

STINCHCOMBE PARISH COUNCIL

DRAFT MINUTES OF THE MEETING HELD ON WEDNESDAY 7TH SEPTEMBER 2022 AT 7.30 PM IN THE VILLAGE HALL

Present

Mr S. Packer (Chair by video link until 8.30))
Mrs M Shaw (Parish Councillor)
Mr I. Kirkham (Parish Councillor)
Mrs N. Bradley (Clerk, by video link)

In Attendance

Mr K. Tucker (District Councillor)
Ms C. Braun (District Councillor, until 8.10)
Mr S. Lane (Playground Group, until 8.10)
Mr N. Forsyth (Playground Group, 8.10-8.25)

Mr E Collins (Resident, until 7.55)

Mr Packer opened the meeting by welcoming everyone.

1) Apologies

Ms L. Cohen (County Councillor)
Mr G. James (District Councillor)
Ms K. Hudson (Vice Chair)
Mrs D. Davidson (Parish Councillor)

2) DPI Declarations and Dispensations

There were no declarations.

3) Approval of Minutes of the Meeting Held on 27th July 2022

Acceptance of the minutes of the meeting was proposed by Mrs Shaw, seconded by Mr Kirkham and carried unanimously. In the clerk's absence, they will be signed at the next meeting. (141/22)

4) Matters Arising From the Minutes

- Cllr Braun's enquiries regarding the Swedish Houses are ongoing (142/22)
- The Committee Room has been booked for the "Meet the Councillors" event on 24th September. (143/22)

All other matters arising are dealt with later in these minutes

5) Reports by County and District Councillors

Cllr Cohen's report is attached. (144/22)

The District Councillors' report is also attached. (145/22)

6) Planning Matters

New Since Last Meeting

- S.22/1730/FUL, land At Wick Lane, erection of an Agricultural Building for the storage of machinery and fodder. (146/22)

- S.22/1462/FUL, land At A38, Bristol Road, Berkeley, construction of straw barn. (147/22)
- S.20/017/APPREF, S.19/0620/COU, Drakestone House, change of use for erection of events marquee for a period of 1st May to 1st September annually. Alteration to access driveway (revised application). Appeal withdrawn. (148/22)
- S.22/027/APPREF, S.21/2337/FUL, land At Southend Farm Wick Lane, Demolition of three agricultural buildings. Conversion of agricultural barn to 5-bedroom dwelling house, garage and boundary wall. (149/22)

Decided Since Last Meeting

- S.22/1228/HHOLD, Park House Stinchcombe Manor, erection of side extension. Permission. (150/22)
- S.22/1020/HHOLD, Bluemead, Echo Lane, erection of garage, rear extension, garden room and driveway extension. Permission. (151/22)
- S.22/1354/LBC, land at The Old Parsonage, conversion of ancillary outbuilding to self-contained dwelling. Consent. (152/22)
- S.22/1353/FUL, land at The Old Parsonage, conversion of ancillary outbuilding to self-contained dwelling. Consent. (153/22)

Still Undecided

- S.22/0817/AGR, Land At Stinchcombe, erection of agricultural building. Prior Approval or EIA required. (154/22)
- S.22/1365/HHOLD, Tumbling Fields, erection of a single storey side extension. Mr Collins expressed concerns shared by several residents that a large number of leylandii are being removed from the perimeter of the property. No permission has been given for the trees' removal and Mr Collins believes that it will invalidate several statements made in this application as the nearby listed buildings will no longer be screened from the development. He has been in touch with Planning and an enforcement officer plans to attend tomorrow. Cllr Tucker will speak to the officers in the morning and Mr Packer will attend the meeting. [Action Cllr Tucker and Mr Packer](#) (155/22)

The development at Overdale House continues to be a cause of concern for nearby residents and so far there has been no satisfactory response from enforcement. Clls Tucker and Braun will follow this up. [Action Cllr Tucker and Cllr Braun](#) (156/22)

7) Footpaths and Rights of Way

Mrs Davidson and Mr Packer are continuing to work on signage regarding dog mess on paths. Mrs Davidson has identified at least one offender and will follow this up. Cllr Tucker suggested involving the neighbourhood and Dog Wardens if necessary. [Action Mrs Davidson and Mr Packer](#) (157/22)

The posts at the end of the bridle way have been vandalised but DRFC have installed new combination locks for which the Council is grateful. Also, the large boulder has reappeared on the bridle way. This was originally in response to a possible threat from travellers but it has not been removed. Mrs Shaw will inform PROW. [Action Mrs Shaw](#). (158/22)

8) Highways

Ms Hudson has emailed and met with Yakub about the technical specification for the traffic calming scheme and has answers on various points like post diameter, materials and foundations and permitted signage on the gateways and he seems to be broadly happy with the wording. After making contact with the Street Works Team, she has identified two further contractors we could approach, making four in all. However, it appears that Highways still have not signed the

VAS Legal Agreement Yakub said he would do what he could to hurry it along but it is not possible go any further with suppliers or contractors without having sight of the signed agreement. She has also discovered that Highways require 6 weeks notice of the planned start date for the installation works which will further delay the project. (159/22)

Ms Hudson has also made three separate applications to OPCC/GCC fund for automated traffic surveys on Berkeley Rd near A38 junction, at bottom of Tait's Hill and on B4060 near Yercombe Lodge. It is not possible to combine them into one because of the way the online application is structured. (160/22)

Ms Hudson has submitted the Council's comments on the Draft Road Safety Policy and separate comments from SSW. (161/22)

9) Facilities

Installation of the new notice board is ongoing and Mrs Shaw will continue to liaise with Mr Lawfull. [Action Mrs Shaw](#). (161/22)

Mrs Davidson has repainted the existing notice boards. (162/22)

Concerns have been received from a resident about the litter and dog waste bins at the end of Renishaw Drive at the Rugby Club. These are small and overflowing causing litter problems and one is in danger of falling over. It was felt that the red dog mess bin is no longer needed and could be replaced with a notice referring users to the new bin at the Village Hall but that this would be a Rugby Club responsibility. (163/22)

Mr Lane and Mr Forsyth have had a very positive meeting with Ceri Porter at SDC regarding the planned new playground (notes attached). They are now waiting for a date for a further meeting with Highways. The next stage is to inform residents of plans and progress and to canvass their opinions. Those living closest to the site will be approached individually first followed by a more open event. A letter drop to near neighbours is planned before the end of September followed by an information coffee morning on 15th October. (164/22)

10) Environment

There were no new issues regarding the environment.

11) Financial Matters

There has been no change at all to the finances since the last meeting. (165/22)

Investigation into a possible change of bank account is ongoing [Action Clerk](#). (166/22)

12) Councillors' Reports

Mrs Shaw pointed out that the wooden posts at Old Hill Lane are rotting. Mr Packer has some suitable replacements and Mrs Shaw will ask Mr Lawfull if he will install them. She will also repaint the bench there. [Action Mrs Shaw](#). (167/22)

13) Possible Neighbourhood Plan

Ms Hudson, Mrs Shaw and Mrs Davidson attended a meeting with Barbara Pond from GRCC on

17/8/22. Notes of the meeting are attached. (168/22)

14) Data Protection

There were no Data Protection issues.

15) Items for Website

The Clerk will discuss with Mr Barlam the possibility of a separate section on the website for the Playground Group. Action Clerk (169/22)

15) Dates of Next Meeting

Wed 26th Oct 7.30pm

Wed 14th Dec 7.00pm

The meeting closed at 8.40pm.

Barbara Pond's Notes from Meeting on 17th August

When I met with councillors at Stinchcombe I promised to send some questions for a consultation to begin to explore whether an NDP or an updated Parish Plan should be undertaken in Stinchcombe. Would you be able to forward this email onto Councillors please?

As promised - First of all the following document is very useful in understanding the basic principles of good consultation.

file:///C:/Users/Hosted/Downloads/Engaging-your-community-in-a-meaningful-way-2021.03.24%20(1).pdf

Some suggested questions for your consultation – I have laid out a table below with the 2 questions (I referred to at our meeting) and suggested answers for responders to ‘tick’ whether they agree. (You will need to be careful what you include in this, managing expectations). The table below contains 2 questions with 10 options to respond to – as we discussed simple and not too long winded! From this you would be able to see what issues matter most, this will help decide as to whether to do a NDP or a Parish Plan etc

What do you like about living in Stinchcombe?

Environment/ rural aspect & tranquility
The current facilities - church, pub, park, school
Friendliness of the community
Heritage and history of the village
Accessible to other places

What would you like to see improved?

Traffic & road safety
facilities – sports pitches, shop
Parking
Affordable or smaller size market housing for downsizing
Broadband & mobile

(From my notes we also discussed footpaths and cycle trails, allotments, community orchard, support for health and wellbeing for the community etc. These too could be added).

I was advising to use your current comm’s that already exist to do this, to get an initial sense of the priorities for your community – the Whats App group, newsletters, websites and any other social media sources such as a community Facebook page.

If you would rather do a household survey with more detail let me know and I can help draft this for you.

I also offered to have a follow up meeting to discuss this further. (We did also reserve Friday 7th October for a public event focusing on NDP’s which I had agreed to present at but I am now assuming that this will not go ahead?)

Stinchcombe Parish Council

6th September 2022

1. Highways / Paths

Lengthsman month

This has been sent to Highways:

Footway clearance in front of Eaves Cottage on The Street (B4060)

<https://w3w.co/dollars.limes.cleanest>

A mixture of garden plants and a large self-seeded pendulous sedge has reduced the useable width of this already narrow footway to about 1 ft. There is no footway on the opposite side and there have been complaints from dog walkers and people with pushchairs/prams. This area has not been actively gardened for several years and presumably does not belong to the cottage in any case. The Parish Council should probably write to the resident, as a courtesy, explaining that we have requested the work.

Footway clearance on west side of Tait's Hill Road (B4066) from Newnham House to start of wider verge approaching Oldhill Lane junction

<https://w3w.co/refills.twilight.spend> to <https://w3w.co/polishing.slice.puzzle>

This is a busy road with a speeding problem and there is no footway on the other side. The footway is getting narrower and narrower, forcing people to step into the road in some circumstances. Rather than simply cutting back vegetation we would prefer it if the Lengthsmen could also clear the soil encroachment that is contributing to the problem. We realise that this is labour intensive and that they may only be able to do part of the work this year.

A reminder that residents can report any issue related to: potholes; lights, signals and signs; damage to pavement or kerb; road markings and stud issues trees, hedges and vegetation; drainage and flooding; spillages or obstructions on the road; Winter Maintenance - Grit and PROW - public footpaths & bridleways (not pavements).

issues can also be logged here:

<https://www.gloucestershire.gov.uk/highways/roads/your-highways-report-it/>

2. Road Safety

A new road safety policy has been drafted by Gloucestershire County Council, which aims to reduce the number of people killed or seriously injured on the county's roads by 50 per cent by 2032.

The long-term aspiration is to follow the 'Vision Zero' approach, which is recognised around the world and aspires to stop all traffic fatalities and severe injuries by 2050, while increasing safe and healthy travel for everyone.

To help move towards this aspiration, the council has outlined its road safety strategy 2022-2032, which aims to deliver safer roads, healthier streets and lower speed limits where people live.

People in Gloucestershire are being invited to give their views on the draft policy by taking part in an eight-week consultation period and runs until 11 September 2022.

You can take part in the survey

here: <https://haveyoursaygloucestershire.uk.engagementhq.com/gloucestershire-county-council-road-safety-policy>

Our back to school campaign for Wotton and the surrounding parishes launched last week on signs and on social media.



3. Cycling

The Tour of Britain starts in Tewkesbury at 11am and ends in Gloucester at 3pm this Friday 9th September - passing through Wotton Under Edge.

Gloucestershire residents can now get involved with the county's summer of cycling by getting on their bikes for Love to Ride's national cycling challenge 'Cycle September'.

The county council is sponsoring stage six of the 2022 Tour of Britain on Friday, 9 September, having already hosted stage three of the Women's Tour earlier in the year.

Residents are already inspired to get on their bikes this summer by seeing world-class cyclists racing through their communities and are also encouraged to take part in Love to Ride's Cycle September challenge.

'Love to Ride' encourages people to get on their bikes, with Cycle September challenging individuals and businesses to earn points and win prizes by pedalling and encouraging others.

Cyclists can compete on the individual leaderboards and are also encouraged to join their Workplace Profile to compete against other workplaces with their colleagues.

Cycle September has now been launched and individuals and businesses can sign up at any point during the month.

There are more than 500 prizes up for grabs this September, including a £4,000 holiday and a £1,000 bike, and all can be won by getting on a bike – even if for just 10 minutes.

The county council is aiming to increase cycle use in the county by 50% by 2031, and is supporting cycling already in the following ways:

1. Securing 258 miles of existing cycle infrastructure
2. Over £40million of funding for a planned 26-mile cycle spine between Bishops Cleeve to Stroud
3. Training 5,000 kids in Bikeability every year
4. Conducting a feasibility study into a Mini Holland scheme in Cheltenham.
5. Delivering a six-mile cycle route between Gloucester and Cheltenham

Supporting cycling is part of the county council's commitment to reduce the carbon emissions across the county to net-zero by 2045, and to reduce emissions by 80% by

2030 – in order to combat the climate emergency.

For more information and to get involved with Love to Ride's Cycle September, visit their website <https://www.lovetoride.net/gloucestershire>.

For more information on the cycling in Gloucestershire, including training, tips and routes, visit the Think Travel website at <https://www.thinktravel.info/bike/>.

4. Chimneys and national 'Fire Kills' campaign

Gloucestershire Fire and Rescue Service (GFRS) is urging residents to get their chimneys swept by an approved sweep to prevent chimney damage and household fires.

As part of the National Fire Kills campaign and prior to the colder Autumn and Winter weather, Gloucestershire Fire and Rescue Service is warning residents and landlords of the dangers of an un-swept chimney following 91 calls to a chimney fire last year and over 500 chimney fires in the last five years.

GFRS is urging local people to regularly have their chimney swept to avoid the serious damage that can be caused to homes and families.

Poorly maintained chimneys or flues can fill with debris such as cobwebs, leaves and bird's nests along with soot or oil deposits.

Here are GFRS's top tips:

- Sweep your chimney twice a year.
- Don't use your fire as a rubbish bin.
- Use a fireguard.
- Keep flammable materials and furniture at least 2m from the fire.
- Use well seasoned wood.
- Make sure embers are under control and extinguished before you go to bed.
- Have at least one smoke alarm on every floor of your home and test them monthly.

How often?

Chimneys should be swept according to the type of fuel being used:

- Smokeless fuels – at least once a year
- Bituminous Coal – at least twice a year

- Wood – quarterly when in use
- Oil – at least once a year
- Gas – at least once a year (refer to gas safe register)

GFRS advises if you light your fire regularly during the winter months, then you should consider having your chimney swept more often.

It is also important to be aware of carbon monoxide poisoning symptoms that can be caused by blocked chimneys. Carbon monoxide gas is highly poisonous and can incapacitate or even kill people in a closed room within a short time.

As well as ensuring your chimney is kept clear, it is important to make sure that wood, coal or biomass fires are installed by approved engineers. They will make sure that both the fire itself and where it is installed are safe.

A faulty installation can result in fires, even invalidating home insurance in some cases.

The service encourages residents to check with HETAS, a national, independent body approved by the government.

They have registers of approved installers and chimney sweeps on their website at www.hetas.co.uk, so residents can be sure that their engineer is accredited.

5. My contact details linda.cohen@gloucestershire.gov.uk . Mobile 07791110906



STROUD DISTRICT COUNCIL

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Contact: Ceri Porter
Email: ceri.porter@stroud.gov.uk
Our Ref: 2022/0389/PREIMT
Your Ref:

15 August 2022

Dear Sir/Madam

**Re: Land Opposite St Cyrs Church, Stinchcombe, Gloucestershire, .
Installation of playground**

I write subsequent to your recent pre-application discussions concerning the above. Having given the matter due consideration I can offer the following advice with regard to your proposals.

The Site

The application site is a field located to the west of Wick Lane in Stinchcombe; outside, but immediately adjacent to the settlement development boundary that encloses the site on three sides. It was formerly the church school playing field associated with the old village school. The site is identified as Protected Outdoor Play Space within the Local Plan but does not accommodate any pitches or formal play area. The field is owned by the church.

The site is within Stinchcombe conservation area, within close proximity to a number of listed buildings including the Old School to the north, St Crys's Church, The Old Parsonage.

The site is entirely within the Cotswolds Area of Outstanding Natural Beauty.

An access point is located opposite the Church directly from Wick Lane. The site is enclosed by mature trees to the west and south and hedge to the east, along the road.

Proposal

The proposal seeks to create a play area within the field. Items of play would be of untreated timber construction and earth mounds to provide areas of play.

Possibility of Permitted Development Rights

As we discussed, if the Parish Council leases and maintains the land from the church, then as a 'local authority' it has certain permitted development rights under Part 12 of the General Permitted Development Order for the installation of small ancillary buildings, works and equipment.

The limitations of such works are that they do not exceed 4m in height and 200 cubic metres volume.

Principle of Development

The site is identified as protected outdoor play space. The proposal seeks to provide a formal area for children to play. The area with equipment would be approximately 18% of the overall open area.

Although located outside the defined settlement boundary, the site is identified for outdoor play space and the proposal accords with this designation and is directly accessible. Stinchcombe has an identified deficit of 0.03 for both child and youth facilities. The proposal would be considered to represent an essential community facility and therefore meet principle 6 of core policy CP15 that supports development within the countryside.

It is considered that there would therefore be support for the principle of the proposal.

Visual Impact

The proposed play area would form a small proportion of the overall field. Careful consideration of positioning and the size of equipment would be required.

The illustrative proposed play equipment is naturalistic in style (untreated timber) and would use landscaping to create elements of play. This would be unlikely to be visually harmful to the AONB as it would be seen in the context of the surrounding dwellings.

Residential Amenity

Whilst the existing field is a protected play space and could therefore be used for recreation now, the proposal would direct play to a specific area. We discussed the fact that the illustrative location has the play area located away from the road on the western boundary with Tumbling Field, an adjacent residential property.

Thought needs to be given to the amenity of neighbours in terms of noise from users and potential overlooking (or perception of overlooking) from structures on site. Landscaping may prove useful.

We discussed locating the play area alongside the road. This would reduce the distance to get to the facility and impact on residential neighbours but may introduce issues with impact upon heritage assets.

Heritage Assets

The site is within a conservation area and near numerous listed buildings. By moving the play area away from the western boundary, there is potential visual impact of structures on the setting of these heritage assets.

As promised, I have briefly discussed the proposal with a conservation officer and, whilst sensitive, they consider that the naturalistic play features proposed are unlikely to cause harm to the heritage assets.

Any planning application would need to be supported by a heritage statement that describes the nature of the significance of the heritage assets affected and, set out how development will maintain and enhance heritage assets and their settings in a manner appropriate to that significance.

Highways

It is expected that most users would walk to the play area as locals. There are no footpaths in this part of the village however the space is an existing area that could be used for play area.

There is however a recognition that people would visit by car, and I understand that a review of parking in the area has been carried out for busy times e.g., when there is a wedding or service at the church to ascertain impact should people park on the highway.

This may prove useful however you are advised to discuss the proposal with Gloucestershire County Council as Highway Authority who would assess the proposal in terms of highway safety.

Ecology

A Preliminary Ecological Assessment (PEA) would be required to assess potential for protected species and habitats.

Please note that should the works be permitted development, this does not absolve developers from complying with the relevant law protecting species, including obtaining and complying with the terms and conditions of any licenses required.

Trees

Numerous mature trees are located on the boundaries. A tree survey to BS:5837 would be required with a tree protection plan combining the proposed development with protective measures.

Landscaping

A naturalistic approach would be welcomed. Ideally, materials should be kept simple and the area as green and open as possible.

SUMMARY

The principle of a play area on the existing field is considered acceptable subject to impact upon heritage assets, biodiversity, trees and neighbouring amenity. Should the Parish lease the land and be responsible for maintaining the site, the proposal may well be permitted development.

Supporting Information

Should an application be submitted, this would be for full planning and a supporting statement would be required, describing the development, how security of the site has been considered, litter and waste management and who would be responsible for maintaining the facility.

As set out above, a heritage statement, ecological assessment and tree survey should also inform and support any submission.

Please also be aware of SDC's planning application 'Validation Checklist' and 'Drawing Standards' which are available on our website which details the document and drawing requirements should you submit a planning application in addition to any specific reports mentioned within the above advice: <https://www.stroud.gov.uk/environment/planning-and-building-control/apply-for-planning-permission/make-a-planning-application>

This information is given on the basis of office research only. The officer has not visited the site and it is possible that additional concerns could be raised during the course of an application should an application be submitted.

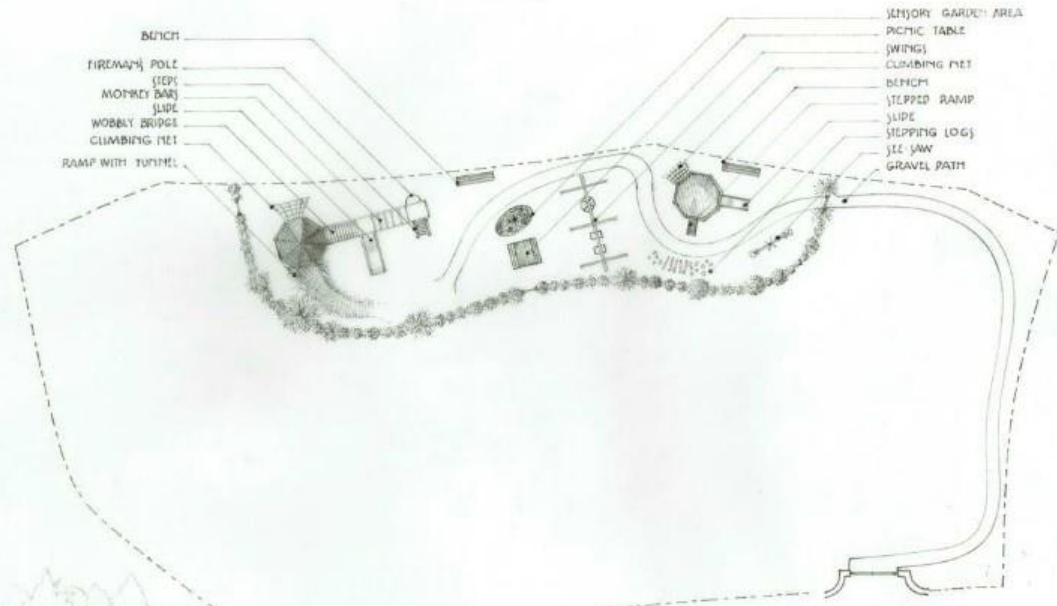
As with all planning proposals, should an application be necessary or not it is important that you discuss your proposals openly with neighbours and those directly affected. It is also important that you involve your local town or parish council, many of whom would appreciate you briefing them of your proposals prior to submission.

In closing, may I confirm that the above is the independent opinion of an officer and is not binding on the council, nor does it constitute a formal determination under the Town and Country Planning Act 1990.

Yours sincerely,

Ceri Porter
Principal Planning Officer

- BENCH
- FIREWAX POLE
- MOCKY BAR
- SLIDE
- WOBBLY BRIDGE
- CLIMBING NET
- RAMP WITH TUNNEL
- SENIOR GARDEN AREA
- PICNIC TABLE
- SWING
- CLIMBING NET
- BENCH
- STEPPED RAMP
- SLIDE
- STEPPING LOG
- SIE SAW
- GRAVEL PATH



SHINCORBE
PLAYGROUND AND
COMMUNITY SPACE

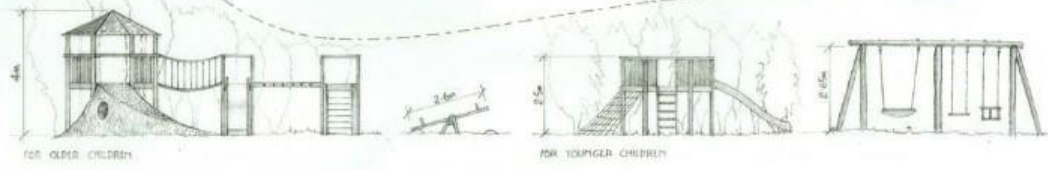
WICK LANE
SHINCORBE
DURLEY
GL11 6BQ

PROPOSED SITE PLAN
AND INDICATIVE
EQUIPMENT DETAILS

PLAYGROUND AREA =
18% OF SITE AREA (approx)
36m x 9m (AVG)

SCALE
SITE PLAN: 1:200 (A3)
ELEVATION: 1:100 (A3)

DRAWN: JOSH FINCH
JULY 2022



FOR OLDER CHILDREN

FOR YOUNGER CHILDREN

FOR OLDER CHILDREN

