

MINSTERWORTH PARISH COUNCIL

Minutes of the virtual Parish Council Meeting held on Monday, 12 Apr 21, via Zoom

PRESENT:

Councillors - R Blowey
N Garbutt
S Ingham
C Thomas
R Thomas
N Powell
BC J Smith
BC P McLain
CC P Awford (partial attendance)
Mrs F Wallbank – Former Clerk
P Bell - Clerk

Parishioners: 4 (some partial attendance)

1 APOLOGIES: None

2 MINUTES OF THE MEETING The minutes of the meeting held on 8 Mar 21 had been circulated with the agenda and were agreed. They were signed by the Clerk on behalf of the Chairman.

3 DECLARATION OF INTEREST: None

4 REPORTS FROM CC AWFORD AND BOROUGH COUNCILLORS:

CC Awford:

- Much routine business was on hold due to the pre-election purdah, though current issues continue to be dealt with where possible.
- The Local Planning Inspector had indicated an intention to visit Minsterworth to view potential development sites and boundaries, but the date for this was not yet known.
- The potential allocation of another 70 new houses near the Village Hall had come as a surprise, as Minsterworth had already exceeded its allocation of new houses.

BC Smith reported:

- Flood issues continued to be discussed; the concerns of the parishes had been raised. Sources of revenue for capital projects were under investigation.
- Councillors had received an interesting presentation on the Growth Hub in Tewkesbury aimed at supporting new businesses. This presentation was available to share if required.
- The weekly updates from Democratic Services continue to be received and provide useful information.
- Clarification had been sought on the numbers of new houses allocated to each village within the development plan.
- Future housing developments also needed to reflect the outcome of surveys undertaken in the villages, to ensure they met the right requirement. This prompted a discussion on whether more affordable housing was needed in Minsterworth; it was agreed that more information was needed about planning applications that were already being considered before anything new should be raised.

5 PUBLIC COMMENT:

- Comment received from Anne Pearson, to express thanks to all those who had worked hard to keep the village looking tidy over the lockdown period.

proposed that an extension to the lease for the park be requested from GCC; this was agreed unanimously. **Action: Councillor Ingham.**

- The benches that were bought for the parish council had been installed and well-received. If there was evidence that they lead to a substantial increase in anti-social behaviour then their locations would be reviewed. A costing had been requested for adding the benches to the Council's insurance policy. The invoices for the purchase of the benches needed to be sent to the original grantors. **Action: Clerk.**

7.3 Harvey Centre.

- The trees allocated to the Centre had been received and planted.
- Some of the hedge adjacent to the main road had been removed; it was confirmed that this would be replaced by a structure of similar height that would conform with planning guidance.

7.4 Highway Matters:

7.4.1 No Left Turn on Bury Lane.

- The Chairman has received a request from a parishioner to consider the installation of a "No Left Turn" sign at the top of Bury lane.
- This had been referred to the Highways Agency, but had been rejected, as the size of the grass triangle there would preclude larger vehicles from making the required turn.
- The only other option would be to make the whole of Bury Lane a one-way street, but it was felt this would be unpopular with residents.

7.4.2 Leak on Hygrove Lane.

- The Chairman had circulated a document relating to this subject; he had not received the video evidence to support the suggested origins of the water.
- It was confirmed that Severn Trent had visited the site on at least 2 previous occasions and not found the cause of the water.
- It was proposed that nothing further should be done on this until more information was received; this was agreed unanimously.

7.4.3 Planting of Trees on A48.

- A large number of trees had been planted along the A48 in Minsterworth and other parishes.
- There had been no consultation with the Highways Agency or the Parish Council about the location of the trees. These trees had been planted as part of the Ash Dieback recovery project.
- The trees presented a possible road safety hazard, especially as they grew.
- After consultation with the Ash Dieback project, the 3 x trees planted at Bury Lane had been relocated; 2 x trees had been placed near the junction of Pound Lane and Watery Lane, which the local residents would tend. The third tree had been planted at Ham Green, which the Parish Council would tend.
- There was a discussion on whether more trees could be requested; the Chairman confirmed that all those who had requested specific trees would receive them in autumn 2021. A further request could be submitted, but applicants would need to inform the Chairman and be specific about the trees required.

7.4.4 Wild Goose Layby.

- The Chairman confirmed that a site visit had been held at Wild Goose Layby with representatives from the Neighborhood Watch and TBC.
- The outcome of that meeting was that an application had been submitted to install low-level lighting in the layby, to deter anti-social behaviour and to promote safety.

7.4.5 Church Lane Resurfacing.

- Councillor Ingham reported that a resident had requested that the potholes on Church Lane be repaired.
- It was confirmed that the potholes on Black Dog Lane and Bury Lane had been recently repaired.

- It was agreed that Councillor Ingham would visit Church Lane to assess the extent of repairs required and report back to the next meeting. **Action: Councillor Ingham.**

7.4.6 Signage.

- The Chairman expressed his disappointment that there was still no Minsterworth village sign at the western end of the village.
- The Chairman agreed that he would raise this again with the Highways Agency.
Action: Chairman.

7.5 PROW: Councillor Ingham reported:

- The path near the Harvey Centre had been cleared and was now much more accessible.
- The gate on the riverbank had been removed for repairs, but had not yet been replaced. It was expected that this would be complete before the cows were moved into the adjacent field.
- A resident had requested that a physical barrier be inserted on Church Landing to prevent cars parking there. A chain was previously in place there, but had been removed. The Chairman had requested confirmation on where the barrier should be placed. This would be considered further at the next meeting.
- The Chairman had raised a proposal relating to the signage on the parish greens; this would be considered further at the next meeting.

7.6 Mains Drainage

- The subject of mains drainage had been discussed extensively, but remained a problem. The lack of mains drainage was impacting on planning applications and potential property sales.
- It was not considered reasonable to impose a levy on all new developments to cover the cost of installing mains drainage, as this would be an unequitable cost.
- The challenges caused by the lack of mains drainage have increased with new regulations, and are likely to increase further.
- The case for getting mains drainage could be stronger if all residents applied at the same time.
- Previous applications had indicated that the cost to individuals was likely to be prohibitive.
- It was important not to raise residents' expectations, as the likelihood of Severn Trent undertaking this work remained low.
- Councillor Powell agreed to investigate the cost and requirements for installing bio disc treatment systems, and report back to the next meeting. **Action: Councillor Powell.**

7.7 Uploading of Documents on the Website.

- The Chairman highlighted that a number of documents had been produced by the Parish Council, which may be of interest to parishioners.
- These documents included papers on: the A417 Flooding, the Churcham Houses, 70 houses near the village hall, the Welcome Leaflet and the ASB at Wild Goose Layby.
- It was agreed that greater publicity of the council's work would be welcome, and that suitably redacted versions of documents should be published on the Parish Council's website. The chairman would circulate these documents to PC for approval **Action: Clerk.**

7.8 Annual Parish Assembly and AGM in May.

- The Chairman summarised advice that had been received from GAPTIC, which stated the legislation permitting councils to meet virtually expired on 6 May 21. The GAPTIC advised therefore that meetings held on or after 7 May 21 had to be held as face-to-face meeting.

- A challenge had been raised against this advice, but the outcome would not be known until the end of April at the earliest.
- The Parish Council identified 3 options for the APA and AGM, currently scheduled for 10 May 21: holding the meeting outside; bringing forward the May meeting so it was before the deadline of 7 May and holding it virtually; or holding it virtually as planned on 10 May 21.
- It was proposed that the Parish Council should hold its APA and AGM as planned on 10 May 21, together with its planned meeting on 14 Jun 21, and that these meetings should be held virtually. This was agreed unanimously. **Action: Clerk.**
- The Chairman stated that he would write a brief report to present to the APA; this would be circulated to the Councillors before the meeting. **Action: Chairman.**

7.9 Flood Report

- Councillor R Thomas confirmed that the Flood Report was near to completion and would be circulated in draft before the next meeting. **Action: Councillor C Thomas**

8 PLANNING

8.1 Applications:

19/00465/FUL Charlton, Main Road, Minsterworth: Change of use C3 (dwelling house) to C2 (children's care home). Erection of replacement single storey rear extension (amended dormers removed).

- Concern remained that the drainage in place at these properties does not comply with the planning application, and that the planning application is not sufficient.
- BC Smith had raised the application with the TBC Development Control Officer who seemed broadly content, based on discussion with the applicant. The extension was considered to be not significantly larger than the existing property and he did not consider there was a safety issue with additional traffic.
- Enforcement action relating to the operation of the home was not a planning issue, but had been referred to the Care Quality Commission and to Children's Services.
- Although legal advice could be sought on the operation of the home, the fact that they were not a planning issue would reduce the impact of such action.
- The application would be discussed further at the meeting on 20 Apr 21; BC Smith and the Chairman had both requested the opportunity to speak at that meeting. It was agreed that this should be confirmed before the meeting. **Action: Clerk** (Post-Meeting Note: this was confirmed by e-mail from TBC on 13 Apr 21).
- It was not clear whether TBC had addressed the issue of drainage in the planning consideration, or whether Building Control had issued a compliance certificate.
- It was agreed that parish council should re-submit its previous objections to the planning application and request confirmation that they had been uploaded onto the planning consultation site. **Action: Clerk**

8.2 TBC Decisions:

- **21/00138/FUL** The Crest, Minsterworth: Two storey rear and side extension and single storey rear extension. Permitted.
- **18/01117/APP** Approval for reserved matters for erection of a dwelling on Calcotts Green. Approved.

8.3 Appeal: None **Appeal Decisions:** None **Site Inspections:** None

8.4 Enforcement Matters: No additional items.

9 MATTERS RAISED FOR NOTIFICATION:

- Councillor C Thomas reminded all that Pound Lane would be closed from 25 Apr 21 for up to 4 weeks for drainage works.

10 DATE FOR NEXT VIRTUAL MEETING: Monday 10 May 21 at 7.00pm. This meeting would be held virtually and would comprise the Annual Parish Assembly followed by the Annual General Meeting.

The meeting closed at 8.47pm.