

## STINCHCOMBE PARISH COUNCIL

### DRAFT MINUTES OF THE MEETING HELD ON WEDNESDAY 10<sup>th</sup> JANUARY 2024 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)

Mrs A. Wall (Parish Councillor)

Mrs N. Bradley (Clerk)

#### **In Attendance**

Mr K. Tucker (District Councillor) }

Ms C. Braun ( District Councillor) } until 8.10

Ms L. Cohen (County Councillor) }

Mrs A. Fisk } SDC Hosing Officers

Ms E. Robbins } until 7.30

Ms K Hudson (Resident, from 7.30)

#### **Residents in Attendance 7.30-8.10**

Ms T. Chinn

Mr C. Blackton

Mr C. Beeson

Mr & Mrs J. Pinch

Mr & Mrs J. Brown

Mr & Mrs D. Atkinson

Dr Macfarlane opened the meeting by welcoming everyone.

#### **1) Apologies**

Mr G. James (District Councillor)

#### **2) DPI Declarations and Dispensations**

There were no declarations.

#### **3) Future of the Swedish Houses**

Mrs Fisk explained that SDC began considering the future of the houses in early 2020 when Nos 1&2 became empty. There were delays because of Covid and when earlier plans for recladding the hoses were rejected. Since late 2022, SDC has been looking at all its Swedish Houses in the district, nor just the voids.

The current options are;-

**Option 1** - 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.

A possible third option would be to sell the site but this is very unlikely.

Informal feedback from planning suggests that the smaller option is not feasible and Option 1 would be preferable.

Tenant Services are currently looking at costings as provision of affordable housing, while needed, is difficult financially.

A briefing note was presented to the Housing Committee in December and a formal report and recommendation will be presented on 6<sup>th</sup> February for a decision in March. The preferred outcome recommended for the Stinchcome site will be redevelopment. This would include a mix of one, two and three bedroomed houses and flats. SDC would look at a design in keeping with or making reference to the original.

Planning permission is not guaranteed. Objections will be taken into consideration and there will be a public consultation before plans are submitted.

The various concerns and questions raised at last night's meeting (notes attached) were relayed to Mrs Fisk:-

The owner of No 4 The Avenue does not want to sell. SDC would aim to negotiate and agree a solution and that it is usually possible in such circumstances to reach an agreement.

Lack of infrastructure. Some Section 106 money may be available but this is unlikely for a small development and affordable housing is often exempt anyway. Accommodation would be allocated to tenants who can cope without schools, public transport etc.

Density of the new housing and problems of difficult/dangerous road access, parking etc. There may be some adjustments to the plans if this proves necessary.

Tenure of the new units. Probably about a quarter of the units would be shared ownership.

Possible problems of water runoff. There will be a ground investigation for the drainage system and this will be taken into consideration.

Cost of refurbishment. There is a legal limit to how much can be spent per unit. Refurbishment would cost about £30K per house and would need to be repeated after about 30 years.

Next steps if planning permission is not granted. The options would be to refurbish or sell but SDC is not currently looking to sell any Swedish Houses.

Other sites under consideration. Sites in Wotton and Uley are also being considered and meetings there are yet to be held.

Dr Macfarlane thanked Mrs Fisk and Ms Robbins for their input and time and it was agreed he and Mrs Wall will collaborate on producing the Council's response for circulation to the rest of the Council before submission. [Action Dr Macfarlane and Mrs Wall](#) (1/24)

#### **4) Co-option of New Councillor**

Mrs Wall introduced herself briefly. She has lived on Taits Hill Road since 2000 and now that her children have grown up and she has reduced her working hours, she feels that now is the right time to become more involved in the village. She has some knowledge of Parish Council work as her father was a Councillor. She works part-time at the University of Bristol where her background is in

HR, training and development.

She left the room while Dr Macfarlane proposed and Mr Kirkham seconded her co-option which was carried unanimously. Dr MacFarlane then welcomed her to the Council. (2/24)

## **5) Approval of Minutes of the Meeting Held on 6<sup>th</sup> December 2023**

Acceptance of the minutes of the meeting was proposed by Mr Kirkham, seconded by Dr Macfarlane and carried unanimously. They were duly signed. (3/24)

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

All matters arising are covered later in these minutes.

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

Cllr Cohen's report is attached. (4/24)

Cllr Cohen also asked for action points for the coming year. The PC will meet informally later this month to agree its priorities which will be forwarded to Cllr Cohen. [Action All](#) (5/24)

The District Councillors' report is also attached.. (6/24)

## **8) Planning Matters**

Dr Macfarlane summarised the points made at the discussion with Mrs Fisk (above) for those residents who had joined the meeting at 7.30. (7/24)

### **Planning Matters**

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

- S..24/0008/HHOLD, Roselands, Tait's Hill Road, erection of a replacement rear extension, two storey side extension, raised decking with access steps and creation of new parking area. Resubmission of S.23/0752/HHOLD. (8/24)
- S.23/2380/FUL, Street Farm, increase in height of ridge on stable block and renovation of walls and new roof with solar panels. (9/24)
- S.23/2408/AGR, land At Park Lane Stancombe, agricultural storage building. It was noted that this site is opposite Park Lane, not at it. (10/24)
- S.23/2449/VAR, land At Hill House Wick Lane, variation of condition 2 (approved plan) from S.22/0225/FUL - alterations to the design of plot 1. Mr & Mrs Atkinson explained that this variation will reduce the overall footprint of the house with changes to the windows and the addition of a sun room. The original application was passed without problems and they hope that this one will go through quickly. (11/24)
- S.23/2516/AFPA, land At Park Lane Stancombe, agricultural storage building. (12/24)

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

- S.23/2383/TCA, Melksham Cottage, re-pollard this Lime to a level that has been carried out previously. Consent. (13/24)
- 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. Permission. (14/24)

#### **Still Undecided**

- S.23/2044/HHOLD, The Coach House, Stinchcombe Manor, erection of a double carport.

Withdrawn. (15/24)

- S.23/2004/HHOLD, Spindlewood , Tait's Hill Road, extension of dropped kerb. (16/24)
- S.23/2323/HHOLD, 1 The Buildings, erection of a two storey annexe extension. (17/24)
- S.23/2222/HHOLD, 4 The Avenue, erection of a first floor side extension and a single storey rear extension. (18/24)
- S.23/2219/HHOLD, Melksham Cottage, erection of a two storey extension. (19/24)
- S.23/1448/FUL, land adjacent To Lorrige Farm, alterations to access and widening of access track (retrospective) (20/24)
- S.23/1503/FUL, land adjacent To Lorrige Farm, change of use to agricultural yard (retrospective) and erection of agricultural building (21/24)
- S.23/1399/FUL , Lorrige Farm, change of use of land to commercial yard (retrospective) and erection of new commercial building. Resubmission of S.22/2702/FUL. (22/24)
- S.23/2001/VAR, land At Hill House Wick Lane, variation of condition 2 (approved plans) from S.22/0225/FUL - alteration to the design including addition of two dormer windows, increase to the size of the garage and rear extension. (23/24)

Update on concerns about:-

- S.22/2700/FUL, Parford Farm, Wick Lane, Temporary rural workers dwelling and erection of agricultural buildings with yard. Neighbours have reported further activity at the site which has been reported but no response has been received yet. (24/24)
- S.22/1043/FUL, Land At Stinchcombe opposite Yercombe Lodge, erection of agricultural building. Concerns that a concrete pad has been installed cut into the hillside facing south just off the brow of the hill to position a bench upon. Also that a shepherds hut has been located on the site for several months now and is believed to be providing accommodation. No further information has been received. (25/24)
- Concerns about works at Manor Cottage on Wick Lane which do not have any planning permission at all or listed building consent and removal of a number of trees along the boundary with Rough Hill. No further information has been received. (26/24)

As noted in December's minutes, Mrs Shaw had been in touch with Mr Blackton about the withdrawal of the planning application on the land at Hounds Green. Mr Blackton was present at the meeting and explained that the withdrawal was on the advice of the planning officer as a change of use to residential land could leave it open to being built on in the future. (27/24)

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

No decision has yet been reached about the rerouteing of footpaths CST19 and CST20. (28/23)

The temporary re-routing of footpath CST32 to avoid building work at Rough Hill has been extended to 7<sup>th</sup> February. (29/24)

Dr Macfarlane has not yet been able to meet with Mr Mitchell but Mr Kirkham has will met him tomorrow with Ms Hudson and Mr Batty. They will discuss setting up a volunteer group of local Footpath Wardens and hope that the Cotswold Wardens may be able to offer some help with fencing the play area at the Rugby Club and possibly also with the Church Field play area. [Action Dr Macfarlane and Mr Kirkham](#) (30/24)

Ms Hudson has reported the blockage on the bridle way at Clingre Down and has received a holding email in reply. (31/24)

There has been no progress on the damaged stile on footpath CST19. (32/24)

## **10) Highways**

There has been no progress on the 20mph speed limit. The next step is to establish what support there is for it in the village. As this will involve a door-to-door survey it will be delayed until the weather is better. (33/24)

Ms Hudson said that the Speedwatch Group are in the last days of setting the VAS baselines and she will be able to report at the next meeting. (34/24)

It was noted that a 50mph roundel on Tait's Hill has fallen down and Ms Hudson kindly offered to report this. [Action Ms Hudson](#) (35/24)

The missing sign on the Echo Lane gateways has still not been installed. The Clerk will follow this up. [Action Clerk](#) (36/23)

## **11) Facilities**

The lease on the Church Field playground has now been signed by Dr Macfarlane and Mr Kirkham. Dr Macfarlane will liaise with Mr Pinch on the next steps and the Clerk will inform the Playground Group. [Action Dr Macfarlane and Clerk](#) (37/24)

The lease with the Rugby Club has also been signed so work can begin though the play surface may need to be moved first. Mrs Legg will liaise with Mr Pinch and the Playground group. [Action Mrs Legg](#) (38/23)

The snow plough is still unusable. Mr Longstreth has been in touch to report that a planned visit from Highways did not take place. Dr Macfarlane will follow this up with Mr Longstreth and also ask Cllr Cohen for advice. [Action Dr Macfarlane](#) (39/24)

## **12) Environment**

The Ash Dieback Project is still looking at suggested sites for this year's planting. (40/23)

## **13) Financial Matters**

The statement of payments and receipts was signed by Dr MacFarlane. (41/23)

Authorisation for payment of £10,128.60 to Cossman Construction, £76.00 for SLCC subscription and the Clerk's salary of £394.95 was proposed by Dr Macfarlane, seconded by Mr Kirkham and carried unanimously. (42/23)

The draft budget (attached) was discussed. As insurance costs are likely to increase this year with the addition of traffic calming and play equipment, and in view of the current rate of inflation, it was agreed to increase the precept by 7.5%, to £6,380 (rounded up to nearest £10). Adoption of the budget was then proposed by Mrs Shaw, seconded by Dr Macfarlane and carried unanimously. (43/23)

The appointment of Iain Selkirk as Internal Auditor was proposed by Mrs Legg, seconded by Mrs Shaw and carried unanimously. (44/23)

#### **14) Councillors' Reports**

Dr Macfarlane has met with Phil Sprague who would like to speak to the Council about the Rugby Club's future plans and strategies. He will be invited to do so at the next meeting. [Action Dr Macfarlane](#) (45/24)

Dr Macfarlane also drew attention to the recent Police Activity Report for Stinchcombe which is attached. (46/24)

Mrs Legg has agreed to join the board of Stinchcombe United Charities. She will clarify the position regarding PC representatives which has become somewhat confused. [Action Mrs Legg](#) (47/23)

#### **15) Data Protection**

There were no Data Protection issues.

#### **16) Training Possibilities**

These will be discussed at the informal planning meeting on 24<sup>th</sup> January. The Clerk will check and circulate the latest schedule. [Action Clerk](#) (48/23)

#### **17) Possible D-Day Celebrations**

Mrs Shaw has not yet spoken to the Village Hall Committee about this but will do so at next week's meeting. [Action Mrs Shaw](#) (49/23)

#### **18) Items for Website**

This will be discussed at the meeting on 24<sup>th</sup> January. (50/23)

#### **19) Dates of Next Meetings**

Wed 24<sup>th</sup> January, 5.30 (informal discussion meeting.)

Wed 28<sup>th</sup> February, 7.30pm

Wed 21<sup>st</sup> April, 7.30pm

Wed 15<sup>th</sup> May, AGM, time tba (may include Parish Assembly)

The meeting closed at 9.15pm.

STINCHCOMBE PARISH COUNCIL

MEETING OF 10TH JANUARY 2024  
STATEMENT OF PAYMENTS AND AUTHORISATIONS

Building Society balance on 18<sup>th</sup> October £ 15,371.67

Receipts since 18<sup>th</sup> October

Precept £ 2,966.50

Payments since 18<sup>th</sup> October

Clerk's salary Aug/Sept/Oct £ 394.45

Donation to Stinchcombe Village Hall £ 300.00

Donation to Stinchcombe Hill Trust £ 300.00

Cossmnan Construction (VAS and gateways installation) £10,128.60

Building society balance on 10th January £ 7,215.12

Authorisation is sought for

Cossmnan Construction (VAS and gateways installation) £10,128.60

SLCC subscription £ 76.00

Clerk's salary, Nov/Dec/Jan £ 394.45

Prepared by

Approved by

E.N. Bradley  
Clerk & RFO  
January 2024

Chairman

Vice Chairman 10th

# STINCHCOMBE PARISH COUNCIL

## BUDGET 2024-25

	Actual 2023-24	Predicted 2024-25
<b>INCOME</b>		
Parish Precept	£5,933.00	£6,380.00
Building Society Interest	£157.74	c£200.00
VAT Refund	£1,567.28	*£1,958.1
Grants & Windfalls (donation to traffic calming)	£1,000.00	
<b>TOTAL</b>	<b>£8,658.02</b>	<b>£8,458.10</b>
<b>EXPENDITURE</b>		
Clerk's Salary (full year, (inc underpayment of £121.00 for 2022-23))	£1,640.35	c£1,580.00
<u>Regular expenditure paid</u> (to 1 <sup>st</sup> Dec 2023)		
Insurance	£460.28	c£500.00
Audits	£115.00	£120.00
Playsafety	£0.00	c£85.00
Subscriptions		c.£200.00
Village Hall	£300.00	£300.00
Stinchcombe Hill Trust	£300.00	£300.00
<b>TOTAL</b>	<b>£2,815.63</b>	<b>£3,085.00</b>
<u>Regular expenditure still outstanding</u>		
Subscriptions	c.£200.00	
<u>Other expenditure</u> (to 1 <sup>st</sup> Dec 2022)		
Playground lease	£1,620.00	
Installation of VAS and village gateways	£10,128.60	
<u>Other planned expenditure</u>		
Playground lease	?£1,000.00	
Training	£50.00	£50.00
<u>In reserve</u>		
Avenue trees contingency	£1,500.00	£1,500.00
<b>TOTAL</b>	<b>£14,498.60</b>	<b>£1,550.00</b>



<b>TOTAL</b>	<b>£17,314.23</b>	<b>£4,635.00</b>

\* To end 1<sup>st</sup> Dec 2023

### **Notes**

- (1) Subscriptions still to be paid:-
- |             |                |
|-------------|----------------|
| GAPTC 22-23 | £130.00 approx |
| SLCC        | £ 76.00        |

Remaining income = - £8,656.21

Current reserve = £7,215.12 (at 1<sup>st</sup> Dec 2022)

**NOTES ON PUBLIC MEETING TO DISCUSS THE FUTURE OF THE  
SWEDISH HOUSES, 1-4 THE AVENUE,  
WEDNESDAY 9<sup>TH</sup> JANUARY 2024**

**Present**

Dr A. Macfarlane (Chair)	Mrs A. Wall	Mr & Mrs C. Oakhill
Mrs M. Shaw } Parish	Mrs M. Wannell	Mr & Mrs J. Pinch
Mr I. Kirkham } Councillors	Mr C. Beeson	Mr & Mrs C. Blackton
Mrs T Legge }	Mrs J. Jelfs	Ms K. Hudson
Mrs N. Bradley (Clerk)	Ms J. Macrae	R. Woolley
	Ms T. Chinn	Mrs C. Baines
	Mrs J. Thomas	Mrs P. Leggate
	Mr C. Snellock	Mr & Mrs J. Brown
	Mr & Mrs R. Batty	Mr & Mrs P. Walsh

**Background**

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.

**Options**

**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.

## **Comments**

- (2) The owner of No 4 is unwilling to sell and would only do so if offered comparable alternative accommodation which has not been forthcoming.
- SDC do not seem to understand the structure of the houses as the plans so far suggested do not take it into account, e.g. the recent plan to re-clad the outsides without regard to the timber finish.
- The houses are solidly built
- When built, the houses were believed to have a fifty-year life span which is over. They would be very expensive to bring up to modern living standards.
- In the wake of the Russian invasion of Ukraine, SDC rejected a suggestion that Nos 1 & 2 be used to house refugees on the grounds that it would be uneconomical to bring them up to a suitable standard in spite of the fact that a private development company offered to carry out the work free of charge.
- Any new housing on the site would be low-cost social housing. It was noted that small numbers of social housing are not economical.
- There are no plans to improve the local infrastructure with additional schools, doctors' surgeries etc
- Access to and parking on the site would be difficult and the additional traffic would cause further problems on a road where there are already concerns.
- The site is steep and water run-off is already a problem which would be likely to be exacerbated by additional building.
- The houses are a local landmark and part of the historic heritage of the village.
- Environmental factors may need to be considered. The garden of No 4 has been designated as a prime habitat for great crested newts though there are none there at present.

## **Questions**

- Is the land owned by SDC or GCC?
- Is the suggested housing density appropriate in, or close to, a conservation area?
- Are any of the 21 Swedish Houses in the county listed?
- Is the site within the settlement area?
- How would the proposed development affect/be affected by the building line?

## **Responses**

- The general feeling of the meeting was in favour of upgrading the existing buildings or replacing them with new ones to the same design in order to maintain the status quo.
- There was agreement that there is a need for social housing in the area

## Stinchcombe parish Police report Oct 2023 - Dec 2023

### Your Dursley & Cam Neighbourhood Policing Team



**Garrett Gloyn**  
Police Sergeant



**Richard Payne**  
PCSO



**Abbigail Barker**  
PCSO



**Elizabeth Ward**  
PCSO

### Recorded crime

**Period : 01 Oct 2023 – 31 Dec 2023 Compared With 01Oct 2022 – 31 Dec 2022**  
Stinchcombe parish

HO Band	Crime 01OCT23 31DEC23	Crime 01OCT22 31DEC22	+/-
Violence	13	3	10
Burglary	1	0	1
Criminal damage	1	1	0
Other notifiable	1	2	-1
=	16	6	10

The figures for Stinchcombe are distorted by violent incidents reported by one building on the patch. Without these figures, reported crime in Stinchcombe remains very low.

Proactive work this quarter in the Dursley and Cam policing area (parishes of Dursley, Cam, Coaley, Stinchcombe, Uley, and Nympsfield):

- We have been working hard to deal with Anti-social behaviour in Dursley town centre –

this has involved working with youth groups, town council, local businesses, community groups and schools. We have issued 7 ASB warning letters so far and have used restorative justice to allow offenders to recognise the effect of their behaviour on victims.

- We have been working with community speed watch and completing speed checks in Cam and Stinchcombe to monitor speeding and have sent letters to drivers who have exceeded the speed limit.
- We have visited The Scouts in Cam, and many primary schools in the district giving them chance to learn about the work we do and to be able to get in the police car and try uniform on.
- We have increased high visibility patrols in the evenings in Cam following the appearance of graffiti around the area.
- We have conducted licensing checks on premises in the area to ensure that premises are complying with the conditions of their premises licences.
- We have visited shops that sell vapes in the area to remind them of their obligations when it comes to selling vapes to children and to inform them that we will be conducting checks in the future using children attempting purchase to monitor compliance with the law.
- We have had our community engagement vehicle around the area including Dursley town centre and Tesco's in Cam.
- A section 8 PACE warrant was executed in Uley, a male was charged and remanded with possession with intent to supply class A controlled drugs.
- We have maintained visits to The Prince of Wales hotel which is being used as a migrant holding facility – checking that everything is in order and offering support where needed.
- A male from Dursley has been remanded on conditional bail following a hate crime in the town
- Officers have attended addresses in Cam with Stroud district council to issue notices for contraventions of tenancy agreements.

## Report of meetings during December 2023

*All Stroud District Council and Committee papers can be found here:*

*<https://www.stroud.gov.uk/council-and-democracy/meetings>*

*Recordings of meetings are available via the Council's You Tube channel (Live recordings):*

*[https://www.youtube.com/channel/UCeH\\_AmF0s-TShcYIM8Stweg](https://www.youtube.com/channel/UCeH_AmF0s-TShcYIM8Stweg)*

### **Housing Committee – 5<sup>th</sup> December**

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**Affordable Homes at Brimscombe Port** - Committee approved the purchase of the affordable homes at Brimscombe Port, from St Modwen Homes, as part of the delivery of the redevelopment project. The Council has first refusal on the affordable homes, which will make up 30% of the homes on the development, with half being for shared ownership and half for rent. The current estimate of the cost of this acquisition is £7.5 m, with the final figures to be calculated once planning permission has been granted. The subsidy needed to bring the purchase forward (which is the difference between the cost of the purchase, less the capital receipts from the shared ownership sales and any borrowing that can be paid off from the associated rental income) is to be requested from Homes England as grant funding.

**Pledging accommodation for refugees** The Government is asking Local Authorities to pledge how many migrant households, arriving in the UK via safe and legal routes, can be housed by each Local Authority in 2025. The aggregate figure will then be used by Government to cap the number of migrants allowed to enter the UK. The Committee agreed to provide a maximum of two council houses in the short term, but this will be regularly reviewed.

**Rents for 2024/25 and finance reports** Committee discussed this year's outturn position against the General Fund and Housing Revenue Account (HRA) revenue budgets and Housing Capital Programme. They also considered the Medium Term Financial Plan (2023/24 – 2027/28) and budget for the next financial year. Committee agreed that social and affordable rents will increase by 7.7% in line with national rent guidance. Garage rents and landlord service charges will increase by the same amount. Independent Living Scheme charges and district heating charges will increase by different rates (see [item 9](#)).

**Tenant Support Fund** – Committee agreed to set up a new fund to support SDC housing tenants who are experiencing financial hardship linked to the cost of living crisis. A budget of £200k has already been confirmed. Payments awarded through this fund will be restricted to one payment per financial year, up to a maximum of £1,500.

**Swedish Timber Houses** – The Council owns 21 Swedish timber properties across the district. They were acquired as part of a support package to address the housing crisis after the Second World War and were bought by the Government from Sweden. They had a design life of 60 years and now require major investment to bring them up to modern energy efficiency and quality standards. Further work is being undertaken on the cost/benefits of the options being considered, along with local consultation. Housing Committee will consider a recommendation in February

2024 for each location. ([report](#) and [list](#) of properties: in the parishes of Bisley, Painswick, Miserden, North Nibley, Wotton-under-Edge, Stinchcombe, Uley).

**New Homes Programme** ([link](#)). There are 54 new council homes to be built in the current approved programme by 2025, in Cam (23 homes), Dursley (13), Wotton (Glos St / Bradley St – 8 homes, Symn Lane development – 3 homes), and Cashes Green (7). Unfortunately, following a significant amount of work, the tender process to appoint a new contractor resulted in an unsuccessful award and subsequent abandonment of the process. The financial standing of the highest scoring contractor changed just prior to awarding the contract which left the council with an unacceptable level of risk and following legal advice the council will re-tender using a different framework. This will delay work at the new sites in Wotton, Cam and Dursley. Further information on the likely timescale for construction will be shared at the February Committee meeting.

SDC is in the process of acquiring 3 'Section 106' homes in Wotton-under-Edge at the Symn Lane development. The exchange of contracts has been delayed as a result of outstanding works due by the contractor. Following exchange of contracts completion will take place 5 weeks later. It is currently forecast that these homes will form part of the housing stock by the end of this financial year. This acquisition will provide 2 affordable rented homes and 1 shared ownership property which will be marketed upon exchange of contracts.

The New Homes team are currently reviewing opportunities for the future Programme and have assessed sites in Painswick, Leonard Stanley, Paganhill, Stone, Chalford, Stonehouse, Dursley and Thrupp.

## **Environment Committee – 7th December**

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The meeting opened with numerous public questions in relation to various aspects of anti-social behaviour, in particular litter and other ASB along the canal.

**Ubico Annual Presentation** - Annual update from the Managing Director at Ubico, after another successful year of partnership with the council. Ubico collects the district's household recycling, food, residual waste and garden waste, alongside other environmental services such as street cleaning and grounds maintenance.

**Finance reports** – Committee reviewed the quarterly budget report and draft estimates for 2024/25 and was satisfied with the reports. There is a mix of new pressures and savings, in particular relating to movements on the recycling markets and the fact that there is now finally government guidance on future recycling plans.

**Cotswold Natural Landscape** – The 2023-2035 Cotswold National Landscape (our local AONB) Management Plan was noted. This new Plan and its vision place increased emphasis on the climate and ecological emergencies as well as access to nature and the countryside. The evidence within the Plan and the policies will assist in decision making and the preparation of Council policies and projects.

**CIL Funding recommendations** – Committee recommended to Strategy & Resources Committee (meeting on 1<sup>st</sup> February) that seven Community Infrastructure Levy funding bids, totalling just over £1.2m, be approved. These are for projects as follows:

- Sustainable Drainage for Water Quality & habitat improvement at Stratford Park
- Stroud Subscription Rooms new catering kitchen and toilets
- Berkeley Community Hub
- Berkeley Town Improvement Plan - Detailed Design
- Standish Multi-User Path Construction
- New entrance/reception/office area, Gastrells Community Primary School, Rodborough.
- Stroud Merrywalks Bus station improvements.

All 7 successful bids were of a high quality, meeting the CIL strategic infrastructure criteria (in particular, addressing pressures arising from housing growth) ([link](#))

One bid, for a new car park at Tinkley Gate, Nympsfield, was unsuccessful because it didn't meet CIL criteria, but officers will work with the National Trust on various other ways that the Council may support aspects of that project. Over £600k of collected CIL funds is retained for future projects – SDC has already received Expressions of Interest from partners including the County Council for many times that amount.

**Management of open spaces on new residential developments** – Committee approved a series of actions in response to the Council Motion (20 July 2023) to explore potential options and approaches concerning the management of open spaces and amenities on new residential developments.

Various information reports were received: Strategic Planning Advisory Board, Stroud Regeneration Committee, Performance Monitoring, Climate Leadership Group, Stroud Canal Company, UK100 Statement of Shared Intent.

## **Council meeting – 14th December**

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**Motion On Council Support For The Extension Of The Franchise** - Proposed by Cllr Steve Hynd (Green) and seconded by Cllr George James (Liberal Democrat). Agreed that the Chief Executive will write to Government requesting that the franchise for local elections be extended in England and Northern Ireland to all qualifying foreign nationals in line with eligibility criteria in Scotland and Wales. This would ensure a UK-wide and fair approach so that all our residents who are also our council tax payers are enfranchised. The Council will also continue promoting voter registration and photo ID requirements to residents. For more information see the campaign on Residence Based Voting Rights ([link](#)).

**Approval of recommendations from other committees** - Council agreed to the support the following:

- Implementing a new Community Funding (Crowdfunding) scheme in 2024.
- Extension of the SDC car park at Marybrook Street, Berkeley.



- Allocation of housing for refugees in 2025.

**Review of Polling District, Polling Places and Polling Stations 2023** - Council agreed to approve the schedule of polling districts and polling places following a recent review ([link – agenda item 10](#)).

**Updates to the Constitution** – Council agreed amendments as recommended by the Constitution Working Group.

### **Licensing Sub-Committee - 15th December**

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The Sub-Committee considered an application for a new Tesco Express store located in a unit in the Five Valleys Shopping Centre. The application was for a premises licence to permit sales of alcohol and late-night refreshment. It was decided to grant a premises licence. In respect of the application for the sale of alcohol (for consumption off the premises) concerns were noted about current and possible increased anti-social behaviour linked to the sale of alcohol for consumption off the premises. The licence will be subject to a condition that a CCTV system is put in place, and that the 'Challenge 25' scheme be adopted so that any customer attempting to purchase alcohol who appears to be under the age of 25 shall be asked for photographic ID.

### **Local Plan Review**

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Stroud District Council is working with local partners, and has provided further information to the Planning Inspectors, for the examination of the draft Local Plan for Stroud district.

A further letter was received from the Planning Inspectors on 18<sup>th</sup> December. This is much more positive about the prospects for the draft Local Plan. The Inspectors have again requested further information from Stroud DC (by 19<sup>th</sup> January) before they take a decision on whether to grant a 6 month (or longer) pause in the examination in public process for the plan. All the information can be found in the Examination Library: [link](#). The Conservative Group have called an Extraordinary Council Meeting to discuss the Local Plan, set for 25<sup>th</sup> January.

### **Other issues**

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#### **Rural England Prosperity Fund - grant funding available**

Applications are still open for small rural businesses, community organisations, parish & town councils in Stroud district to apply for a share of a £400,000 fund.

Stroud District Council has been awarded £100,000 for 2023-24 and £300,000 for 2024-25 by the Government's Rural England Prosperity Fund (REPF).

Eligible organisations can apply for grant of £3,000 - £20,000. The funding is for capital projects and must be spent on lasting assets such as a building or equipment. In most cases 60% match funding will be required. For more information see: [www.stroud.gov.uk/REPF](http://www.stroud.gov.uk/REPF)

## **Company fined for smoke emissions**

The operator of an animal incinerator site has been fined for non-compliance with the requirements of its Environmental Permit. Time Right of Limekiln Farm, Lypiatt entered a guilty plea to three charges by Stroud District Council alleging a failure by the company to use the best available techniques at the site to control its emissions to air. On occasions, thick plumes of dark and black smoke were emitted from the site in contravention of permit conditions.

At a sentencing hearing at Cheltenham Magistrates' Court on 14 December 2023, Time Right was fined £50,000 for these non-compliances – full costs and a victim surcharge raised the total penalty to £64,489. Installations operating under a relevant Environmental Permit are inspected by members of the Environmental Protection team at Stroud District Council. Where non-compliance is identified, officers will always work to address those issues with the company as a matter of priority and, where appropriate, undertake enforcement action.

## **Tributes to District Councillor Norman Kay**

Councillors from across the political spectrum have paid tribute to Councillor Norman Kay who died on 12 December, aged 77. Cllr Kay represented Nailsworth and Horsley, and had been recovering in hospital from heart surgery in September. Cllr Kay was elected to Stroud District Council six times, first in 1983, serving a total of 21 years as a district councillor initially as a Labour member then in later years as a Green. He also served on Nailsworth Town Council for 14 years including three as mayor. There will not be a by-election for the vacancy, as it occurred within 6 months of the local elections. All SDC seats will be up for election on 2<sup>nd</sup> May.