

# **WHEATPIECES PARISH COUNCIL**

## **FULL COUNCIL MEETING**

**ON WEDNESDAY 7<sup>TH</sup> SEPTEMBER 2022 AT 7.00PM**

**AT THE WHEATPIECES COMMUNITY CENTRE**

**PRESENT:** Cllr. Meredith, Cllr. Reid, Cllr. Abel, Cllr. Millett,  
Cllr. Saunders, Cllr. Shyamapant, Cllr Pullen

**IN ATTENDANCE:** T Shurmer (Clerk & Responsible Finance Officer)  
E Rust (Clerk)  
Robin Brunner-Ellis (Guidepost Trust Ltd)  
Andrew Winstone (Bloor Homes)  
Guy Wakefield (Ridge & Partners LLP)

**IN ABSENCE:** Cllr.Dempster

### **MINUTES**

Cllr. Meredith welcomed all to the Wheatpieces Parish Council meeting.

#### **1207/FC - PUBLIC PARTICIPATION**

Parish Councillor from Ashchurch Rural Parish Council in attendance.

#### **1208/FC - APOLOGIES FOR ABSENCE**

Apologies were received and accepted from Cllr. Smith

#### **1209/FC - DECLARATIONS OF INTEREST**

There were no declarations of interest

#### **1210/FC -TO APPROVE THE MINUTES OF THE MEETING HELD ON WEDNESDAY 13<sup>TH</sup> JULY 2022**

The minutes of the Full Council meeting held on Wednesday 13<sup>th</sup> July 2022 were approved and adopted.

**Proposed: Cllr. Shyamapant    Seconded: Cllr. Reid**

**Agreed**

#### **1211/FC – TO RECEIVE A PRESENTATION FROM GUIDEPOST TRUST LTD**

Robin Brunner-Ellis advised members how the Guidepost Trust uses the Community Centre and how the charity will benefit the local community. Questions and answers raised were:

Q: How do the public approach or hear about the charity

A: Through advertising via GP's, Surgeries, 14 local churches (as they have pastoral carer networks) and carers forums

Q: When are the funds needed by and is this a one-off request for funding

A: Funds would be beneficial straight away. The charity is planning to continue the project next year however their aim is to make each group self-supporting

Q: Wheatpieces Parish Council (WPC) have reviewed our Grant Application document and part of that states an organisation must provide certified management accounts, as well as report back on the usage of grant monies at the Parish Council Annual Meeting

A: Management accounts were submitted and circulated, Mr Brunner-Ellis confirmed they would be happy to attend the next annual meeting to report back on how the funds have been used

Mr Brunner-Ellis was thanked for his presentation

## **1212/FC – TO RECEIVE A PRESENTATION FROM A REPRESENTATIVE OF BLOOR HOMES & RIDGE & PARTNERS LLP REGARDING THE OUTLINE PLANNING APPLICATION 22/00834/OUT**

Presentation from representatives commenced with answering the questions raised and noted as follows

1. Overall, the pre-application feedback has been positive, in particular with the planning committee, Economic Development and Tewkesbury Colts Football Club. New recreational facilities are desperately needed and there is no other available space for this on the estate. The outline planning will provide affordable housing, it is in a sustainable location and is acceptable and consistent for the needs. General feedback to date has been supportive and there have been no technical objections. The Consultation Period ends 20<sup>th</sup> September 2022 and final decision to be made in November 2022.
2. There is no potential development contracted on land other than this application. Due to road access limitations, the plan has not gone beyond the 250 dwellings therefore the assessments on transport proposals still stand.
3. Bluebell Road could accommodate a bus route if needed. No discussions have been held with any bus companies yet however it will be designed at a later date if it is deemed as necessary.
4. It has been agreed that the sports pavilion and recreational areas will be funded by S106 money and will be transferred to a governing body (Tewkesbury Borough Council (TBC) or WPC) long term. The football club will be tenants on a lease basis. All of the above is to be discussed, decided and approved if the development is approved
5. All Public Open Spaces (POS) and green spaces are to be maintained by a management company rather than adopted by TBC.
6. Cllr. Meredith is liaising with John Launchbury of Bloor Homes regarding the gated off road at Bloor office's location. The road link will need to be opened when the Bloor offices open and traffic calming will need to be installed when this takes place. Bloor & Ridge & Partners noted this and will be considered in the Road Safety Audit Stage 3.

Questions and concerns were raised regarding the following:

Q: Concerns with increased traffic levels for Bloor Homes staff, lorries, construction and general public traffic to and from the new development site based on the fact that there is only one road in and out of the site

A: Bloor Homes will address this in the Road Safety Audit Stage 3

Q: Who will enforce parking regulations

A: This will be a consideration of GCC Highways

Q: Loss of good walking areas on Rudgeway Lane and damage to hedgerows creating 4 access points onto the lane

A: The small access points will enable good cycling and walking routes and part of the plan is to plant additional hedgerows to compensate for any loss and also provide substantial Green Open Spaces

Q: Can the existing sewerage & treatments works cope with the increase of housing as already under pressure and the risk of flooding

A: There will be sustainable urban drainage systems in place to eliminate the risk of flooding. This has been calculated in the plans. Two basins are to be installed which will be regulated and excess water disposed of into the nearest watercourse at a controlled rate under the Environment Agency Regulations. This system is deemed to be more effective than undeveloped fields

Q: This planning application is outside of the Borough Council plan for development

A: The benefits of the scheme outweighed the above

**Robin Brunner Ellis of Guideposts Trust Ltd left the meeting at 8:20pm**

Bloor Homes and Ridge & Partners completed the presentation explaining and detailing the planning application map.

Overview highlighted the following points:

40% affordable housing

Range of 2,3 & 4 bed houses

Design of houses will not be detailed until fully approved

Development will adhere to Building Regulations and will be sustainable renewable and efficient including the use of PV's (solar) and EV charging points

Members asked whether the parking will be sufficient for the playing fields and would there be consideration of using Bloor Homes office parking space if needed – this could be a consideration but has not been discussed

Members asked if the football pitches will be just grass or is there any consideration for artificial pitches – Further discussion to be had with Tewkesbury Town Colts FC

**Guy Wakefield and Andrew Winstone left the meeting at 8:20pm**

**1213/FC - COMMUNITY SAFETY MATTERS**

PCSO Syed Kamran Haider was not in attendance at the meeting and had not previously forwarded a crime report. Members raised concerns over increasing incidents and reporting of bad behaviour on Facebook recently including reports of youths camping and littering on Jenny's Field

**Action: Clerk to email PCSO for latest report and arrange a meeting with Cllr. Meredith**

Cllr. Saunders confirmed that Gloucestershire Police & Crime Commissioner can attend the Full Council meeting on 2<sup>nd</sup> November 2022

**Action: Clerk to add to the agenda for the meeting and obtain contact details from Cllr. Saunders**

**1214/FC – COUNTY COUNCILLOR'S REPORT**

County Cllr. Smith had forwarded a report which had been duly circulated to Members. Members agreed to take the report as read.

**1215/FC - BOROUGH COUNCILLOR'S REPORT**

No report was submitted for this meeting.

**1216/FC – FINANCIAL MATTERS**

- a) Following presentation from Guidepost Trust Ltd regarding the grant application. Members agreed to the grant of £500.00 to the charity. Highlighted if the PC should always invite representatives to do a presentation and decided to review depending on the charity. Agreed to leave the clause for applications twice a year in the Grant Policy document. Discussion on what it costs Guideposts Trust per meeting/booking and whether we should offer a discount

**Proposed: Cllr. Reid    Seconded: Cllr. Abel**

**Agreed**

**Action: Clerk to advise the Guideposts Trust Ltd & arrange payment accordingly**

**Action Cllr. Meredith to discuss cost of meetings with the Community Centre Manager to make a decision on any possible discount**

- b) Members approved the quote to reduce the height of the boundary hedge at a cost of £928.00 + VAT. Funds to be taken from Community Centre contingency account

**Proposed: Cllr. Meredith    Seconded: Cllr. Reid**

**Agreed**

**Action: Cllr Meredith to advise garden contractor and make arrangements**

- c) To approve the renewal of Office 365 Business for the Parish Council due October 2022

**Proposed: Cllr. Meredith    Seconded: Cllr. Reid**

**Agreed**

**Action: Clerk to confirm renewal**

- d) To consider a donation to the Royal British Legion for a Poppy Wreath for the Tewkesbury Town Remembrance Service and consider attendance of a representative from the Parish Council at the service in November 2022. Confirmed Cllr. Saunders will attend the ceremony. A £50.00 donation was approved

**Proposed: Cllr. Meredith    Seconded: Cllr. Reid**

**Agreed**

**Action: Clerk to arrange**

- e) Members approved/ the quotation to update the Parish Council photo board at a cost of £130.00 (3 photos) plus an additional photo of the Community Centre with extension at a cost of £55.00. Agreed to include an additional night shot with the floodlights on

**Proposed: Cllr. Meredith    Seconded: Cllr. Reid**

**Agreed**

**Action: Clerk to advise photographer and arrange dates**

- f) The schedule of invoices paid on the 3<sup>rd</sup> Aug 2022 were approved as follows:

Cheques from Lloyds main Parish Council account = **£617.20**

Standing Orders and Direct Debits from main Parish Council account = **£1,138.97**

Paid by the Business Debit Card on the Lloyds main Parish Council account = **£60.00**

Cheques from TSB Sports field account = **£440.00**

Cheques from the Barclays Community Centre account = **£12,982.00**

Cheques from the Extension/Community Infrastructure levy (CIL) account = **£52.00**

**Proposed: Cllr. Reid    Seconded: Cllr. Abel**

**Agreed**

- g) The approval of the reimbursements paid on 3<sup>rd</sup> Aug 2022 were approved as follows:

Cheques from Lloyds main Parish Council account = **£49.65**

**Proposed: Cllr. Reid    Seconded: Cllr. Abel**

**Agreed**

- h) The schedule of invoices paid on the 7<sup>th</sup> September 2022 were approved as follows:

Cheques from Lloyds main Parish Council account = **£2,867.71**

Standing Orders and Direct Debits from main Parish Council account = **£1,138.97**

Paid by the Business Debit Card on the Lloyds main Parish Council account = **£0.00**

Cheques from TSB Sports field account = **£580.00**

Cheques from the Barclays Community Centre account = **£719.50**

Cheques from the Extension/Community Infrastructure levy (CIL) account = **£35,460.92**

**Proposed: Cllr. Millett    Seconded: Cllr. Reid**

**Agreed**

- i) The approval of reimbursements paid on 7<sup>th</sup> September 2022 were approved as follows:

Cheques from Lloyds main Parish Council account = **£39.77**

**Proposed: Cllr. Millett    Seconded: Cllr. Reid**

**Agreed**

Cllr. Meredith thanked Theresa Shurmer for setting up the payments and Cllr. Abel and Cllr. Pullen for signing the cheques.

#### **1217/FC - PLANNING APPLICATIONS**

- Consideration of the outline planning application 22/00834/OUT for 250 dwellings and associated infrastructure southeast of Bluebell Road and east of Rudgeway Lane. After the presentation and discussions it has been agreed to Raise Concerns rather than Object to the planning as follows:

**Positives:**

New development is meeting housing needs  
New development provides good sports facilities including changing rooms  
POS will be maintained by a management company

**Negatives:**

Not identified under Tewkesbury Borough Plan for agreed development area (RES3) & Joint Core Strategy Policy (SD10)

Drainage & Flooding – lack of sufficient drainage information

Traffic & Traffic Calming – due to one road in and out of the development. Increased levels of residential, office and construction traffic

Air Quality – as a result of the above

Management of pavilion and sports facilities – who will manage them

Lack of Facilities for larger population - ie Dentists/Doctors etc

**Proposed: Cllr. Shyamapant    Seconded: Cllr. Pullen**

**Agreed**

**Action: Clerk to write up a list of comments & concerns for the WPC to submit**

- Considered a request to Tewkesbury Borough Council (TBC) for potential S106 funding in relation to the above planning application. Cllr. Meredith has arranged a meeting with Theresa Shurmer and Lesa West on Thursday 15<sup>th</sup> September 2022 to discuss the possibilities in more detail. Areas of consideration could be heat saving by installing a ceiling in the main hall, improvement to the Community Centre Gardens and new play area equipment. This will be followed up in the next meeting

**Action: Cllr. Meredith to attend meeting and provide feedback**

- No further planning applications were received prior to the Full Council meeting after publication of the Parish Council Agenda.

#### **1218/FC –COMMUNITY INFRASTRUCTURE LEVY (CIL)**

- Members received an update in relation to the installation of the heating units, Cllr. Meredith confirmed all units have been installed but there is a delay on the condenser and is expected to be fitted and commissioned by 17<sup>th</sup> October 2022
- Members considered the cost of £675.00 for additional architect plans required to obtain planning permission to install the solar panels on the Community Centre building. The decision on the planning is not expected until 17<sup>th</sup> October 2022.

**Proposed: Cllr. Shayamapant    Seconded: Cllr. Reid**

**Agreed**

#### **1219/FC – POLICIES**

Cllr. Saunders has updated the Grants Policy and all other policies are still in review and incomplete.

**Action: Clerk to resend a list to members of all the policies that still need to be completed.**

**1220/FC - CORRESPONDENCE**

Members were advised of the Mayors Racing Day at Cheltenham Racecourse on 9<sup>th</sup> December 2022 and Cllr. Meredith noted the invitation to GRCC Road Safety event on 21<sup>st</sup> September 2022 from 6:30pm to 8:30pm. Cllr. Abel will attend

**Action: Clerk to arrange and confirm to Cllr. Abel.**

**1221/FC – MEMBERS REPORTS**

Members were advised

- Of the update on the removal of the wall in Beauchamp Road.
- Brambles are an issue behind Fieldfare Walk  
**Action: Cllr Meredith has reported this to Bromford Housing**
- Grant Policy complete and to be sent to Clerk from Cllr. Saunders
- What maps can WPC provide regarding owned land & greenspaces as a point of reference for Cllrs.  
**Action: Cllr Meredith to check maps we have and Clerk to distribute copies**
- Cllr Millet recommended Cllr. Saunders get in touch with representative at GAPTC AGM who gave a demonstration as the subject matter was very relevant to the wildlife project he is composing.

**1222/FC - SEPARATE BUSINESS**

*Members then moved into confidential business:*

*Under Section 100(A)(4) Local Government Act 1972, the minutes are excluded from publication on the grounds that they involve the likely disclosure of exempt information as defined in Part 1 of Schedule 12A of the Act.*

**DATE OF NEXT MEETINGS**

**Environment Committee  
Community Centre Committee**

**TBC  
TBC  
in meeting room 2**

**Full Council Meeting**

**Wednesday 5<sup>th</sup> October 2022 at 7.00pm  
at the Wheatpieces Community Centre (in the new hall)**

The meeting closed at 9:30pm