

**Minutes of the Parish Council Meeting held at Uckington and Elmstone Hardwicke  
Village Hall on the  
26<sup>th</sup> January 2023**

**Present**

Cllrs P Badham (Chairman), Nasir Chaudhry, Ros Nolan and Roger Gifford.

**In Attendance**

The clerk, Councillor Mark Williams, Planning Officer Paul Instone and 11 members of the public.

**972 Apologies for absence**

972.1 No apologies received.

**973 Declarations of Interest**

973.1 None received.

**974 Requests for Dispensation**

974.1 None received.

**975 Minutes of the Parish Council meeting held on the 24<sup>th</sup> November 2022.**

975.1 The minutes of the last meeting was approved.

**976 Public Question Time**

976.1 The meeting was suspended for the period of Public Question Time.

976.2 Paul Instone hosted a Questions and Answers session regarding the Elms Park Development. Summary is detailed below.

**977 Clerks Report**

977.1 The clerk's report was reviewed and updated.

**978 County Councillor's Report**

978.1 No report.

**979 Borough Councillor's Report**

979.1 Councillor Williams took part in the presentation by Paul Instone. See Minute Reference 976.2 above.

**980 To receive a Police Report**

980.1 No member of the Constabulary attended the meeting.

**981 Finance**

981.1 Following payments and receipts be approved. Proposed Councillor Badham, seconded Councillor Gifford. Unanimous.

Date	Payee	Chq No	Amount incl VAT	VAT	Reason
04/01/2023	D Roscoe (Clerks Salary)	DD	250.99	0.00	Clerks Salary
04/02/2023	D Roscoe (Clerks Salary)	DD	250.99	0.00	Clerks Salary
27/01/2023	D Roscoe (Clerks Expenses)	OB057	118.45	0.00	Clerks Expenses

981.2 **It was resolved that** the Financial Statement and Bank Reconciliation be accepted. Proposed Councillor Badham, seconded Councillor Gifford. Unanimous.

981.3 **It was resolved that** the clerk's salary and expenses be approved. Proposed Councillor Chaudhry, seconded Councillor Nolan. Unanimous.

981.4 The budget for 2022/23 was reviewed and agreed.

**982 Planning**

982.1 To provide an update on Elms Park proposed development See summary below.

982.2 The following planning applications were reviewed.

Appl Number	Location	Application	Result
22/01163/FUL	Uckington Farm The Green Uckington Cheltenham	Demolition of agricultural buildings and erection of 16 no. dwellings, creation of access, landscaping and associated works.	Objections sent 19/12/22
22/01107/OUT	Land West Of Cheltenham Gloucestershire	Outline planning application for residential development comprising a mixture of market and affordable housing	Objections submitted

**983 To review any progress regarding the Neighbourhood Plan.**

983.1 The Clerk confirmed that the grant had now been received.

983.2 **Action:** Councillor Chaudhry will prepare an action plan to progress the project.

**984 To update progress regarding list of Highways Issues**

984.1 Nothing further reported other than ongoing speeding issues.

**985 To agree any actions following the M5 Junction 10 Improvement Scheme meeting**

985.1 It was noted that the scheme had now been given formal approval by GCC and that the Application for planning permission was being submitted to the Planning Inspectorate..

**986 Chairman to report on the outcome of his site meeting with the PROW officer with regard to the public footpath crossing the field adjacent to Elton Lawn and the A4019 Tewkesbury Road.**

986.1 The Chairman reported that he met with the POW Officer who agreed that the footpath was a designated footpath and she will take up the issue with the landowners/tenant.

**987 Risk Register – To complete and report any issues**

987.1 No issues reported

**988 To discuss the Councillor Vacancy.**

988.1 No applicants have come forward but further recruitment information will be produced by GAPTC with regard to the forthcoming Parish Elections.

**989 Items for Future Agenda**

989.1 To agree collaboration working with Swindon Village and Elmstone Hardwicke Parish Council with regard to the Elms Park Development.

**Date of the next meeting 23/3/23 commencing at 7.30pm.**

**The meeting closed at 8.45pm**



**Questions and Answers session with Paul Instone, Tewkesbury Borough Council Planning Officer  
regarding the Elms Park Development**

A presentation from Paul Instone (PI) together with a follow-up Questions and Answers session took place during Public Question Time at the Parish Council meeting held on the 26/1/23.

**Session Summary**

- It was noted that concerns been expressed by National Highways especially in relation to the building of the new Junction 10/M5.
- Amended plans for Elms Park was submitted in May 2022.
- TBC Planning were proactively working with the applicants and the community. Paul Instone is now the Planning Officer for both CBC and TBC.
- The Principle of Development had been accepted by the JCS adopted in 2017.
- TBC were looking to get the best out of the scheme.
- Residents were encouraged to make comments on the TBC website.
- The issue was raised by a resident that the Cheltenham and TBC documents were completely different and comments from residents did not appear on both sites. PI is updating himself on all documentation.
- Question: How many old documents were going to be updated especially the Environmental Impact Documents.
- Question: It appeared that areas of high density housing were going to be 3/4 stories, was this correct? PI confirmed that it was correct but then the development would taper out from the urban to the rural to a maximum of 2 storeys with higher intensity /density near Sainsbury's.
- Questions were asked about air quality which was an important consideration.
- Concern was raised that noise issues should be considered in tandem with air quality. PI confirmed that mitigating measures would need to be done. Noise surveys will have to be carried out pre-and post development but the question was asked what happens to the existing properties.
- Question: is there an anticipated start date for the development as traffic through the villages will become an issue? PI confirmed that outline permission was likely to be given in the summer/autumn 2023 but then there will be a series of conditions included in a more detailed masterplan. He doubted that houses would appear on this site for 4/5 years but there would be a lot more information to come after 'outline'
- Comment was made that residents wanted reassurance that all their comments would be considered and taken on board.
- Comment was made that there should only be a betterment with regard to Land Drainage and PI confirmed that it would be the responsibility of the developer, via legal agreements, to maintain the system.
- Concerns were raised that there appears to be a lack of consultation between the J10/M5 team and the TBC Planners. PI confirmed he would speak to the J10 team and the developers.
- Question: when will residents be able to see an update to the plan for the dual carriageway?
- PI confirmed there would be a Park and Ride facility but discussion took place as to its location. Would it not make more sense to put the facility near to the motorway junction.
- Question: will there be a bus lane? PI promised to come back on this issue.
- Comment made with regard to traffic noise of 85 to 90 Db along A4019.
- With regard to questions put in writing by the Chairman to the Borough Councillor, Mark Williams (MW), PI confirmed MW's comments in his note dated 6th October 2022 (copy attached). PI

## Uckington Parish Council

Clerk to the Council: David Roscoe

2 Mews Cottage, St Peter's Lane, Dumbleton, Worcs WR11 7TL

Telephone: 07950118355 Email: [clerk@teddington-and-alstone-parish-council.org.uk](mailto:clerk@teddington-and-alstone-parish-council.org.uk)

---

confirmed the Review does take place as an examination in public before an Inspector with the same headings to be considered as in the original JCS examination. PI also confirmed that the Elms Park application was separate from the M5Junction 10 Scheme application and therefore would proceed separately.

- PI confirmed that as he understood it the concept of 'Investment Zones' was not now of any effect.