square are being repainted this week subject to weather.

Budget requests for next year will be on the agenda for a decision at the next meeting.

7. TO CONSIDER & COMMENT ON THE FOLLOWING PLANNING APPLICATIONS

- a) **25/02980/FUL – Lloyds Bank, The Square** – Change of use of first and second floor offices associated with a bank (Use Class E) into short term lets (Use Class sui generis), including amendments to fenestration

RESOLVED that Council objects for the following reasons:

- Stow has a proliferation of holiday lets, but very little office working space. Council does not support the loss of office space.
- Lack of parking provision. Council does not consider the argument for not providing parking to be justified. Comparisons with existing use are not like-for-like or realistic. There would be more vehicles associated with 8 short term lets than with the previous use, which in any case had access to a private car park on the property. Public transport in Stow is very limited and taxis are hard to come by. On-street parking is already inadequate in the vicinity, and this proposal would exacerbate the problems. Any new accommodation in Stow, whether short or long term, needs to provide off-street parking.
- A waste store needs to be provided at the rear of the building for bins etc. It is not appropriate in a listed building in a high-profile location in a Conservation Area to place bins in front of the building, and in any case there is insufficient pavement width to do so. All waste must be dealt with via the rear of the building.
- There appears to be no provision for fire egress or fire doors. Council is conscious of a fatal fire in a similar situation in nearby Church Street.

Motion carried.

- b) **25/02981/LBC – Lloyds Bank, The Square** – Amendments to fenestration and internal works to facilitate the associated Planning Application for the change of use of the first and second floor offices associated with a bank (Use Class E) to short term lets (Use Class sui generis)

RESOLVED that Council has no objection to the changes to fenestration, but Council objects to the internal work for the following reasons:

- A waste store needs to be provided at the rear of the building for bins etc. It is not appropriate in a listed building in a high-profile location in a Conservation Area to place bins in front of the building, and in any case there is insufficient pavement width to do so. All waste must be dealt with via the rear of the building.
- There appears to be no provision for fire egress or fire doors. Council is conscious of a fatal fire in a similar situation in nearby Church Street.

Council considers a fire inspection and conservation report are needed.

Motion carried.

- c) **25/03164/FUL – 29 King Georges Field** – Erection of single storey rear extension

RESOLVED that Council has no objection. **Motion carried.**

- d) **25/03174/FUL – 3 Beaumayne Terrace, Back Walls** – Removal of existing outhouse and erection of single storey extension for accessible ground floor bedroom and bathroom.

RESOLVED that, as it is adjacent to a listed building, Council has no objection subject to the extension having a pitched roof, and using roof and wall materials to match the main building.

Motion carried.

8. DECISION NOTICES

Reference	Location	Description	STC's Comments	CDC Decision
25/00968/FUL - new documents	Tower Courtyard, Fosseway	Erection of additional first floor with pitched roof loft and additional alterations	Object due to size and scale overwhelming neighbouring properties	Refuse

Reference	Location	Description	STC's Comments	CDC Decision
25/02095/TPO	Land Parcel North of Maugersbury Manor, E419623 N225397, Maugersbury Road	Full works and reasoning in tree survey. Summary: G1 - 5no Sycamore - Crown lift over track, remove ivy & epicormic growth. G2 - 5no mature Beech - End weight reduction of circa 2m, roadside only. T1 - Sycamore - End weight reduction 1.5 - 2m, crown lift over track. T2 - Sycamore - Fell. T3 - Beech - Fell. T4 - Beech - Fell. T5 - Beech - End weight reduction of branches over road of circa 2m.	Request 2 replacement trees	Permit with condition requiring one replacement tree
25/02539/TCONR	1 Hawthorn Cottages	T1-Yew-Crown reduce 1.5 metres due to overhang property and foot path. Reduce by up to 0.5 metres highways side due obstructing footpath T2- Yew-Crown reduce 1.5 metres garden side due to proximity to house . Reduce by up to 0.5 metres highways side due obstructing footpath. T3- Yew- Reduce by up to 0.5 metres highways side due to obstructing footpath.	No objection (between meetings)	Permit
25/02063/LBC	The Bell House, Park Street	Repair to rear dormer window and installation of fire safety curtain in attic	No objection	Permit
25/01852/FUL	Penrick House, Digbeth Street	Conversion of the barn into a holiday let, the creation of two flats within first floor and part of ground floor to be used either as private open market dwellings or holiday let accommodation.	Object for multiple reasons	Permit
25/02544/TPO	Newlands House, Evesham Road	T1-Copper Beech - Crown Reduce by up to 2 metres all round, due to encroaching on road side and buildings. Crown raise low branches to 4.5 metres to balance.	No objection	Permit
Appeal 25/00440/FUL & APP/F1610/D/25/3368030	The Hawthorns, Sterling Close	Erection of ground floor and first floor rear extensions, replacement of existing rear dormer flat roof with pitched roof, replacement of existing front porch flat roof with pitched roof, removal of existing front dormer and replacement with roof light, alterations to fenestration on front and side elevations	Object to timber cladding	Refuse. Allowed at appeal.

9. TO NOTE FORTHCOMING REMOVAL OF TREE AT MAUGERSBURY ROAD CAR PARK AND PLANS TO PLANT A REPLACEMENT TREE

Members noted.

10. TO NOTE CDC LOCAL PLAN CONSULTATION PROGRESS, INCLUDING FORUM FOR TOWN AND PARISH COUNCILS TO BE HELD ON 5TH NOVEMBER

Several town councillors have booked to attend. Noted the Local Plan proposals for Moreton would put a lot of extra traffic on the Fosseway and through Stow, and the proposal for 150 additional housing units in Stow.

11. TO CONSIDER WHETHER TO ASK GCC HIGHWAYS TO PROCEED WITH COUNCIL'S DROPPED KERB REQUESTS, NOTING THAT THE ESTIMATED COST IS £3000 AND IT IS HOPED THIS WILL BE AVAILABLE FROM CLLR CORPS'S HIGHWAYS FUND

Status of the requests relating to the dropped kerbs outside the Maugersbury Road car park to be checked.

RESOLVED that GCC Highways should be asked to proceed. **Motion carried.**

12. TO NOTE WORKS WILL BE TAKING PLACE ON THE FOSSEWAY AND EVESHAM ROAD TO REPLACE GAS MAINS, INVOLVING LANE CLOSURES AND TEMPORARY TRAFFIC LIGHTS FOR THE NEXT 4-6 WEEKS

Members noted. There was a suggestion that the phasing of the 4-way temporary lights at the Tesco junction be adjusted to reflect the volume of traffic from the respective directions.

13. TO NOTE GCC'S REVIEW OF ON-STREET PARKING IN STOW HAS BEEN REVIVED AND THERE WILL BE A MEETING TO UPDATE PROGRESS LATER THIS MONTH

Members noted.

14. TO RECEIVE AN UPDATE ON PAVEMENT OBSTRUCTIONS

Follow-up letters were sent to businesses that are still placing items on pavements causing obstruction, also informing them that only businesses that are "off the beaten track" are allowed to place A-boards on the pavement (and only if they comply with the other rules). One business in Digbeth Street has responded saying they obtained a pavement licence from Cotswold District Council. Council has written to CDC Licensing asking why this Council was not consulted about the application and a response is awaited.

Members wish to see enforcement action in cases of continuing obstruction.

15. TO NOTE GCC HIGHWAYS HAS APPLIED TO EXTINGUISH HIGHWAY RIGHTS OVER VERGE LAND FRONTING 1-5 AUBREY MEWS ON LOWER SWELL ROAD

Members noted.

16. DATE OF NEXT MEETING: Tuesday 11th November 2025 at 7.00 pm at Stow Youth Centre

17. MEETING CLOSED: At 7.55 pm

Signed: _____ Chairman Dated: _____