

## **MINSTERWORTH PARISH COUNCIL**

Minutes of the Meeting of the Minsterworth Parish Council (MPC) held on 16 Aug 21 in Minsterworth Village Hall, commencing at 7.00pm.

### **PRESENT:**

Councillors - R Blowey  
N Garbutt  
N Powell  
C Thomas  
R Thomas  
BC P McLain  
CC P Awford  
P Bell – Clerk

Parishioners: 5

1. **APOLOGIES.** Apologies were received from Councillors S Ingham and S King and from Borough Councillor J Smith.

2. **DECLARATIONS OF INTEREST.** There were no declarations of interest.

2a. **PUBLIC COMMENT.** There was no public comment.

### **3. MINSTERWORTH PARISH SETTLEMENT BOUNDARY.**

- Councillor Powell sought clarification on whether this subject could be discussed again, as a decision has been taken by the Council on the subject within the last 6 months. Para 12h of the MPC Standing Orders states:

“A decision of the Council shall not be reviewed within 6 months except by vote of five members following a specific proposal included on the agenda.”

- The Chairman proposed that in light of changes put forward by Tewkesbury Borough Council (TBC), the Parish Council should review its previous decision on the settlement boundary (SB). This was agreed by the 5 x councillors present.
- The Chairman stated that TBC were looking to finalise the Minsterworth SB, based on the comments made by the Inspector to the draft Tewkesbury Plan. The TBC proposal was to exclude all development to the north of the A48, and extend the SB to the south, within the central core of the village.
- Councillor Powell proposed a wider SB, extending on both sides of the A48 for the length of the village (between the 2 x village signs), and then reviewing every application on its own merit. This would allow every landowner an equal opportunity to submit a planning application.
- The Chairman stated that he felt that the SB should refer to what was best for the village and should not be concerned about allowing planning equally to all landowners. He preferred a slower development, with housing focused on the core element around the church and village hall at the centre of the village. If the housing developments could be joined more closely together it could increase cohesion in the village and support the case for future speed restrictions and safe crossing points on the A48.
- Councillor Awford highlighted that all parishes were vulnerable to further housing applications, regardless of the SB. He also stated that rising estuary levels could impact on future planning applications.
- The Chairman proposed a revision to the 2019 SB that would see the boundary to the north of the A48 drawn around the additional housing behind Ellis Bank Lane, which has already been supported by MPC. The SB would then be drawn to exclude the adjacent housing to the north of the A48 and allow the “greenspace” required by the Inspector.

- To the south of the A48, the SB would be extended to cover the core village area between the A48 and the River Severn flood plain, including land to the east of The Elms where planning has already been supported by MPC, but excluding an area of the flood plain to allow for predicted rising estuary levels
- This proposal was put to the vote and was agreed by 4 votes to one (Councillor Powell objecting).
- It was further agreed that the Chairman would re-draw the new proposed SB on a map, and circulate it to all parish council members for approval prior to submission to TBC. **Action: Chairman. Post Meeting Note:** The re-drawn SB plan was circulated on 18 Aug 21.

#### 4. PLANNING PRE-APPLICATION FOR DEVELOPMENT AT ELMS FARM.

- The Clerk provided an overview on the pre-application planning process. He confirmed that TBC had not notified MPC of a pre-application submission at Elms Farm, but that MPC had been approached directly by the developer's representative from Black Box planning limited. The Chairman and Clerk had met with this representative in order to obtain information about the pre-application submission.
- Councillor Powell stated that before any meetings were held with developers, the Parish Council should be informed, in order to provide a mandate for the meeting. The Clerk reiterated that the only reason for the meeting was to obtain information to put to the Parish Council, so the Parish Council could provide that mandate.
- The outline plan for the pre-application proposal in the Elms Farm area was displayed and discussed. Councillor C Thomas asked if this could lead to the re-opening of the Minsterworth Primary School. Councillor Garbutt stated that the former school buildings were no longer owned by the education authority or diocese, so any new school would need to be in a different building. He also stated that there would need to be a sustainable population of primary school age pupils, and confirmation that all surrounding primary schools were already operating at full capacity, to justify a new school.
- It was noted that any new development would need to include 40% of affordable housing. There was also an opportunity to include some bungalows within the new development.
- The developer's representative had requested permission to brief the Parish Council on the pre-application that had been submitted. This proposal was unanimously agreed by the Council, and the developer would be invited to make a 10-minute presentation to the Parish Council at the meeting on 13 Sep 21, with time allocated for questions from Councillors and discussion after that. **Action: Clerk.**
- Following that briefing, the Parish Council would decide if the developer should be invited to deliver an open presentation to the village community.

#### 5. SPEED SURVEY RESULTS – FOLLOW ON ACTIONS.

- The Chairman thanked Councillor R Thomas for the work she had done in compiling a detailed report into the speeding issues within the village. It was now necessary to agree the next steps.
- The Chairman proposed to invite the Highways representative to the next Parish Council meeting, in order to ascertain the most appropriate way forward. Councillor R Thomas suggested it may be better to get the Parish's proposal together first, and then present it as a campaign to the Highways agency, in order to emphasis the human impact caused by speeding within the village.

- Councillor Powell recommended that a Traffic Regulation Order be sought, in order to reduce the speed limit in the village. Councillor Awford advised that could take 2 years to agree, and would need the Highways manager's support, which was unlikely given that the evidence from the recent traffic surveys had not indicated a problem. Councillor Powell stated that a temporary order could be requested.
- Councillor McClain stated that information from the blue-light agencies could be sought to support any campaign. He also noted that the resources within the TBC Road Safety department had been reduced, but that this was an area of interest for the PCC.
- There was discussion on what the national speed limit was on the dual carriageway section of the A48. **Post Meeting Note:** It is confirmed that the national speed limit for cars on non-motorway dual carriageway roads is 70mph, unless a lower limit is prescribed for the specific stretch of road.
- The following actions were proposed and agreed:
  - Councillor R Thomas's paper on the speeding issue would be re-formatted to present it to the Highways Agency. This would include specific mention of the area that is most prone to accidents, and any information that could be obtained from the blue-light agencies. The paper would be circulated to Parish Council members and approved prior to submission to the Highways Agency. **Action: Chair and Councillor R Thomas.**
  - A temporary speed reduction would be requested for the A48 through the village. **Action: Chairman.**

## 6. APPOINTMENT OF A VICE-CHAIRPERSON FOR MPC.

- The Chairman asked for this item to be deferred to the next meeting, but stated that he felt it was appropriate to have a Vice-Chairperson appointed.
- Councillor Powell stated that he thought this was discussed at the Annual Parish Assembly (APA) and that it was agreed not to have a Vice Chairperson. It was agreed that the Clerk would check the minutes from the APA to confirm. **Action: Clerk.**
- **Post meeting note:** There is no record of this subject having been discussed in the APA in 2021; there was no APA in 2020 and in 2019 the APA recorded the following: "It was agreed not to appoint a Vice-Chair at this stage."

## 7. CORRESPONDENCE AND MATTERS RAISED FOR NOTIFICATION.

- The Clerk reminded all Councillors that they were invited to a presentation by the new PCC on 13 Oct 21 at Gupshill Manor in Tewkesbury. Councillors Blowey and C Thomas had agreed to attend. Councillor Powell also asked to attend, and the Clerk agreed to request another ticket. **Action: Clerk**
- The Clerk informed the Council that TBC had appointed a Heritage Engagement Officer on a 6-month contract, in order to produce the Tewkesbury Borough Local Heritage List. It was likely that there would be involvement of the Council in compiling the village entries.
- The Clerk confirmed that Severn Trent Water had acknowledged receipt of the request for the installation of mains drainage into the village. A further response was expected from their new connections team in due course.
- The new signs for the greens had been ordered but had been delayed at the manufacturers; they were expected to be ready from 23 Aug 21.

- The Council had received notification of the closure of the lane behind the house called “The Falklands” for the period 27 Sep – 22 Oct 21 to allow Severn Trent to replace a mains drain.
- Councillor C Thomas asked for an update the work to fix the leak at Hygrove Lane; it was agreed the Clerk would request an update from Severn Trent. **Action: Clerk.**
- Councillor C Thomas reported that incidents of anti-social behaviour were continuing around the village; these had been reported to the community police staff, but they had limited funding to address the issue. The matter had also been raised with the PCC, who had also referred it to the community police staff. A meeting of interested parties was planned to try to address the issue. It was also stressed that all ASB occurrences must be reported to the police, either through a 999 emergency call if the act is in progress, or via the community police staff.
- Councillor R Thomas asked if there had been any consultation about installing temporary traffic lights on the A48 at the same time as the A40 had been closed. It was confirmed there had been no consultation with MPC.

**8. DATE FOR NEXT MEETING.**

- The date for the next meeting was agreed as **Monday 13 Sep 21 at 7.00pm** to be held in the Minsterworth Village Hall.

The meeting closed at 9.04pm.

Signed: .....

Date: .....