

TWIGWORTH PARISH COUNCIL AGENDA

**OF MEETING TO BE HELD AT 3.15pm ON 30th JULY 2026
IN THE DOWN HATHERLEY VILLAGE HALL**

<https://twigworthparishcouncil.wordpress.com>

1.	Welcome by Chair of Council
2.	Attendance to be recorded (anticipated as Parish Councillors Rick Harris, George Sharpley, Graham Bocking & Mike Davies) Members of the public
3.	Apologies to be received and recorded from Parish Councillors Council to note the legal process regarding Apologies from Parish Councillors to be APPROVED where a dispensation request has been made prior to the meeting and The Council agree the reasons for the dispensation request are appropriate to LGA 1972 s85
4.	Council to invite reports from County Councillor and Borough Councillors
5.	Minutes of previous meeting held on 21st July 2026 to be agreed for accuracy-
6.	Council to invite Declaration of Interest for matters on the agenda
7.	Members of the Public to be invited to speak to the Council and then were invited to observe the remainder of the meeting (The period of time designated for public participation at a meeting in accordance with standing order 3(e) shall not exceed 15 minutes unless directed by the chairman of the meeting) Public session to be closed
8.	Council to note new website is now active -see above
9.	Council to agree its response to correspondence regarding publication of a draft pastoral (church buildings disposal) scheme -Twigworth St Matthew – Diocese of Gloucester as attached
10.	Date of next meeting confirmed as Thursday 3rd September 2026
11.	Close of meeting

TWIGWORTH PARISH COUNCIL

Draft minutes

OF MEETING HELD AT 2.45PM ON 21ST JULY 2026
IN THE DOWN HATHERLEY VILLAGE HALL

<https://twigworthparishcouncil.wordpress.com>

12.	Welcome by Chair of Council
13.	Attendance recorded as Parish Councillors Rick Harris, George Sharpley & Graham Bocking & Mike Davies 2 Members of the public
14.	No Apologies received and recorded from Parish Councillors Council noted the legal process regarding Apologies from Parish Councillors to be APPROVED where a dispensation request has been made prior to the meeting and The Council agree the reasons for the dispensation request are appropriate to LGA 1972 s85
15.	Council noted the resignation of John Redfern and the steps taken for the handover of Council assets
16.	Council no reports were received from County Councillor and Borough Councillors
17.	Minutes of previous meeting held on 2 nd July 2026 agreed for accuracy-noting amended from initial publication
18.	Council invited Declaration of Interest for matters on the agenda - none
19.	Members of the Public were invited to speak to the Council and then were invited to observe the remainder of the meeting (The period of time designated for public participation at a meeting in accordance with standing order 3(e) shall not exceed 15 minutes unless directed by the chairman of the meeting) • It was agreed members of the public would be invited to join in at the appropriate agenda item • Overnight closure of M5 junctions in the vicinity noted has caused speeding and concern on the A38 • Council discussed speed watch training and future TRO schemes • Motorbikes on a specific night causes concern and DHPC are seeking guidance from speed watch team at GCC Public session closed at 15.00
20.	Council considered updates on upgrade (using CIL) to brick bus shelter outside Orchard Park agreed actions Council to seek alternative quotes for repair and Clerk to obtain quote for new Perspex shelter including Information board for new communities to be included and bring to Council in September 2026 Roof is safe at current time, removing roof and putting a flat roof on top

21.	Council considered using a planning consultant and the logistics and cost implications • Clerk advised on process, cost and budget implications • Council considered potential future developments across parishes • Council considered a working party joining with DHPC/Longford • Clerk to seek tendering of professional planning advising, to support the pc in their responses to large planning applications (to be defined) and strategic developments on a retained basis.
22.	Council considered outstanding planning matters and agreed comments to be submitted Clerk - note for information: The application reference is provided to enable Councillors to prepare for the meeting and not for pre-determination of a decision. Decisions must be taken at legally convened meetings, S106 “wish list” discussed • 26/00524/OUT - Manor Farm Sandhurst Lane Sandhurst Gloucester (170) OBJECT Council expressed concerns over the planned infrastructure upgrades stated by the Developer including sewage infrastructure and the specific methods stated in the developers documents and Council request a grampian condition should be included that no properties should be occupied before the date stated in their documents, anticipated as 2028 (as in condition 12 of Chestnut Tree Farm- 24/00457/FUL and subsequent planning appeal decision APP/G1630/W/23/3326538/ ref 22/01343/OUT summarised as new houses may not be connected to the public sewage network until the sewage network has been upgraded) relating to the works specified in the planning application The National Planning Policy Framework (NPPF) states that a development should be genuinely sustainable and supported by sufficient infrastructure. In five years the village has grown from 170 dwellings to over 1200, with virtually no improvements to the infrastructure. Sewerage capacity The sewerage system is frequently bursting through manholes and flooding into public spaces. In times of heavy or persistent rain surface-water infiltrates the network causing an overload. The Manor House at the corner of Sandhurst Lane and the A38 (adjacent to the proposed site) is regularly revisited by sewage spilling right across their entire property. There is talk of a Severn Trent upgrade, but no dates are given. A further 170 houses here will inevitably exacerbate problems faced by many other homes in the neighbourhood.

- HSE advise against granting planning permission in this case due to high risk of harm to people
- NDP of 2011 is not reflected in this application, specifically the fact that there should be no development and open spaces should be maintained land west of the A38
- Council are concerned over the construction traffic turning in and off the A38 and the ongoing traffic issues especially when the M5 is closed
- Construction method statement should include strict rules regarding mud on the highway.
- Flooding risks in flood zone 3 and surface water flooding risks noted and displaced water will need to go somewhere else. Existing flood meadows will be taken away and Cox's Brook will not be able to cope with volume of water in a flood situation, especially if the valves where it joins Hatherley Brook are constantly closed
- NDPPF raises the issue of land that can be used to safeguard, manage and alleviate flood risks are being taken away

26/00547/OUT parcel 4100 tewkesbury road twigworth (100) Planning application for land west of A38- Council agreed to object based on the following:

Council expressed concerns over the planned infrastructure upgrades stated by the Developer including sewage infrastructure, anticipated as 2028 (as in condition 12 of Chestnut Tree Farm- 24/00457/FUL and subsequent planning appeal decision APP/G1630/W/23/3326538/ ref 22/01343/OUT summarised as new houses may not be connected to the public sewage network until the sewage network has been upgraded) relating to the works specified in the planning application. The developers stated in their public presentation –“OFWAT is planning to upgrade Twigworths sewage and drainage system so that it is capable of sustaining new homes” We do not believe that there is a guaranteed programme or date for this works – Therefore the implication is that the current system is not capable of sustaining any more new homes and the Council request a grampian condition should be included that no properties should be occupied before the upgrades stated in their presentation are completed

Flooding

The government flood-risk map shows how much the proposed site is at risk of flooding from the River Severn; and then the map for surface-water flooding shows even more parts of the site at risk.

Flood Zone 3 (maximum fluvial risk) even enters the site in the northwest corner. This is based on the record of actual flooding in 2007. The rest of the site is very close to Flood Zone 3, and there is very little gradient between the two. If flooding is to get worse after 2007 due to climate change, then there is nowhere for the water to go.

It may be that the new houses can be built on raised imported hard core; but the loss of what Ivor Gurney called Gloucestershire's 'water meadows' to soak up the water, both fluvial and pluvial, will have an inevitable impact off site.

The NPPF states that new development must be safe for its lifetime and *must not increase flood risk elsewhere* (Planning and flood risk 170). Given the vulnerability to flooding and its closeness to Flood Zone 3, it is impossible to see how such a development built on raised imported hardcore (for all the attenuation ponding and permeable areas) will not increase risk elsewhere.

The National Planning Policy (2.1.3) states that the aim of the Sequential Test is to steer new development to areas with the lowest probability of flooding. Development should not be allocated or permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower probability of flooding. There clearly are areas with a lower probability of flooding than this one; but in Twigworth, almost all of them have been or are being developed already.

Sewerage capacity

The sewerage system is frequently bursting through manholes and flooding into public spaces. In times of heavy or persistent rain surface-water infiltrates the network causing an overload.

An additional 100 houses connected to the sewer that leads to the pumping station at the entrance to Wallsworth Lane will have a horrendous impact on a pumping station that already floods Wallsworth Lane and nearby houses and businesses with sewage in time of heavy or persistent rain. This pumping station now receives sewage from the north and the west, as well as the south, and from here it travels east to the pumping station in Ash Lane, which has its own record of flooding people's houses and gardens.

Our understanding is that there are no fixed plans for upgrading the sewerage network.

	The National Planning Policy Framework (NPPF) states that a development should be genuinely sustainable and supported by sufficient infrastructure. In five years the village has grown from 170 dwellings to over 1200, with virtually no improvements to the infrastructure. • NDP of 2011 is not reflected in this application, specifically the fact that there should be no development and open spaces should be maintained land west of the A38 • Council are concerned over the construction traffic turning in and off the A38 and the ongoing traffic issues especially when the M5 is closed • Construction method statement should include strict rules regarding mud on the highway. S106 list to be requested – better pavements, controlled crossing , bus shelters, litter bins, community building, TRO to reduce speed on the A38
23.	Date of next meeting confirmed as Thursday 3rd September 2026 Agreed EOM to discuss the church
24.	Close of meeting 16.01

**MISSION AND PASTORAL MEASURE 2011
DRAFT PASTORAL CHURCH BUILDINGS SCHEME
TWIGWORTH ST MATTHEW
DIOCESE OF GLOUCESTER**

This note accompanies a draft scheme under the Mission and Pastoral Measure 2011 which makes provision for the future of a church building, The Church Commissioners provide this information so that interested parties can understand the background to the proposals, make a reasoned judgement on the merits of the draft scheme and, if they see fit, a reasoned expression of support or objection to it.

The Current Proposals

The Commissioners have agreed to publish a draft Pastoral (Church Buildings Disposal) Scheme providing for the closed church of Twigworth St Matthew and part of the annexed churchyard to be sold for residential use and for purposes ancillary thereto.

Background

The closure of the church of St Matthew was proposed by the parish itself, in part due to the precarious state of the building internally and lack of funds to effect repairs but also because this is a church in an area of many churches. There is development in this area and it was hoped that this would help swell the church attendance but unfortunately for Twigworth the main focus of the development lies away from this linear village and correspondingly most people look to Longlevens rather than Twigworth.

Closure of the church was brought into effect on 1 February 2020. Since that time it has been marketed and the Diocese of Gloucester has now recommended proceeding with an offer for

the church to be sold as a single dwelling.

The Building

Twigworth St Matthew is a mid-19th-century building built between 1841 and 1891 in an Early English Gothic Revival style. Constructed mainly of blue lias stone with oolitic limestone dressings, it is notable for its tall west tower and slender landmark spire. The layout comprises a nave with north aisle, chancel and sanctuary, chapel, organ chamber and vestry. Although unlisted, it is of moderate heritage significance, with strong aesthetic presence and historic associations with poet and composer Ivor Gurney and composer Herbert Howells.

The Views of the Statutory Advisory Committee

The Commissioners statutory advisors, the Statutory Advisory Committee of the Church Buildings Council (SAC) have recognised St Matthew's as a building of moderate heritage significance despite its unlisted status, highlighting in particular its landmark spire, strong landscape presence and important associations with poet and composer Ivor Gurney, as well as Herbert Howells.

The Committee further advised that the church should be preserved through conversion to a suitable new use that respects its architectural and historical character. The report identified good potential for adaptation, including extensions or the construction of a small separate building, provided these are subordinate to the historic church and designed sympathetically.

Planning and Access

The proposed residential use will require planning permission however alterations to facilitate that new use will not require any further consents given that the building is not statutorily listed.

Access from the highway can be gained from the public highway (Tewkesbury Road).

Burials and the Churchyard

The churchyard contains a number of burials. The churchyard is to remain open and under the control of the Seven Towers Benefice as per the existing arrangement.

Correspondence

Further information on the proposed closure and future use of the church property can be obtained from the Closed Churches Case Officer, Sarah Mellor by e-mail at sarah.mellor@churchofengland.org or by telephone at 07824 581491.

Representations against or in support of the draft Scheme

Anyone may make a representation for or against any provision of the draft Scheme.

Representations must be made in writing or by e-mail and should be sent to:

Jos Waters
Pastoral Division, Church Commissioners
Church House
Great Smith Street
London SW1P 3AZ

or by e-mail to: jos.waters@churchofengland.org

Any communication received after **12th August 2026** cannot be treated as a representation.

If we receive representations against the draft Scheme, we will send all representations, both for and against, to the Bishop, whose view will be sought. Individual representors will then receive copies of our correspondence with the Bishop (including copies of all the representations) and they may comment further in writing to us in light of the diocesan

response if they so wish.

If no representations against the Scheme are received and all the other consents to achieve the new place of worship are in place, the Commissioners shall make the Scheme and bring it into effect as provided for in the scheme.

Information on the Mission and Pastoral Measure 2011 and its procedures can be found on the Church Commissioners' website at www.ccpastoral.org where there are also links to download copies of these notes and the draft scheme.

Draft Pastoral (Church Buildings Disposal) Scheme

This Scheme is made by the Church Commissioners ("the Commissioners") this day of 20.... under the Mission and Pastoral Measure 2011.

Background

By a Scheme of the Commissioners made under the said Measure on the 9th day of January 2020, the church of Twigworth, St Matthew ("the building"), being the parish church of the parish of Twigworth in the Diocese of Gloucester, was declared closed for regular public worship.

NOW, it is provided as follows:-

Future of the church building and part of the annexed land

1. The building and that part of the land annexed or belonging thereto outlined in red on the annexed plan (together referred to as "the property") shall be appropriated to use as a single residential dwelling and for purposes ancillary thereto together with the rights granted by Schedule 1 and with the benefit of the Existing Matters specified in Schedule 2.

Disposal

2. The Commissioners are hereby empowered to sell the property for the said use together with the benefit of the rights granted by Schedule 1 and with the benefit of the Existing Matters specified in Schedule 2.

Contents

3. The contents of the building shall be disposed of as the Bishop shall direct.

Coming into operation of this Scheme

4. This Scheme shall not come into operation until such date or dates as the Commissioners shall determine following the making of this Scheme and the Commissioners shall not be obliged to bring the Scheme or any part thereof into operation until such time as they are satisfied that the condition specified in Schedule 3 has been complied with but may do so if they so determine.



In witness of which this Scheme has been duly executed as a deed by the Church Commissioners.

Executed as a Deed by the Church Commissioners for England
acting by two authorised signatories:

Signature of Authorised Signatory

Signature of Authorised Signatory

Schedule 1: Grant of Rights of Way

To enable the property to be used for the purpose specified in the Scheme, the following rights shall vest in the Commissioners for the benefit of the property –

- (i) a right of way with or without vehicles over and along the existing pathway in the remaining part of the churchyard annexed or belonging to the building and shown edged blue on the annexed plan subject to the Commissioners' successors in title paying a fair and proper portion of the cost of keeping the same in good and substantial repair to the reasonable satisfaction of the parochial church council of the parish within the area of which the property is for the time being situated; and
- (ii) the right to the passage of water, soil, gas, electricity and telecommunication services (if any) through any drains, sewers, pipes, wires, cables and other conducting media ("the services") now laid or to be laid under, upon or above the remaining part of the said churchyard; and
- (iii) the right (upon reasonable prior notice in writing to the said parochial church council) to enter with or without vehicles, equipment and apparatus upon such parts of the said churchyard as may be necessary for the purpose of inspecting, repairing and maintaining the building and for the purpose of laying, connecting into, inspecting, repairing, maintaining or renewing the services subject to the person exercising such right causing as little damage as possible to the said churchyard or any graves, tombstones, monuments and memorials therein, and subject to the Commissioners' successors in title making good any damage so caused to the reasonable satisfaction of the said parochial church council or other the person for the time being responsible for the care and maintenance of the said churchyard and subject to the grant of any necessary faculties by the Consistory Court to authorise the said works; and
- (iv) all rights and easements over the land hatched peach and edged in black appertaining or reputed to appertain to the property (in common with all others entitled to the like rights).

Schedule 2: Existing Matters

The rights, reservations covenants and stipulations contained or referred to in a conveyance of the adjoining property known as The Old Rectory dated the 3rd June 1976 made between (1) The Reverend Thomas Beresford Davies (2) The Church Commissioners for England and (3) David Robert Smith and Angela Florence Smith in so far as the same still subsisting and are capable of taking effect.

Schedule 3: Conditions

- (i) That Planning Permission has been obtained for the proposed use.

MISSION AND PASTORAL MEASURE 2011

Closed church building of Twigworth St Matthew Diocese of Gloucester

How representations concerning a draft scheme are considered by the Church Commissioners

Anyone may make comments, known as representations, either in support or against a draft scheme to the Commissioners in writing or by email. A petition will be given proper consideration, but for administrative purposes it will be classed as a single representation and we will only correspond with the sender of the petition, if known, or otherwise the first signatory.

If we do not receive any representations against the draft scheme the Commissioners will make the scheme, subject to any necessary consents being granted.

If we do receive any representations against the draft scheme we will seek the views of the Bishop about these, and those in favour. If you make a representation we will also share this with other representors and the Commissioners' Mission, Pastoral and Church Property Committee. We will send you a copy of our correspondence with the Bishop and you will be able to comment further if you wish on any points relating to your original representation.

Once all the relevant information has been collated the Mission, Pastoral and Church Property Committee will meet to consider all representations in relation to the draft scheme. In making a representation you should indicate whether you also request the opportunity to speak to the Committee about your representation. Otherwise, if a hearing is not held, the case will be considered in private, and you will be informed accordingly. If the Commissioners' decide to hold a public hearing into the case, you may attend the Committee meeting and you may have an opportunity to speak to your representation. When we acknowledge your representation we will let you know the dates of the Committee's next couple of meetings. We will confirm the actual date, and if a hearing is to be held, nearer the time.

The Mission, Pastoral and Church Property Committee will decide whether the draft scheme should proceed. A full statement of reasons for the Commissioners' decision will be issued to all representors about 10 days after the meeting of the Committee. If they decide that the scheme should proceed, the Commissioners will make the Scheme, subject to the necessary consents being granted, if appropriate.

The scheme would be brought into effect at the appropriate time as it provides. Please note that the procedures for considering representations only apply where there is at least one objection to the draft scheme. The Committee will not have to consider the case where there are only representations in support of the draft scheme and no outstanding objections. If you write in support of the scheme, we will let you know as soon as possible whether we have also received representations against its provisions that will require consideration by the Committee