

## TENBURY TOWN COUNCIL 2012/13 – XTC02

Minutes of the Extra Ordinary **TOWN COUNCIL** meeting on **Monday 28<sup>th</sup> May 2012 at 7.15 pm in the Pump Rooms, off Teme Street, Tenbury Wells.**

**PRESENT:** Mayor Cllr S. Corfield, Deputy Mayor Cllr G. Price, Cllrs S. Bowkett, J. Da Costa, M. Drummond, E. Hudson, D. Ingram, R. Jones, J. Morgan, A. Rigby, J. Watson, E. Weston, M. Willis

**IN ATTENDANCE:** Town Clerk, 2 member of the press, 6 members of the public

### **2.1. Apologies. To receive apologies and to approve reasons for absence**

None

### **2.2. Declarations of Interest.**

Re. Item 2.4 Cllr Jones declared a personal interest as a nearby resident who had sent a separate personal response regarding this application.

### **2.3. Public Participation. (15 minutes maximum duration).**

None

### **2.4. To consider Planning Application Ref: 12/00659/OUT**

Outline Application for the development of land for up to 45 dwellings (of which 12 are affordable and 6 are for social rent); sewage pumping station; access roads; footpaths; garages; public open space.

Land AT (Os 5921 6771), Oldwood Road, Tenbury Wells, Worcestershire

Members considered many aspects of the potential impact of this proposal on the site and on the town.

Arguments were made regarding the aesthetic effect of the development, the potential gain for business from increased new residents, the potential strain on the town's resources, worries about flood mitigation measures not being adequate thus exacerbating a known problem area. It was also noted that the Council had previously made known to MHDC planners its views on alternative sites which it considered more suited for development. Members were also concerned with road safety given the site's proximity to Tenbury High School and felt that future development in Burford should also be taken into account along with Community Plan feedback on preserving greenbelt land.

**RESOLVED** with 12 For and 1 Abstention that the application be recommended for REFUSAL.

Members delegated Cllrs Price and Hudson to prepare comments accordingly. (Appendix A)

### **2.5. To receive proposals from the Forward Plan working group on the focus areas for the next three years.**

Members had been consulted on what they felt should be prioritised and four main areas had been identified:-

1. Tourism
2. Economic Development
3. Burgage Phase II
4. Improvements to the Pavilion

Actions already underway were reported

1. Cllrs were working with Leominster, Ludlow and Bromyard Councils and Tourist Information Centres to develop a scheme to market the towns as a destination package.
2. A weekly produce market was being investigated.
3. Funding was now being actively sought for the next phase of the Burgage development with Cllr Jones taking the lead.

### **2.6. To consider lead responsibilities to be taken on by the Town Council with regard to the Community Action Plan derived from the Burford and Tenbury Wells Community Plan**

Members considered the Action Plan and proposed acceptance of lead or partnership responsibility as detailed in the plan.

**RESOLVED** that this Council accepts responsibility for achieving the actions assigned in the Community Action Plan derived from the Burford and Tenbury Wells Community Plan.

(Appendix B)

### **2.7. To consider any matters arising as works reach completion at the Regal.**

Members were informed that the new heating system installed in the Regal had highlighted issues with the pipework and radiators in the community centre (which were not included in the HLF grant funding package). While 2012/13 budgets had allowed for installation of new radiators in the main hall of the community centre the scope of work now identified was greater than anticipated since all pipework would need to be replaced. Final quotations were awaited but work needed to be carried out urgently. The Clerk felt that it would be possible to re-allocate budgeted funds to cover the shortfall arising from this extra work.

**RESOLVED** that the Clerk be delegated powers to allocate funds from the budget as necessary to proceed with the order for replacement of pipes and radiators in the Community Centre.

**TENBURY TOWN COUNCIL 2012/13 – XTC02**

Minutes of the Extra Ordinary **TOWN COUNCIL** meeting on **Monday 28<sup>th</sup> May 2012** at **7.15 pm** in **the Pump Rooms, off Teme Street, Tenbury Wells.**

Members noted that on their recent visit to the Regal they had been very impressed with the work which had been done .

**2.8. Correspondence for Information**

- Mr A. Bunn had complained regarding the paintwork on the bridge railings which appeared to have rust seepage on the down river side. Details to be passed to Cllr Ken Pollock for further comment from WCC Engineers.
- Mr Bunn also complained about lack of enforcement of parking restrictions in Teme Street. Cars parked all day long in what were supposed to be short term spaces were detrimental to business because they made it difficult for customers to park easily and put some people off shopping in the town. (It was noted that the Council was involved in the MHDC car parking review . Findings and proposals would be presented soon and might go some way to addressing this issues. )

**2.9. Clerk's report including any Urgent Decisions since the last meeting**

None

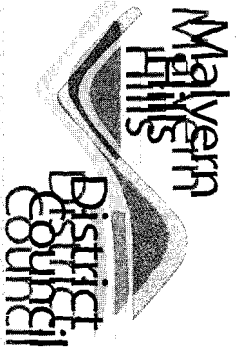
**2.10. Councillors' reports and items for future agenda**

The Mayor asked all Councillors to help with the Jubilee weekend events and to volunteer to put up bunting on Teme Street.

Meeting closed at 9:00

Signed .....

Dated .....



www.malvern hills.gov.uk

Planning Services

The Council House, Avenue Road, Malvern, Worcs. WR14 3AF

Ref: 12/00659/OUT

Tenbury Town Council  
c/o Ms D Worgan  
Pump Rooms  
Teme Street  
TENBURY WELLS  
WR15 8BA

Please ask for: **Simon Jones**  
Telephone : 01684 862439  
Date: 09 May 2012  
e-mail : [simon.jones@malvern hills.gov.uk](mailto:simon.jones@malvern hills.gov.uk)

Dear Sir/Madam

The Town and Country Planning Act 1990

**Proposal** Outline application for the development of land for up to 45 dwellings (of which 12 are affordable and 6 are for social rent); sewage pumping station; access roads; footpaths; garages; public open space.

**Location** Land At (Os 5921 6771), Oldwood Road, Tenbury Wells, Worcestershire,  
**Applicant** Mr S Harrison

I should be pleased to receive the comments of your Parish Council on this application within 21 days of the date of this letter. If you require additional time to respond please contact the case officer to arrange this.

If replying by email, please send comments to [developmentcontrol@malvern hills.gov.uk](mailto:developmentcontrol@malvern hills.gov.uk), not directly to the case officer, who may not be in a position to deal with comments straight away.

*Duncan Tudge*

Development Control Manager

Application No.12/00659/OUT Please tick the relevant box below:

Recommend APPROVAL

Recommend REFUSAL

Please consider relevant Development Plan policies, including 'saved' policies in the case of the Worcestershire County Structure Plan and Malvern Hills District Local Plan, technical issues such as drainage and any other material planning considerations and matters arising from your Council's local knowledge.

*Comments Attached*

Signed: ..... *Simon Jones* Dated: 06/06/2012 .....

## Tenbury Town Council - Reasons For REFUSAL Ref 12/00659/OUT

### 1. Vehicles & Pedestrian Safety

- The proposed access road is sited around 35mtrs from the junction with Redgate Avenue, on the other side of the road. It is also within around 20mtrs of the vehicular and pedestrian access to Tenbury High School, also opposite.
- The footpath bounding the site on the West side of Oldwood Road is narrow, and there is no footpath on the east side of Oldwood Road, from it's junction with the Bromyard Road.
- Children approaching the school on foot, use the footpath on the opposite side of the road to the school and cross Oldwood Road at roughly the position of the proposed site access road.
- Parents bringing or collecting children, drive into Mount Orchard, turn into Redgate Avenue, drop off or collect and then queue up to its junction with Oldwood Road.
- The Council is greatly concerned that the combination of additional vehicle movements together with emerging parents traffic and pedestrian activity, all close to the proposed access road, is likely to increase the chances of traffic incidents.

### 2. Flooding

- Tenbury Town Council have concerns over the problem of local flooding. We understand that the Environment Agency will not be consulted on this application and the site would be developed in accordance with their standing Advice. In essence this requires that surface water run off is no worse than existing Greenfield run off or better.
- It may well be that some surface water run off from the proposed development can be attenuated by using civil engineering solutions, however local people are aware of the terrible flooding that occurred in 2007. Oldwood Road became a torrent of rainwater which rushed down the road and into the town, overwhelming gulleys and drains. If this event was repeated, the provision of the access road would allow flood water from Oldwood Road to drain into the site. From the experience of 2007 the water would bypass the road and take the most direct route to the bottom of the valley through housing areas. Residents of Bog Lane were some of those badly affected by the 2007 flood and the council believe this proposed development will increase the risk to their properties.

### 3. Visual Amenity

- The town of Tenbury is classified as a conservation area, and although this application site is outside that area the Town Council feel that its location should be considered to be vitally important to the visual importance of the conservation area. The site is located on one of the main traffic routes into Tenbury. It is in an elevated position overlooking the Teme Valley, and emphasises the rural aspect of Tenbury. The application site itself forms a steep sided valley and is visually significant in its own right.
  - If this application is approved the visual importance of this site will be lost and the development will constitute an unacceptable form of ribbon development.
  - If approval is granted, an inevitable consequence of the development will be the loss of the substantial hedgerow that runs along the highway boundary. This will be necessitated by the access road and the consequent visibility splays. Whilst the applicant may propose reinstatement of the hedgerow, this will necessarily be set back from its present position. There will also be either dwellings or fences adjacent to the replacement hedge.
- Notwithstanding what may be included in the applicant's design statement and Landscape proposals, a visit to the development of 34 dwellings in Oldwood Road exemplifies the reality of what the removal of a substantial hedgerow and its replacement by built development actually looks like.
- The existing rural character of the application site and its significant importance to the enhancement of the conservation area of Tenbury will be destroyed.

## Tenbury Area Partnership – Community Action Plan 2012

Action	Lead Organisation	Partners	Time scale	Outcome/Monitoring	Budget/resources
<b>BUSINESS, ECONOMY &amp; TOURISM</b>					
<b>BET 1:</b> Provide more opportunities for local employment and reassess the future for Tenbury Business Park.	TAP	MHDC, WCC, CoT		Increase the number of new businesses to the town	
BET 2: Increase the diversity of local shops and ensure opening hours are coordinated with local events	CoT,	MHDC, WCC, BPC, TTC		Fewer empty shops and improved opening times to coincide with local festivals and events	
BET3: Encourage local shop owners to consider using vacant shops for creative art projects and to showcase businesses from the surrounding area.	CoT			Incentive scheme encourages local shops that have stood empty for significant time to be utilised for exhibitions promoting the area. Skills are shared between traders and increased promotion of small enterprise.	<a href="http://locality.org.uk/wp-content/uploads/Empowering-communities-making-the-most-of-local-assets-a-councillors-guide.pdf">http://locality.org.uk/wp-content/uploads/Empowering-communities-making-the-most-of-local-assets-a-councillors-guide.pdf</a>
<b>BET4:</b> To coordinate marketing and promotion of local events, by improving the skills of the existing volunteer network specifically IT.	MHDC	TAP, TIC, SC		Existing Volunteer network is up skilled and events are promoted to a wider audience	
<b>BET5:</b> Work with relevant partners to greatly improve IT infrastructure and access to high speed Broadband.	WCC	MHDC, SC		Entrepreneurs and Business leaders committed to stay within the area and promote home working.	
<b>NATURAL ENVIRONMENT</b>					
<b>NE1:</b> To protect the rural character of the town and surrounding area. Encourage community groups to become involved in the design and implementation of landscape works where appropriate.	TAP, TTC	WCC, MHDC, SC, BPC,		Character of the area is protected and visitor footfall is increased (by 10%?). Local community takes ownership of the external environment.	
<b>NE2:</b> The River Teme and associated riverside areas need to be protected and improved for walking and access.	EA, TTC	BPC?		Better access for walking and river side pursuits	

## Tenbury Area Partnership – Community Action Plan 2012

<b>NE3:</b> To ensure a scheme of flood protection is prioritised to protect local houses and businesses	EA, MHDC	WCC, SC, TTC, BPC, EA		Local properties are protected against flood damage	
<b>NE4:</b> Encourage community groups to become involved in design and implementation of landscape improvement works where appropriate	TAP	SC,WCC, MHDC, TTC, BPC, EA		Local community feels empowered to get involved in local environmental projects	
<b>PUBLIC REALM</b>					
<b>PR1:</b> The River Teme and associated riverside areas need to be protected and improved for walking and access	See NE2				
<b>PR2:</b> Ensure the existing disused cattle market site is redeveloped (NB a planning application for a Tesco supermarket has been approved in March 2012)	MHDC	WCC, TTC,		Disused site is appropriately redeveloped to suit the needs of the majority of the community	
<b>PR3:</b> To work with relevant partners to ensure the Public Realm is improved	TAP, WCC, TTC	MHDC, CoT		Civic pride is restored in local community	
<b>PR4:</b> Realise the Burgage master plan to complete all phases of the proposed open space (earmark future S106 monies).	TTC	TAP, WCC, MHDC, EA		Burgage is redeveloped to create an open space for all ages	
<b>PR5:</b> Ensure local planners use their influence to protect and enhance the Conservation Area	MHDC	TTC, WCC		The area is improved according to the Tenbury Conservation Strategy	
<b>TRAFFIC, ROADS &amp; PARKING</b>					
<b>TRP1:</b> Work with relevant partners to ensure more parking is available seven days a week and reintroduce the Road Warden Scheme to ensure illegal parking is controlled	MHDC, TTC			Increased parking capacity available across the town is managed effectively	

## Tenbury Area Partnership – Community Action Plan 2012

<b>TRP2:</b> To influence decision makers to consider a resolution to reduce speed and issues with heavy traffic through Burford & Tenbury	TTC, BPC, WCC	SC, West Mercia Police		Calming measures introduced and reduction of heavy traffic travelling through the town centre including time restrictions for deliveries	
<b>TRP3:</b> Develop a rolling programme to address road maintenance issues	WCC, SC			Improved state of local and main roads	
<b>COMMUNITY, PUBLIC BUILDINGS &amp; SERVICES</b>					
<b>CPBS1:</b> Consideration to relocate the existing amenity facility from Palmers Meadow to a more appropriate site. Include a wider range of recyclable facilities	WCC	TTC, MHDC		Improved and better amenity facility provided for the whole community	
<b>CPBS2:</b> Ensure the town library opening hours and service are maintained to meet the needs of the community	WCC	TAP, TTC		Town Library services are sustained in a 'one stop' hub	
<b>COUNTY, DISTRICT &amp; LOCAL COUNCILS</b>					
<b>LA1:</b> Work with relevant bodies to ensure the local police force staffing is maintained	West Mercia Police	TAP, WCC, SC		The public has confidence that Community Safety is a priority	
<b>LA2:</b> To ensure elected members at all levels of Local Government are well informed of local issues so that approved plans are realised	TAP	TTC, BPC, MHDC, SC, WCC		Confidence in elected members is upheld and approved plans are completed in a diligent manner - important financial opportunities are not missed.	
<b>LA3:</b> Local Councils to involve young people in council businesses. A Shadow Council could be considered	TTC, BPC	WCC, SC		Young people feel empowered in local decision making	
<b>LA4:</b> To fully involve the community in consultation regarding issues that affect the future of the area. Ensure the process is open and transparent at all times	TAP, TTC	WCC, SC, MHDC, BPC		Community is empowered in local decision making and confident that issues will be actioned	

## Tenbury Area Partnership – Community Action Plan 2012

### PUBLIC TRANSPORT

<b>PT1:</b> Work with relevant bodies to improve public transport links to local towns and cities	WCC, SC	TAP Transport Group, TTC, BPC		<b>Improved public transport system in place to ensure residents can travel to bigger towns for work and leisure (N.B. Tesco's approval contingent on providing subsidy for new public transport provision)</b>	
<b>PT2:</b> Work with partners to enhance existing community transport scheme.	TAP, WCC			Enhanced Community Transport scheme to meet the needs of the local area is operational	

### HOUSING

<b>H1:</b> Work with Planners to ensure the construction of affordable housing for young and local people is prioritised	MHDC, SC			Local people have access to affordable houses	
<b>H2:</b> Priority should be given to brownfield sites for development rather than using greenfield sites (avoid building on agriculture land)	MHDC, TTC,	BPC, WCC, SC, Property Owners		Better utilisation of existing brownfield sites for commercial and housing redevelopment	
<b>H3:</b> Emphasis should be placed on the use of vacant and under used town centre properties.	MHDC, SC	TAP		Fewer empty/derelict buildings thus improving the appearance of the town centre.	

### INFORMATION & COMMUNICATION

<b>IC1:</b> Develop a central 'hub' to improve the coordination of information and communication across Burford & Tenbury	BPC, TTC			Efficient central network set up to ensure effective communication across the local area	
<b>IC2:</b> Develop a coherent process for better joined up working between neighbouring counties (Herefordshire & Shropshire) to ensure local initiatives come to fruition	WCC, SC			Projects are well managed and costed efficiently to maximise value for money and completed effectively	
<b>IC3:</b> Work with relevant partners to greatly improve the access to high	See BET:5				





## Tenbury Area Partnership – Community Action Plan 2012



speed Broadband					
<b>ONGOING &amp; DEVELOPING STRATEGIES</b>					
To revisit the business case for a Health & Wellbeing Multi-use facility hosting sport, education, training and childcare provision in one 'hub'	TAP			Holistic health and wellbeing centre completed for the whole community	
Ensure the existing youth café (Café 27) continues to provide a regular and diverse range of activities and services to the youth of Burford, Tenbury & surrounding area	TAP, WCC	TTC, BPC, SC, , MHDC, Café 27 management Committee		Youth Café opening times are appropriate to meet the needs of the young people	

### Glossary of Terms:

BPC Burford Parish Council

MHDC Malvern Hills District

COT Chamber of Trade

SC Shropshire Council

TAP Tenbury Area Partnership

TTC

Tenbury Town Council

WCC Worcestershire County Council

EA Environment Agency