

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>

1.	Welcome by Chair of Council
2.	Attendance recorded as Parish Councillors Rick Harris, George Sharpley & Graham Bocking & Mike Davies 2 Members of the public
3.	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
4.	Council noted the resignation of John Redfern and the steps taken for the handover of Council assets
5.	Council no reports were received from County Councillor and Borough Councillors
6.	Minutes of previous meeting held on 2 nd July 2026 agreed for accuracy-noting amended from initial publication
7.	Council invited Declaration of Interest for matters on the agenda - none
8.	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
9.	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

10.	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.
11.	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
12.	Date of next meeting confirmed as Thursday 3rd September 2026 Agreed EOM to discuss the church
13.	Close of meeting 16.01

AGREED MINUTES

OF MEETING HELD AT 7.00PM ON 2ND JULY 2026
IN THE DOWN HATHERLEY VILLAGE HALL

<https://twigworthparishcouncil.wordpress.com>

1.	Welcome by Chair of Council
2.	Attendance recorded as Parish Councillors John Redfern, Rick Harris, George Sharpley & Mike Davies 2 Members of the public and representatives of A&K Gateshead developers
3.	Apologies received and recorded from Parish Councillor Graham Bocking Clerk advised on 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 Borough Councillor Rai sent apologies and Borough Councillor & County Councillor Hands did not attend
4.	Council noted report from as distributed via email from Borough Councillor Rai
5.	Council noted it had not received a report from County Councillor Hands
6.	Minutes of previous meeting held on 26 th May 2026 were agreed for accuracy
7.	Council invited Declaration of Interest for matters on the agenda Cllr Sharpley declared an interest in the planning application for Skoda Garage
8.	Members of the Public were invited to speak to the Council and then were invited to observe the remainder of the meeting • Brook lane bollards – letter submitted regarding recently installed bollards- Clerk referred parishioners to DHPC and PROW team • Developers A&K Gateshead spoke to and answered questions from Council regarding land west of the A38 following public consultation events- points raised included access to and from site, hedgerows, crossing the A38 and sewage and drainage issues relating to “Chestnut Tree Farm (24/00457/FUL) clause 12 appeal outcome Public session closed 19.39
9.	Council agreed financial reports as attached Council confirmed renewal of insurance on 3 year plan (with a discount) in sum of £225.09 Council approved increase in milage allowance to remain in line with HMRC tax free allowance Council approved increase in standing order to reflect net salary
10.	Council received update from Clerk on waste bins in bus shelter on A38 funded by S106 and TG bus shelter The bins are on the list of works for TBC and updates have been given via email

11.	Council received update from Cllr Harris regarding the PC enquiry to First Point (management company) to install a noticeboard by the playing field at Fallow Fields noting specifically cost and logistics would fall to the Pc. Council also discussed the logistics of other new developments in/potentially in the parish and the precedent of installing noticeboards in new developments and after discussions. Council did not feel inclined to go ahead at the present time It was agreed the 2 pc noticeboards are the Orchard Park and the Village Centre which are populated by Councillors at the appropriate times
12.	Cllr Harris (with delegated authority) provided update from First Point regarding enquiry to replace small capacity waste bin by Fallow Fields play area with larger capacity containers. According to the information given, specifically cost and logistics would fall to the Pc. The developers are indicating that they will empty the current bin more often. It was agreed that the Pc will ask for a larger bin as a replacement, to encourage parity with TG. It was agreed that at the present time the PC would not ask if a bin could be installed on the footpath going through Fallow Fields to Brook Lane. It was agreed that bins on future developments need to be considered by the PC at the time of planning applications
13.	Council considered updates on village gates plans and agreed actions and funding – Delegated to Cllr Harris to lead and to bring quotation, design and specific locations and to obtain agreement with Highways and agreement with neighbouring parish councils to share costs and infrastructure to next meeting.
14.	Council noted email/correspondence received by Clerk & approve actions taken New bus shelter on A38 opposite Norton Garden Centre, Council agreed to wait for new developments (applications submitted) to bring clarity to future plans
15.	Council noted that redacted Register of Interests have been received for the website from TBC
16.	Council considered damage to brick bus shelter outside Orchard Park and agreed actions Council agreed for Clerk to approach a contractor for a quotation and to Cllr Harris to lead. Council discussed H & S implications, and it was agreed that at the present time the bus shelter can continue in use. It was also agreed that if a H&S issue comes to light, it would be acted upon urgently Clerk to obtain a price for new shelter to compare costs
17.	Council agreed that any one of the following Councillors may attend TBC planning committee meetings and speak on behalf of the PC Councillor Harris, Bocking, Sharpley, Davies or Redfern

18.	Council consider events and comments made by Councillors in the last month, which the Clerk explained meant that it would not be appropriate to continue using delegated authority and Council agreed to remove delegated authority for Clerk to submit comments on planning applications where no meeting has taken place. The Clerk explained the process of 2 or more (or the Chair of Council) can call an extra-ordinary meeting if the timescale of applications do not fit in with the scheduled meetings. The legal process for EOM meetings of the PC remain as for scheduled meetings.
19.	Council agreed delegation to Cllr Harris to consult with PROW team on preserving hedgerows in the village
20.	Council noted outcome of planning application 24/00695/FUL -part parcel 2691 Tewkesbury Road, TPC submitted comments in May 2025 under the Clerk's delegated authority and confirmed to Councillors in August 2025 and subsequent correspondence regarding the sewage infrastructure in the village and the relationship to Chestnut Tree Farm (24/00457/FUL) clause 12 appeal outcome Council noted the different responses given by planning officers on sewage conditions Council agreed for Cllr Sharpley to continue asking questions on this matter
21.	Council noted updates on the Brook Lane bollards and the posting of comments on TPC Facebook page TPC was represented by Cllr Harris (delegated by the Pc and provided feedback at January 2026 meeting) to attend a site meeting (November 2025), where GCC suggested bollards on the specific bridle way and unadopted road. GCC then consulted with residents and DHPC who supported the actions and noted that the specific location is in DHPC and not in TPC. DHPC Chair has given a full response to Cllr Redfern.
22.	Council noted at the previous meeting, the Council discussed application 25/00788/FUL Twigworth Court, for which comments had previously been submitted on 27/10/25- no changes to those comments were agreed
23.	Council consider 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, 26/00409/ADV -skoda garage – Councillor Sharpley informed Council of a nearby rookery who are affected by light. Councillor Sharpley took no part in the decision making Council agreed to make comment to ask for confirmation that the proposal will not affect the local rookery population by increasing the lighting in the direction of the rookery . Feedback from the public session presentation noted – NDP content noted

	It was suggested that the Council consider using a planning consultant – to be put on agenda for next meeting
24.	Council noted reports received from Councillor Redfern prior to meeting and taken as read – no comments were raised
25.	Council considered the use of a crest on Council emails/documents – Cllr Redfern Cllr Redfern informed Council that formal approval would be needed for use of a crest from the relevant body It was noted that a crest has been used on Twigworth PC communication channel It was stated by Councillor Redfern that the TPC Facebook page is not a TPC Facebook Council agreed by majority not to have a crest at this stage
26.	Council considered its communication strategies and the delegated authorities– Cllr Sharpley thanked Cllr Redfern for all the hard work and positive steps forward taken in both the newsletter and website however Cllr Sharpley also shared the following concerns The PC felt that the newsletter was incredibly useful but was not appropriate for the parish council to publish it. It was felt that the website needs to be a more standard PC format and content Newsletter content is not publishing PC agreed views – Cllr Redfern requested a recorded vote on this matter Cllr Redfern asked for the views of other Councillors but he left the room before this could take place and be recorded It was unanimously (Cllrs Sharpley, Harris and Davies) agreed not to use a newsletter at the present time. It was unanimously (Cllrs Sharpley, Harris and Davies) agreed that the Clerk should control the website It was unanimously (Cllrs Sharpley, Harris and Davies) agreed to use Parish Online for the website and costs were agreed
27.	Council agreed it does not wish to consider additional community seating
28.	Council agreed it does not wish to change its name to a Community Council –
29.	Date of next meeting confirmed as Thursday 3rd September 2026 Council agreed to hold an EOM to discuss planning item
30.	Close of meeting 21.06

Financial reports

budget to date

		<u>ACUTAL</u> <u>YEAR</u> <u>TO</u> <u>DATE</u>	<u>BALANCE</u> <u>AVAILABLE</u> <u>TO SPEND</u>
	<u>Total bank</u> <u>balance</u>		
PRECEPT	BUDGET	18000	
grants	36000	0	
CIL		4099	
WAYLEAVE		0	
VAT to be reclaimed		0	
OTHER RECEIPTS		0	
GRANTS		0	
INCOME	36000	0	
EMPLOYMENT COSTS		22099	
ADMIN	17000	0	17000
INSURANCE	625	0	625
previous HMRC			
underpayment	400	0	400
WEBSITE & emails		0	0
SUBSCRIPTIONS	115	0	115
repairs and			
replacements	500	0	500
EQUIPMENT			
(CAPITAL)	500	0	500
VENUE HIRE	1200	0	1200
AUDIT	350	0	350
TRAINING	500	0	500
PAYROLL COSTS	200	0	200
COMMUNITY			
ENGAGEMENT	175	0	175
LCA	630	0	630
VAS	0		0
VILLAGE GATEWAYS	400		400
ENVIRONMENT POLICY	2500		2500
NEWSLETTERS	0		0
WASTE BINS	0		0
TRO FOR 20MPH	500		500
property			
Expenditure	10000		
contingency/balance	35595	0	
expenditure	405	22099	
	36000	22099	25595

	Mar-22	Mar-23	Aug-23	Mar-24	Mar-25
<u>reserves</u>					
defib	3145	871	3277	2500	1000
SWAG			575	575	575
PRECEPT		1500	1500	2500	2500
EQUIPMENT			200	200	1000
VAS					400
BUS					
SHELTERS			3000	300	300
NDP	585	585	585	585	585
contigency				500	500
EARMARKED	3730	2956	9137	7160	6860
general	-846	15567	26464	59	735
bank balance at Y/E	2884	18523	35601	7219	7595

	Mar-22	Mar-23	Aug-23	Mar-24	Mar-25	Mar-26
<u>reserves</u>						
defib	3145	871	3277	2500	100	1000
SWAG			575	575	0	575
		150			575	
PRECEPT		0	1500	2500	250	5000
EQUIPMEN					0	
T			200	200	100	2700
VAS					0	800
BUS					400	
SHELTERS			3000	300	300	300
NDP	585	585	585	585	300	585
contigency				500	585	500
EARMARKE		295			500	500
D	3730	6	9137	7160	686	1146
building					0	0
		-				
general	-846	295	-9137	59	735	4063
waste bins		6				500
village gateways						2500
					759	1852
bank balance at Y/E	2884	0	0	7219	5	3