

## STINCHCOMBE PARISH COUNCIL

### DRAFT MINUTES OF THE MEETING HELD ON WEDNESDAY 6TH DECEMBER 2023 AT 7.00 PM IN THE VILLAGE HALL

#### **Present**

Dr A Macfarlane (Chair)  
Mrs M Shaw (Parish Councillor,  
Mrs T Legg (Parish Councillor)  
Mr I. Kirkham (Parish Councillor)

#### **In Attendance**

Mr K. Tucker (District Councillor  
Ms C Braun (District Councillor)  
Ms L Cohen (County Councillor)  
Mr N Meredith (Cotswold Warden)  
Ms K Hudson (Speedwatch Group)  
Mr S Lane (Playground Group)  
Mr J Pinch (Parishioner)  
Ms A Wall (Parishioner)

#### **1) Apologies**

Mrs N Bradley (Clerk)  
Mr G James (District Councillor)

Dr Macfarlane opened the meeting by welcoming everyone. The Agenda was moved around as the District and County Councillors needed to leave early to attend other commitments.

#### **2) Presentation by Nigel Meredith about the work of the Cotswold Wardens**

When Mr Meredith had retired from teaching 10 years ago he felt he would like to give something back to the local community and joined the Cotswold Wardens, initially becoming involved in guided walks and looking after a Parish. This has grown into being responsible for the stretch of the Cotswold Way reaching from Littletop Green to Stonehouse. Mr Meredith presented slides showing the work of the Cotswold Voluntary Wardens. This organisation now has 400 members who volunteer to look after the Cotswold Way from Bath to Chipping Camden, and involved 49,000 hours of voluntary work last year. There are work parties on Tuesdays and Thursdays and Parish Wardening duties include gate construction, repairs to stiles, installing steps and bridges, dry stone walling, removal of noxious plants, clearing paths, hedge-layering and coppicing. Parish Wardens are allocated to Parishes, David Mitchell, who lives in Stinchcombe, is the Warden covering our village, and residents may report any problems to him. The Cotswold Way is divided into “stretches” and each stretch is walked once a month to check its condition and report any problems. Mr Meredith is organising a walk through Stinchcombe next April, entitled "Bluebells and Brideshead Revisited". The Cotswold Wardens also run an Education Project that aims to give children a better understanding of their environment. Contact details are [southwarden.cotsway@gmail.com](mailto:southwarden.cotsway@gmail.com). Agreed that the Parish Council will advertise CW walks via ENews and that contact will be made with David Mitchell. **Action: Dr Macfarlane** (255/23)

#### **7) Planning Matters - Swedish Houses**

The following is an extract taken from Stroud District Council’s Potential Development Opportunity (02/09/2021) and states that SDC are looking into an opportunity to develop the site consisting of 1 - 3 The Avenue, Stinchcombe, with potential to develop the wider site of 1 – 4 The Avenue. Numbers 1-3 are owned by SDC. Numbers 1 and 2 are long term voids awaiting either major refurbishment or redevelopment. Number 3 is currently rented. The current homes perform poorly with regard to energy efficiency and general repair. As a result SDC Tenant Services anticipate high expenditure to bring them up to good standard. This led to the site being proposed

as a potential development opportunity. Number 4 is privately owned, as a result there are two options to be explored for redevelopment depending on the possibility of purchasing the private home.

**Option 1** - Explore the opportunity to purchase Number 4 and redevelop the wider site, which would allow for circa 15 new homes to be built. This would require SDC to source suitable alternative accommodation for the tenant of Number 3, either permanently or until the new homes are completed, at which point they would be offered the opportunity to return to one of the new homes.

**Option 2** – Redevelop the smaller site consisting of 1 and 2 The Avenue, this would allow for circa 6 new homes to be built and would allow the resident of Number 3 to remain in their property, although due to the condition of the SDC properties, considerable further renovation works to Number 3 would be anticipated in the near future.

The current situation is that Option 2 is the preferred and most likely route forward for this development. The exact number of homes for either option is subject to change depending on feedback from the SDC Planning Department and further scheme design development.

We are aware that the existing properties are of local interest, being the only Swedish timber buildings in the village. Councillors and the SDC Planning Department have requested that any redevelopment should respect the history of the original homes.

John Pinch, a long-standing Stinchcombe resident, commented that 3 houses are empty and that there is no infra-structure in place, they are in a poor state of repair that does not meet the standard required. He said that a neighbouring resident has more information. He suggested three possible actions:

- Abolish all and replace with new-builds
- Upgrade all to habitable standard
- Sell all

A compromise could be with one privately owned (a), one currently rented (b) and two empty (c):

- Keep and refurbish (a) and (b), demolish (c) and build low-cost affordable housing, although this could cause parking problems.

Mr Pinch noted that there is significant favour in Stinchcombe of keeping the Swedish houses.

KT suggested that an informal meeting with SDC Officer Alison Fisk (Head of Property Services at SDC and managing the Swedish Houses report) for 30 minutes prior to the next Parish Council meeting on the 10<sup>th</sup> January would be useful and this was agreed by the PC. (256/23)

## **9) Speedwatch**

Kath Hudson presented a slide show illustrating current figures. She reported that the Speedwatch Group is in the middle of collecting baseline data from the VAS (Vehicle Activated Signs) from The Street and The Avenue. The data can be downloaded on to a mobile phone. The VAS signs are due to be moved to new locations at the weekend. The signs should be live for 2 weeks and cannot return to previous positions within 8 weeks. (257/23)

## **10) Facilities – Church Field Playground/Rugby Club Playground Equipment**

Steve Lane reported that the Playground Group had not heard from the Solicitors and that Fiona has signed her part of the lease. Signatories have also been agreed on behalf of the Parish Council. David (Solicitor) is away for a few days and will get Docusign set up on his return. Siobhan Baillie has suggested the Playground Group applies for Community Funding and she is currently making enquiries. Steve Lane reported that Stinchcombe Charities/Matthew Tyndale Trust has agreed to a

further grant of £400 to renew the playground surface/equipment adjacent to the Village Hall and £1,000 for the Church Field playground. The lease for the playground adjacent has been signed by the Rugby Club.

**Action:** Collaboration to be established between the PC and the Playground Group.

Parish Councillor Tracey Legg will join the Church Field Playground Group.

County Councillor Linda Cohen advised that grants are available, including Build Back Better, and that this expires at the end of March 2024. This could be used as leverage for matched funding.

She also suggested that the PC uses her Monthly Report to cascade information to residents of the Parish. **Action:** LC to send links for ENews to the PC and residents can use links in ENews to access the website. (258/23)

The meeting continued according to the Agenda.

### **3) DPI Declarations and Dispensations**

There were no declarations.

### **4) Approval of Minutes of the Meeting Held on 18<sup>th</sup> October 2023**

Acceptance of the minutes of the meeting was proposed and seconded and carried unanimously. They were duly signed. (259/23)

### **5) Matters Arising From the Minutes**

All matters arising are dealt with later in these minutes

### **6) Reports by County and District Councillors**

Cllr Cohen's report is attached. (260/23)

The District Councillors' report is also attached. (261/23)

### **7) Planning Matters**

#### **New since Last Meeting**

- S.23/2171/VAR, land At Wick Lane, variation of Condition 2 (approved plans) of Permitted. Application S.22/1730/FUL (Erection of an agricultural building for the storage of machinery and fodder) for the removal of hedgerow, revision to materials and the addition of a concrete apron. (262/23)
- S.23/2219/HHOLD, Melksham Cottage, erection of a two storey extension. Concerns as this is a Listed Building. Work being carried out by a conservation specialist. (263/23)
- S.23/2222/HHOLD, 4 The Avenue, erection of a first floor side extension and a single storey rear extension. (264/23)
- S.23/2323/HHOLD, 1 The Buildings, erection of a two storey annexe extension. Concerns regarding the cast iron roof, not a problem as matches existing roof. (265/23)
- S.23/2004/HHOLD, Spindlewood, Taits Hill Road, extension of dropped kerb. Concerns regarding proximity to a dangerous bend on Taits Hill Road. (266/23)
- S.23/2044/HHOLD, The Coach House, Stinchcombe Manor, erection of a double carport (267/23)

#### **Decided Since Last Meeting**

- S.23/1576/FUL, Development Site Behind Hounds Green', The Avenue, Change of use of land from agricultural to residential. Withdrawn MS will ask residents why this application has been withdrawn. Action Mrs Shaw (268/23)
- S.22/2700/FUL, Parford Farm, Wick Lane, Temporary rural workers dwelling and erection of

agricultural buildings with yard. Appeal dismissed (269/23)

#### **Undecided**

- S.23/1448/FUL, land adjacent To LorrIDGE Farm, alterations to access and widening of access track (retrospective) (270/23)
- S.23/1503/FUL, land adjacent To LorrIDGE Farm, change of use to agricultural yard (retrospective) and erection of agricultural building (271/23)
- S.23/1399/FUL , LorrIDGE Farm, change of use of land to commercial yard (retrospective) and erection of new commercial building. Resubmission of S.22/2702/FUL. (272/23)

#### **Update on concerns about:-**

- S.22/2700/FUL, Parford Farm, Wick Lane, Temporary rural workers dwelling and erection of agricultural buildings with yard. Appeal dismissed,  
Steve Ponting has chased SDC regarding enforcement. Awaiting information on updates.  
Future of the Swedish Houses – see under Item 7 above. (273/23)

#### **8) Footpaths and Rights of Way**

See under Item 2 above. Cotswold Wardens may be able to help with problems. PC to contact our Parish Warden David Mitchell.

#### **9) Highways**

See under Item 9 above.

#### **10) Facilities**

Church Field Playground/Rugby Club Playground Equipment - See under Item 10 above.

#### **11) Environment**

Ash Die Back – No further information received regarding claim for replacement trees. (274/23)

#### **12) Financial Matters**

As the Clerk was not present at the meeting this was carried over to the next meeting. (275/23)

#### **13) Councillors' Reports**

Nothing urgent to report.

#### **14) Data Protection**

There were no Data Protection issues.

#### **15) Training possibilities**

Awaiting publication of schedules for 2024 training courses. Noted that the GAPTC website may be useful. (276/23)

#### **16) Parish Council vacancy**

Alison Wall agreed to co-opt on to the Parish Council until May 2024 when she will decide whether to stand for election. as a Parish Councillor. (277/23)

**17) Possible D-Day Beacon**

MS to liaise with the Village Hall Committee if they wish to organise a joint event to raise funds for the Village Hall extension. Action Mrs Shaw (278/23)

**18) Items for Website**

TL to liaise with Linda Cohen regarding notifying items for Richard Bartlam to include on Enews. (279/23)

**19 Dates of Next Meeting**

Wednesday 10<sup>th</sup> January 7.30pm

Wednesday 21<sup>st</sup> February 7.30pm

Wednesday 10<sup>th</sup> April 7.30 pm

Informal meeting Wednesday 24<sup>th</sup> January 5.00 pm