

Gretton Village, Planning Applications record - Updated 23/10/25

Note: Applications are grouped by site / location, then date.

Yellow highlight indicates an open application, ongoing or recent activity.

The Tewkesbury Borough Council website .. <https://publicaccess.tewkesbury.gov.uk/online-applications> .. has details of all these applications, including a record of all representations made.

Application Ref. No. (Note 1)	Title / description	Location	GPC category (Note 2)	GPC received	TBC response required	Status	Comments
21/01163/FUL	- Accommodation block with 7-off units - 6-off shepherd's hut style camping pods, in adjacent field (NE)	Royal Oak	3	27/9/21	27/10/21	Planning Committee 21/2/23. 13/4/23 Permitted	GPC response - No objection <u>in principle</u> but raised specific concerns. TBC decision - 'Permit' with some constraints and changes to reduce noise disturbance to Village.
23/00859/FUL	'Variation of conditions', and revised, more detailed plans		1	28/9/23	19/10/23	Permitted 20/12/23 Work now complete	GPC responded, 'No Objection', but expressed concern about parking More limited scope than original application. 3-off Huts & no 'Accommodation unit'.
11/00069/FUL	Demolition lean-to extension, erection of replacement two-storey extension	Manor Farmhouse Gretton Road	-	2/3/11	-	TBC Planning Approved 27/4/11	
12/00331/FUL	Retention of a new 3-bay garage block				-	TBC Planning - Refused	
12/00332/FUL	Proposed barn/stables -				-	TBC Planning - Refused	
13/00019/FUL	Revised scheme - retention of a garage & changes to roof design		-	10/1/13	-	TBC Planning- Refused 29/5/13	
14/00860/OUT	Erection of five houses		-	26/8/14	-	Withdrawn 28/4/15	
16/00251/FUL	Construction of stone-built porch		-	25/2/16	-	TBC Planning Approved 28/9/16	
17/00791/FUL	New pool building, store, potting shed, new barn, stable block, access track and manege		-				

Application Ref. No. (Note 1)	Title / description	Location	GPC category (Note 2)	GPC received	TBC response required	Status	Comments
20/01139/PIP	Permission in Principle for erection of 1 to 6-off dwellings.	Manor Farmhouse Gretton Road	3	19/11/20		Refused 9/2/21	GPC objected, following public meeting.
21/00039/DECISI			3	25/11/21		Appealed against TBC refusal. 17/3/22 Appeal successful	See 22/01384/FUL (13/2/23) below
22/01384/FUL	Erection of 5-off dwellings with access and landscaping. Note recent changes to drawing pack dated 22/9/23	Manor Farmhouse Gretton Road	3	13/2/23	6/3/23	Approved 31/10/23 No consultation from TBC	See Permission in Principle 20/01139/PIP – above. This application is for ‘Technical Details Consent’. Following consultation, GPC has responded ‘No objection’ but requested no construction traffic past School.
22/01359/FUL	Erection of garage block, link extension, new driveway entrance gates and stone wall		2	30/12/23	20/1/23	Approved 6/2/23	GPC consulted neighbours & discussed at meeting 11/1/23. GPC has responded ‘No objection’, but will ask to retain wall, to keep traffic calming effect of bend in road.
20/00185/FUL	Conversion of outbuilding to residential accommodation. Amendment		2 1	Feb ‘20 Amend’t 6/6/23	27/6/23	Application withdrawn	GPC responded ‘No objection’. GPC consulted again re amendment. It does not change or improve impact. GPC’s response remains ‘No objection’.
24/00418/FUL	Erection of garage & link extension. Plus, infinity pool, detached gym, pool buildings & landscaping. Change of use of paddock to residential		2 1 1	5/6/24 23/10/24	27/6/24 4/11/24	July – Aug ‘24, Revised plans, reducing scope of development.	GPC consulted impacted neighbours 27/6/24 GPC then responded, ‘No Objection’. Commenting (i) Concern at confusion due to multiple applications on this site, (ii) Noted it was residential use only. GPC reconfirmed it’s No Objection position

Application Ref. No. <i>(Note 1)</i>	Title / description	Location	GPC category <i>(Note 2)</i>	GPC received	TBC response required	Status	Comments
						Further amendments, incl boundary changes. Permitted 24/1/25	
22/00582/FUL <i>(Revised application to 21/01030/FUL)</i>	Erection of detached house and garage	Cupshill Cottage Duglynych Lane	2	16/5/22	15/6/22	Permitted	GPC responded - 15/7/22 'No objection' in principle, but with specific concerns
23/00520/TCA	Removal of Leylandii hedge and other trees		1	20/6/23	18/7/23	Permitted 27/7/23	GPC consulted impacted neighbours and responded .. 'No Objection'.
23/00663/FUL	Significant design changes to 22/00582/FUL Erection of detached house		1	10/8/23	31/8/23	Permitted 31/8/23	GPC consulted impacted neighbours and responded .. 'No Objection'.
21/01197/PIP APP/G1630/W/ 22/3296143	Permission in Principle for erection of 1 to 9-off dwellings	Gretton Farm, Gotherington Rd. Gretton Farm, Gotherington Rd.	3	5/10/21		Refused 21/12/21 21/9/22 successful appeal against TBC's refusal.	GPC objected, following public meeting. Appeal reduced development to 6-off dwellings
23/00291/FUL	Erection of 6-off dwellings (in accordance with 21/01197/PIP) This application is for 'Technical Details Consent'.			6/4/23	27/4/23 postponed	Decision date delayed, to permit further consultation Permitted 16/10/23	Following considerable consultation and discussion with both residents, TBC Planning and the developer (Centaur), the development design has been improved, to address most of the concerns raised by the village. See The TBC web-site for GPC's two detailed representations. GPC now responded – 'No objection' 18/7/23
24/00080/CONDIS	Additional detail approvals of conditions. TBC consulted on name.		1	22/5/24	N/A	Detail conditions Approved 17/12/24	Detail conditions only, GPC not consulted Name agreed ' Croft Gardens ' (possibly 'The Croft').

Application Ref. No. <i>(Note 1)</i>	Title / description	Location	GPC category <i>(Note 2)</i>	GPC received	TBC response required	Status	Comments
21/00960/FUL	Demolition of dwelling and erection of 4-off detached houses	'Siwa' Gretton Fields	2	26/7/21		Refused 21/3/22	GPC responded – 9/9/21 'Objection'
APP/G1630/W/22/3307174	Appeal against TBC refusal	'Siwa'	2	11/12/22	9/1/23	14/3/23 – Appeal dismissed	Discussed 11/1/23. No change in position - no further response
						7/7/23, some demolition work started on this site, then stopped. TBC Planning are aware	
22/01326/TCA	Crown reduction of alder tree	10, Working Lane	1	15/12/22	6/1/23	TBC Planning – 'Approved'	GPC response - 'No objection'
23/01198/TCA	Felling of 2-off trees	10 Working Lane	1	9/1/24	23/1/24	TBC Planning – Approved 1/2/24	GPC response: .. 'No Objection'
22/01190/FUL	Erection of detached greenhouse	7 Redwood Close	1	16/12/22	7/1/23	TBC Planning – 'Approved' 24/2/23	GPC response - 'No objection'
22/01302/FUL & 22/01303/LBC	2-storey extension & a lean to rear extension. Inst'n of solar panels on garage roof	'Orchard Cottage' Duglynych Lane Gretton	2	11/1/23	1/2/23	TBC Planning – 'Approved' 21/3/23	GPC has consulted neighbours and has responded, 'No Objection'.
23/01171/FUL & 23/01172/LBC	Alterations to fenestration, doors & stairs		1	4/1/24	25/1/24	TBC Planning – 'Approved' 1/3/24	GPC response – 15/1/24 'No objection'
22/01382/FUL & 22/01383/LBC	Internal alterations, plus new dormer & 'velux' windows	Pink Cottage Gretton Road	1	6/2/23	27/2/23	TBC Planning – 'Approved' 13/3/23	GPC has reviewed & consulted and has responded 'No objection' but noted concern over loss of privacy.
23/00150/TCA	Tree crown reduction	Abbotswyck Gretton Road	1	9/2/23	30/2/23	TBC Planning 'Approved' 17/3/23	GPC responded 'No objection'
25/00733/TCA	Tree management		1	25/9/25	9/10/25	TBC Planning. Waiting decision	GPC responded 'No objection'
23/00159/TCA	Felling of 2-off trees	Gretton House Duglynych Lane	1	14/2/23	6/3/23	TBC Planning, 'Approved' 27/3/23	GPC responded - 'No objection'
25/00034/TCA	Tree management		1	21/1/25	11/2/25	TBC Planning – 'Approved' 19/2/25	GPC responded 'No objection'.

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22/00553/FUL	First floor extension and conversion of garage.	Brandywine Cottage, Duglynch Lane	1	14/7/22	4/8/22	TBC Planning, 'Approved' 13/10/22	GPC responded - 'No objection'
17/00268/FUL	Demolition of commercial garage Erection of 2-off domestic dwellings.	Land at rear Of Laburnum Gretton Fields	-	8/3/17	-	Approved 4/7/17	-
17/01147/FUL	Conversion of stable block to 3-off holiday accommodations		-	25/10/17	-	Approved 16/1/18	-
21/00981/FUL	10-off shepherd Huts type accommodation.		-	2/8/21	-	Approved 29/10/21	-
21/00179/CONDIS	Additional approval of Detail Conditions		-	-	-	Approved 3/2/22	
23/00040/FUL	Conversion of a 3-unit holiday accommodation block, into a single dwelling		2	13/2/23	13/3/23	TBC Planning - Approved 29/3/23	GPC discussed 8/3/23. The significant development of this site is a concern. But on this planning application issue alone, GPC has responded - 'No Objection'.
23/01196/FUL	Retrospective variation to condition 2 of previously approved planning 23/00040/FUL		1	10/1/24	31/1/24	TBC Planning – Approved 15/2/24	GPC response 'No Objection'. Comments as above for 23/00040/FUL
23/00231/FUL	Erection of a single storey rear extension	Laburnum Gretton Fields	1	30/3/23	21/4/23	TBC Planning - Approved 23/5/23	GPC responded.. 'No Objection'
23/00953/OUT	Removal of glamping pods and erection of 3-off bungalows	Lily Barn Gretton Fields	2	13/11/23	4/12/23	TBC Planning Refuse 17/1/24	GPC comprehensive response – Object (19/12/23)
23/00953/OUT	Applicant has Appealed TBC's Refusal	(behind Laburnum)	2	26/6/24	26/7/24	TBC Appeal response 26/7/24 (includes GPC's) No progress evident	GPC confirmed its previous arguments against development.
23/00117/FUL	Erection of a greenhouse	4 Close Field,	1	13/3/23	3/4/23	TBC Planning Approved 30/5/23	GPC responded .. 'No Objection'

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22/01010/FUL	Retention of agricultural buildings	Land at Stanley Pontlarge	1	30/3/23	20/4/23	TBC Planning – Approved 1/9/23	GPC responded .. ‘No Objection’
23/00429/FUL	First-floor side extension and a single storey side & rear extension	‘Glenbrook Farm’, Gretton Fields	1	26/5/23	16/6/23	TBC Planning – Approved	GPC responded .. ‘No Objection’
23/00637/PIP <u>Note</u> this is a PiP, so only the suitability of the site for development is considered – not details.	Permission in Principle Erection of 1 to 2 dwellings on land to rear of Myrtle Cottage Amended drawings. Reduced to 1-off dwelling. Site plan modified.	‘Myrtle Cottage’, Gretton Road	2	24/7/23	4/8/23		Neighbours consulted. GPC has Objected, on the following grounds... - Outside village development boundary. - Loss of privacy and view to several houses. - Proposed access is unsuitable. GPC position - unchanged
24/00675/FUL	Technical details consent for 1-off self-build dwelling. Further to previously approved 23/00637/PIP		2	13/8/24	3/9/24	TBC Planning. Waiting decision	After consulting impacted neighbours, GPC’s ‘Objection’ is unchanged, despite the outcome of 23/00637/PIP in July ’23. - Exposed AONB hillside - Outside the village boundary - Overlook neighbouring properties - Unsuitable access road GPC requested site section/elevation drawing
	Further consultation, following provision of additional details; Site-section drawings & drainage (requested by GPC)		2	10/12/24	30/12/24	TBC Planning. consultation	Following additional consultation, GPC position confirmed as unchanged.
	Revised drawings issued 3/4/25, Which reduce the size, height and detail of the proposed dwelling.		2	7/4/25	30/4/25	TBC re-consulting, with revised plans. Drainage & access discussions. 19/8/25 , TBC decision to Permit	Following further consultation; GPC has confirmed its position is unchanged, but recognises changes to address some concerns. But drainage & access concerns remain.

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23/00619/FUL	Solar panels on roof	6 Working Lane	1	21/7/23	11/8/23	TBC Planning – Permit 31/8/23	GPC responded .. 'No Objection'
24/00115/ENFC	Alleged breach of planning condition 3 (occupancy condition) of planning permission ref. no. 16/00525/FUL	Barn 1, Gretton Farm. (aka 'Gretton Stables')	2	3/6/24	-	TBC Under review	GPC notified. But no formal consultation yet
23/00684/FUL	Change of use of site, to add facilities to 'allow for permanent use as a gypsy site'.	Plot 6, Warren Fruit Farm, Evesham Rd, Greet	3*	7/8/23	3/9/23	TBC planning Refused 25/1/24 Appealed 14/10/24 TBC response 18/11/24. Pending	Note* this is outside Gretton Parish. But GPC expressed concerns about the many developments on this hillside and this application.
24/00677/FUL	Retrospective Planning, for change-of-use of farm building to a dwelling house	'Foxhill', Plot 19, Warren Fruit Farm	2	5/11/24	21/11/24	TBC Planning. Waiting decision	Comment and GPC response; as above
Other Warren Farm Planning. The owner of land at Warren Fruit Farm, Mr Billy-Joe Roper, pleaded guilty and was fined for non-compliance with a planning enforcement notice, on 8/1/24							
23/00761/FUL	New porch, windows, doors, and parking area.	6, Gopshill Lane	1	1/9/23	22/9/23	TBC planning Permit 3/11/23	GPC responded .. 'No Objection'
23/00832/PIP Note this is a PIP, so only the suitability of the site for development is considered – not details.	Permission in Principle Erection of 1 dwelling on land at RHS of 6, Stanley Cottages. Site Plan modified	6, Stanley Cottages	2	3/10/23 2/11/23	24/10/23 14/11/23	TBC Planning Permit 14/11/23	GPC responded – Object. Site too small, concern over traffic. Following changes & GPC / TBC discussions; GPC position revised to 'No Objection to PIP'. GPC & TBC concerns to be considered at 'Technical phase'.
24/00903/FUL	Demolition of existing conservatory & erection of 1 additional dwelling. Further details provided Apr 25. Revised Plans 30/7/25	6, Stanley Cottages	2	28/11/24	19/12/24	TBC Planning . Permit 26/9/25	GPC response – No Objection. But with concerns over egress onto busy road and junction. GPC supported on-site meeting with GCC Highways – Jul 25.
23/01076/LBC & 23/01075/FUL	Change of use from garage / annex to short term holiday let and associated single storey extension.	'Well House' Winchcombe Road	1	5/12/23	26/12/23	TBC Planning Permit 18/1/24 Completed	GPC responded ..22/12/23 'No Objection'. Note;, similar & more extensive planning was previously approved 14/00227/FUL

Application Ref. No. (Note 1)	Title / description	Location	GPC category (Note 2)	GPC received	TBC response required	Status	Comments
23/01087/FUL	Removal of existing office building and construction of two workshop units and parking.	Park Farm Industrial Estate	2	11/12/23	2/1/24	TBC Planning – Permit 24/3/25	GPC responded .. ‘No Objection’. Requested planting to screen development
23/01128/FUL	Three new workshop units		2	29/12/23	19/1/24 3/9/24	TBC Planning – Permit 24/3/25	GPC responded .. ‘No Objection’. Requested planting to screen development
24/00016/TCA	Tree reductions and removals.	12 Gopshill Lane	1	12/1/24	26/1/24	TBC Planning – Approved 7/2/24	GPC responded ..18/1/24 ‘No Objection’.
24/00164/FUL & 24/00229/LBC	Alteration / remedial works. Changes to previous approved planning – 21/00804/FUL	‘Tythe Farm’, Gopshill Lane,	1	28/3/24	18/4/24	TBC Planning – Permit 22/5/24	GPC responded ..2/4/24 ‘No Objection’.
24/00186/TCA	Tree removal & tree management	‘Wychwood House’, Gretton Road	1	14/3/24	28/3/24	TBC Planning – Permit 9/4/24	GPC responded ..5/4/24 ‘No Objection’.
24/00239/FUL	Installation of solar panels in garden at rear of property	‘Glenbrook’, Gretton Fields	1	28/3/24	18/4/24	TBC Planning – Permit 14/5/24	GPC responded ‘No Objection’.
24/00241/TCA	Tree management	‘Orchard Lodge’, Gretton Road,	1	27/3/24	10/4/24	TBC Planning – Permit 22/4/24	GPC responded ‘No Objection’.
24/00283/TCA	Tree removal	‘Copse End’, Winchcombe Rd,	1	9/4/24	30/4/24	TBC Planning – Permit 13/5/24	GPC responded ‘No Objection’
25/0466/TCA	Tree management		1	1/7/25	15/7/25	TBC Planning – Permit 18/7/24	GPC responded ‘No Objection’
24/00300/FUL	Rear dormer windows, new garage and outbuilding. Front elevation modified to remove 2 dormer windows.	‘Westerham’, Gretton Rd	2	16/4/24 13/6/24	6/5/24 -	TBC Planning – Permit 24/7/24	GPC consulted potentially impacted neighbours. Responded ‘No Objection’
24/00380/TCA	Tree reduction	‘Greenway House’, Greenway lane	1	9/5/24	30/5/24	TBC Planning – Permit 12/6/24	GPC responded ‘No Objection’.
25/00719/FUL	Front porch, single storey rear extension and loft conversion		2	25/9/25	16/10/25	TBC Planning. Waiting decision	GPC responded ‘No Objection’.
24/00401/FUL & 24/00402/LBC	Alterations to existing annex	Lynch Lane Farm	2	17/5/24	7/6/24	TBC Planning – Permit 1/7/24	GPC responded ‘No Objection’.

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		Lynch Lane Farm					
24/00774/LBC	Revision to 24/00402/LBC – Alternative roof lights.		1	4/10/24	25/10/24	TBC Planning – Permit 13/11/24	GPC responded ‘No Objection’.
25/00402/TCA	Tree management		1	2/6/25	23/6/25	TBC Planning – Permit 25/6/25	GPC responded ‘No Objection’.
24/00414/TCA 24/00416/TCA	Tree removal and management	Torsmead	1	17/5/24	7/6/24	TBC Planning – Permit 24/6/24	GPC responded ‘No Objection’.
25/00758/FUL	Side & rear extensions. Porch canopy. Enlarged parking area.		2	1/10/25	21/10/25	TBC Planning. Waiting decision	GPC consulted neighbours. Responded – ‘No Objection’.
24/00461/TCA	Dead tree removal	Old Tower Cottage Working Lane	1	11/6/24	2/7/24	TBC Planning – Permit 15/7/24	GPC response ‘No Objection’
24/00501/TCA	Tree management	Manor Farm Cottage	1	2/7/24	23/7/24	TBC Planning – Permit 16/7/24	GPC response ‘No Objection’
24/00928/TCA	Tree management	12 Gopshill Lane	1	6/11/24	25/11/24	TBC Planning – Permit 13/12/24	GPC response ‘No Objection’
24/01011/FUL	Variation of conditions (from previously approved planning-	The Maples	1	4/12/24	24/12/24	TBC Planning – Permit 14/1/25	GPC response ‘No Objection’
11/00165/ENF	Alleged unauthorised access and track	L. Stanley Farm, Gretton Fields GL54 5HH	2	-	4/12/14	Enforcement notice upheld & appeal dismissed.	Ref.. APP/G1630/C/13/2197985 -
04/01649/OUT	Outline planning application for the erection of a farm workers dwelling	Laurel Orchard, Gretton Fields GL54 5HH	2	-	-	TBC decision; Refuse Subsequent appeal dismissed. 5/9/07	GPC response - Objection
13/0261/FUL 15/00162/FUL 16/00678/FUL 19/00667/CLE	Various applications for change of use, including ‘Agricultural occupancy conditions’.	Grafton House Gretton Fields GL54 5HH	-	-	-	Multiple applications and appeals. -	
24/01053/FUL	Demolish existing commercial premises at Gilder’s Yard Build 5-Houses	Near Grafton House Gretton Fields GL54 5HH	3	15/1/25	12/2/25	TBC Planning – Refuse 11/4/25	GPC consulted neighbours & held public meeting – 5/2/25. Clear preference for house over industrial unit. GPC response therefore – ‘No Objection’, but with significant concerns re size of development, location & precedent.

Application Ref. No. <i>(Note 1)</i>	Title / description	Location	GPC category <i>(Note 2)</i>	GPC received	TBC response required	Status	Comments
							GPC subsequently consulted directly with Planning & Highways.
24/01036/LBC <i>(Listed Building consent)</i> 25/00194/FUL	Solar Panels Revised plans 22/8/25	Oak Cottage Greenway Lane	1	23/1/25	13/2/25	TBC Planning - Waiting decision	GPC responded 'No objection'. 17/9/25
25/00471/LBC	Install EV charger		1	22/8/25	15/9/25		
25/00038/TCA	Tree management	5 Barn Close	1	15/7/25	5/8/25	TBC Planning – Permit 26/9/25	GPC responded 'No objection'.
25/00062/FUL	Single storey extension at rear	Close House, Winch'be Rd	1	24/1/25	14/2/25	TBC Planning – Permit 19/2/25	GPC responded 'No objection'.
25/00098/TCA	Tree management	5 Apple Orchard Close	1	4/2/25	26/2/25	TBC Planning – Permit 31/3/25	GPC responded 'No objection'.
25/00627/FUL	Retrospective Planning. Rebuild of existing barn.	Part Parcel 3247. Gretton Rd. 'White Cottage'	2	21/2/25	7/3/25	TBC Planning – Permit 28/3/25	GPC responded 'No objection'.
25/00693/FUL	Tree management	8, Working lane	1	11/8/25	30/8/25	TBC Planning - Waiting decision	GPC, responded 'Object, until concerns over usage and visual amenity are addressed'
25/00514/CLP <i>Certificate of Lawful Development</i>	Solar panels	Village Hall	1	10/9/25	24/9/25	TBC Planning Permit 1/10/25	GPC responded 'No objection'.
25/00850/TCA	Tree Management Hornbeam reduction	Village green	1	3/6/25	NA	TBC Planning Permit 13/8/25	Certificate issued
						TBC Planning - Waiting decision	GPC responded 'No objection'