

Welcome.

Hunts Grove Parish Council Chairman's Report 2022

Annual Parish Meeting
16 May 2022



Your Council Team.



Julie Shirley

Clerk & Responsible Financial Officer

Statutory duties and functions required by law of a local authority, including serving statutory notifications, advising Council and implementing decisions.



Cllr Martyn Holmes

Javelin Park Parish representative, Police liaison, management company liaison



Cllr Sandra Meecham

Finance, community groups champion, Queen's platinum jubilee celebration lead, Hunts Grove Wombles coordinator



Cllr Mark Andrew Ryder

Chairman of the Council

Planning lead, highways liaison, communications, website



Cllr Demelza Turner-Wilkes

Vice-Chair of the Council

Finance, safety inspections, sports group champion, business liaison



Cllr Adam Hampson

Trees & ecology lead, footpaths and rights-of-way, open spaces, neighbourhood warden liaison

Guiding Mission.

Our priorities change all the time and will always be driven by the needs of our residents.
In this important first year for the Council, the following three themes have developed.

01 Representation

To listen to residents and represent their needs and objectives with all key stakeholders, District Council, County Council, Management Company, Police, Developers and Community Organisations.

02 One Hunts Grove

To resolve the current fragmentation between different phases of development.
To eliminate service charges, deliver local control of maintenance and best value for residents.

All residents treated equally, contributing equally, and with equal access to all village amenities.

03 Vibrant Hunts Grove

A village that is fit-for-purpose, developed with character, quality open spaces, sports facilities and community amenities.

We will work with the local planning department, landowners and developers to build and execute a shared vision for our residents.

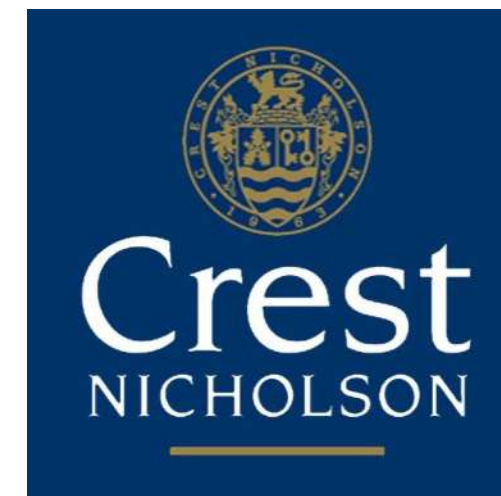


Sanctuary



Gloucestershire
Constabulary

HUNTS GROVE
HGPC
PARISH COUNCIL



Colethrop Farm Limited



Vistry Group



Forging Relationships

As a Parish Council, there is little we can achieve on our own.

To be effective for our residents, we need to forge strong relationships with other levels of government, our Member of Parliament, housing associations, developers, landowners, neighbouring parishes, Police, community organisations and many more besides.

Community Minded.

Councillors have spent a lot of their free time with the monthly maintenance reports whilst the community had issues with the state of the village and lack of maintenance by the developers.

The Parish Council is not currently responsible for any maintenance at Hunts Grove, however sometimes you see something that needs doing and take the initiative!

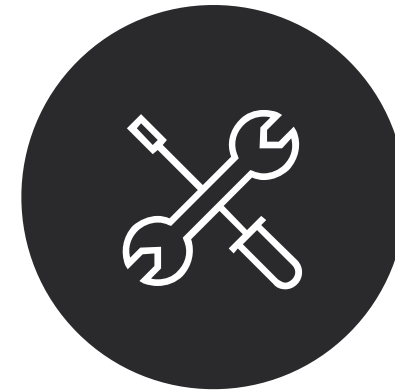


2021 Priorities.



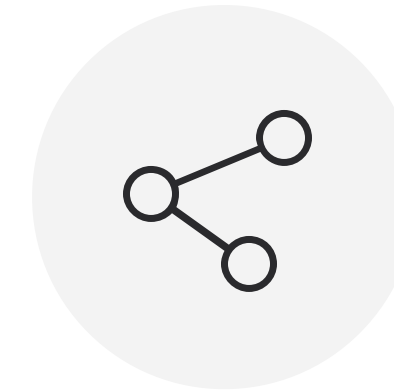
Recruiting Clerk / RFO

Establishing a brand new Council is quite a task! Thankfully we were able to recruit Mrs. Julie Shirley, one of the highest trained and experienced officers in the county.



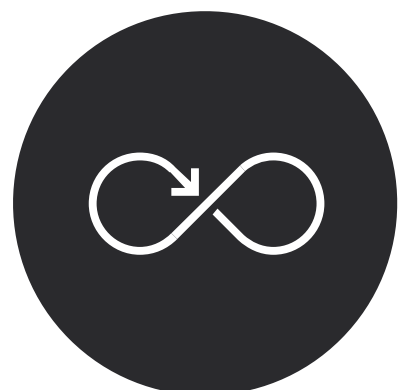
Village Maintenance

From 2019 and through the Covid years, maintenance became a huge issue for residents. Whilst it is the developer's responsibility, the Parish started a programme of monthly reports and escalations.



Governance & Policies

We had a huge task over 2021 to create all our policies and processes. We established a monthly working group meeting for this work and also a Finance Committee.



Phase 1 Adoption

We have been in constant stakeholder meetings with Crest Nicholson and Stroud District Council every 3-6 weeks to progress with adoption of Phase 1.



Finding a Home Base

Our objective was to hold Parish meetings in Hunts Grove. Covid-19 prevented that for some months, however we now intend to base meetings at the school.



Residents Consultations

Village maintenance and the management company were hot topics in 2021. The Parish started a [change.org](https://www.change.org) petition that exceeds 500 resident signatures, plus we posted an information leaflet through every door.



Harrier Way Junction

Vehicle and pedestrian safety around the Harrier Way / Hunts Grove Drive junction continues to be an issue due to the undersized junction layout. Working with the County Highways Department, we succeeded in making some changes.



Planning Engagement

Delivery of promised facilities and amenities has been severely delayed. Plans for the Community Building and Neighbourhood Centre have been on hold with planning for more than two years now. The Parish Council is working at all levels to try and get things moving.



Shorn Brook Flooding

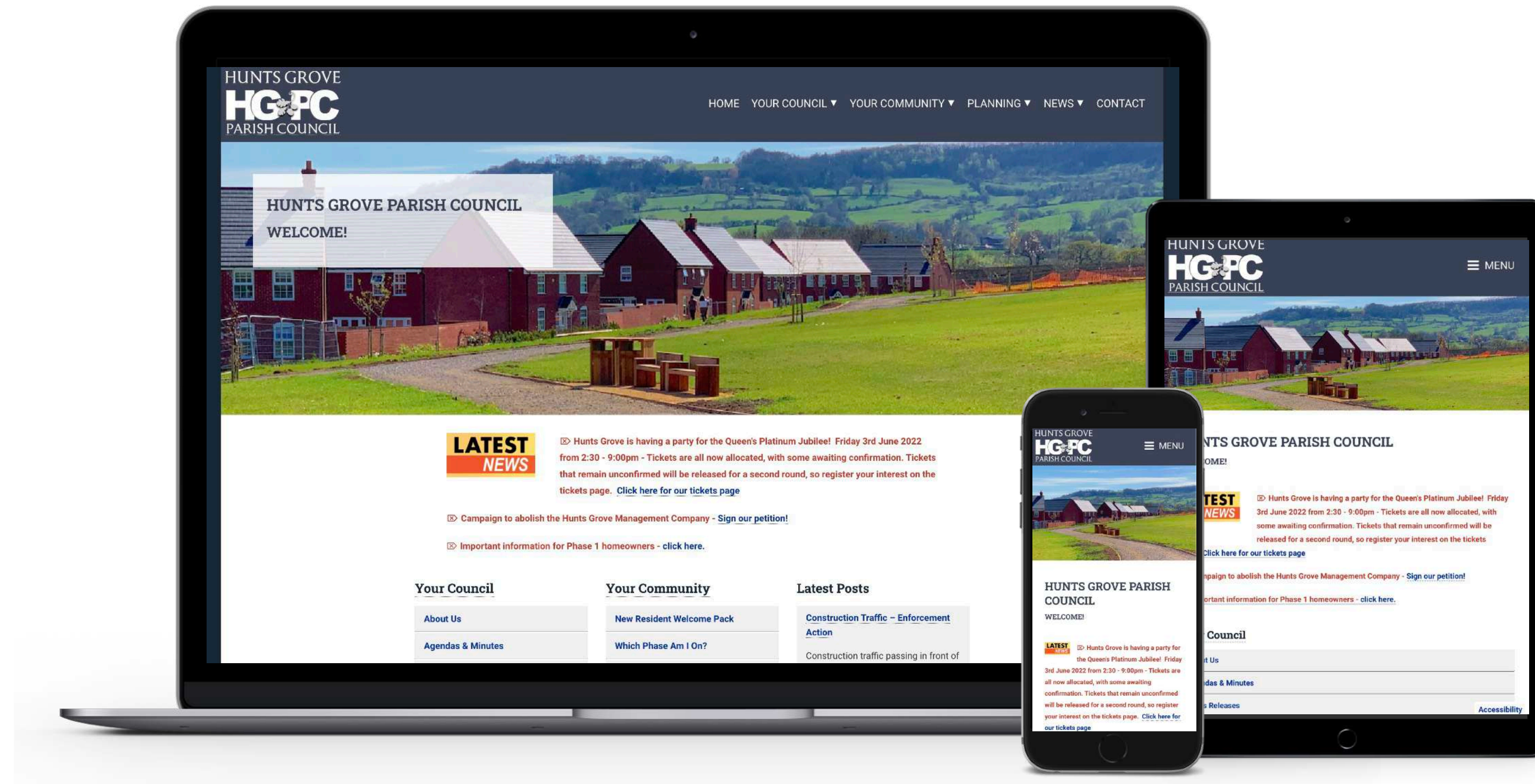
Flood events in December and January around Shorn Brook Corridor indicated the SuDS holding ponds were not operating as planned. Working with Stroud District Council, we insisted that the design was checked and verified on-site. This is still a work-in-progress.

What Has Your Council Been Doing?

Hunts Grove is a very small Parish Council in its first year of operation. We have no buildings, no land, no responsibilities for maintenance.

Meanwhile, we are extremely busy!





Busy Adding Content.

As well as building a Parish Council from scratch, we also had to build a website from scratch! Over 2021 we have succeeded in making as much information and updates as possible online for residents to access 24-7. We also introduced a blog function and grew our social media presence with Facebook.

There is still so much we want to do. For example establishing a Parish Mailing List and publishing a quarterly newsletter.





Phase 1 Adoption.

Considerable work has been put in over 2021 to expedite the adoption of Phase 1 from Crest Nicholson, especially considering the lack of maintenance and issues. Thankfully, by working with Crest, we have been able to improve the maintenance over 2021 to an acceptable standard.

Phase 1 has always been under a separate planning agreement and terms as detailed under the Section-106 agreement when planning permission was granted in 2009. This agreement means that the parks and open spaces on Phase 1 are transferred to the District Council along with a reserve fund (commuted sum) towards future maintenance.

The Parish is working together with the District Council to handover all areas as part of a back-to-back agreement so that maintenance will be under local control within the Parish Council.

We are aiming for this handover to occur at the end of 2022, subject to SuDS system reports and remedial works being completed.

Budget 2022-23

Key facts:

- Low spend over 2021 (& 2020) means we have built up a reserve;
- Preparing the Council for adoption of Phase 1;
- Creating a legal fund to appoint specialist legal advice for the management company negotiations;
- Hosting events for Hunts Grove residents (although Cllr Meecham successful in grant applications over £6,000!



HUNTS GROVE PARISH COUNCIL
BALANCE SHEET

	Year ended 31 March 2022	Year ended 31 March 2021
Receipts		
Precept	£24,160.00	£22,046.00
Grants	£3,490.00	£0.00
VAT Reclaim / Other	£0.00	£0.00
	<u>£27,650.00</u>	<u>£22,046.00</u>
Payments		
VAT	£302.97	£0.00
Staff costs	£6,085.56	£0.00
General Admin	£2,558.88	£1,807.74
Subscriptions	£896.77	£219.28
Events	£520.00	£0.00
Insurance	£476.44	£476.44
Donations	£0.00	£0.00
Training	£310.00	£0.00
Newsletter/Website	£589.91	£223.77
New equipment	£254.71	£0.00
Earmarked Reserves contribution	£0.00	0
	<u>£11,995.24</u>	<u>£2,727.23</u>
Excess Receipts/(Payments)	<u><u>£15,654.76</u></u>	<u><u>£19,318.77</u></u>

Balance Sheet as at 31 March 2022

Opening Reserves	£19,318.77	£0.00
Excess Receipts	<u>£15,654.76</u>	<u>£19,318.77</u>
	<u><u>£34,973.53</u></u>	<u><u>£19,318.77</u></u>
Represented by:		
Bank Balances		
Unity Trust Current Account	34973.53	19318.77
Unpresented debits	<u>0</u>	<u>0</u>
	<u><u>£34,973.53</u></u>	<u><u>£19,318.77</u></u>



Balance Sheet.

Annual returns and audit reports may be downloaded from our website:

<https://www.huntsgrove-pc.gov.uk/finance.php>



Planning Hot Topics 2021.

01

Missed Thresholds

Hunts Grove is now over 950 dwellings occupied. Allotments should have been delivered by now. A38 junction works, community building, sports pitches etc should be close to delivery, but haven't been started yet.

02

Amenities

The village has plenty of homes and over 2,000 residents, however no amenities with the exception of some small parks. We have been encouraging all stakeholders to focus on delivery. Meanwhile, we have been exploring the legal avenues.

03

Highways

The single means of access for more than 2,000 residents via Marconi Drive is becoming a huge issue for residents. Construction traffic has also been a big factor that has taken effort in 2021.

We hope that with works starting on the A38 junction and completion of the spine road will alleviate these issues from 2023.





- 1** New A38 access
- 2** Neighbourhood Centre
- 3** Community building
- 4** Sports pitches
- 5** Hunts Grove Primary Academy
- 6** 'Farmhouse Triangle' development
- 7** Large public open space area

* Masterplan illustrative only



HUNTS GROVE
GLOUCESTERSHIRE

Phase 2 Major POS.



Allotments.

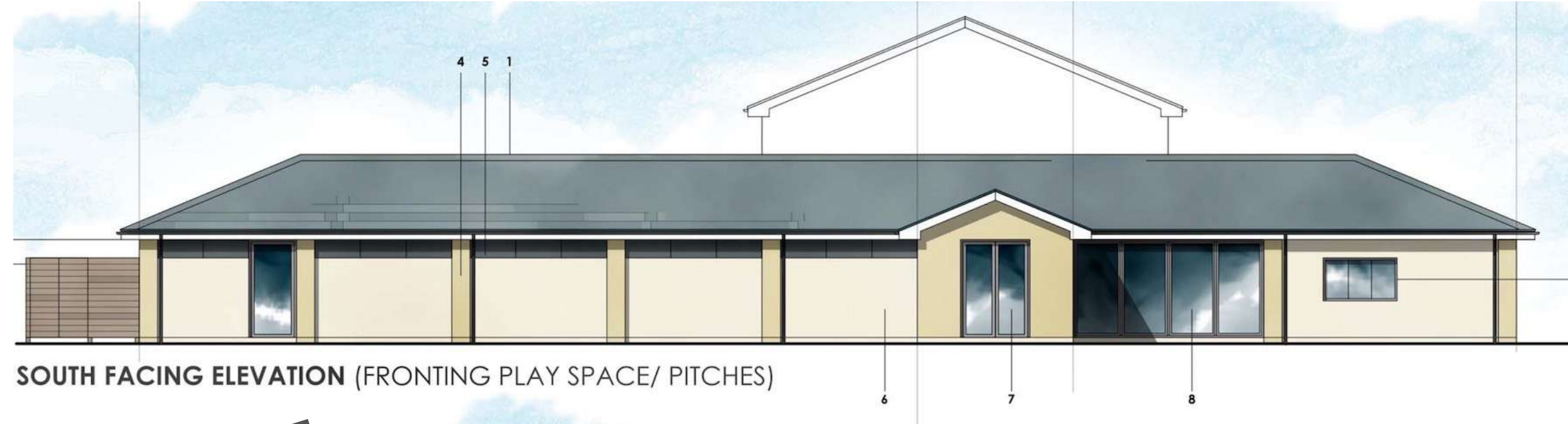
Crest Nicholson have planning permission to start building the allotments on land next to the motorway and Haresfield Lane crossing. Crest advise that the site is being cleared of newts right now and then building works will start. A contractor has been appointed.

These current plans will deliver 55 allotment plots, including 32 parking bays. The Parish Council is discussing adopting the allotments rather than them being held by the management company. This is to solve long-term funding issues and equal access by all residents of Hunts Grove, not just management company clients.

One area of uncertainty is that the landowner (Colethrop Farm Limited) has submitted plans to split the allotments in to two areas, 60% in the current location and 40% across the motorway footbridge that leads from the Phase 2 Major POS.

The Parish Council is withholding judgement on this move and will be led by residents feedback to consultation. Whilst the relocating of 40% of the allotments may be a detrimental move, there are other pros/cons that need to be weighed up with the new proposals, for example delivering more mixed-use retail and community spaces on the Farmhouse Triangle development.





**The current plan from 2020
(Due to be updated)**



Traditional, town hall style

**The 2019 plan shown to residents
(Withdrawn as over budget)**



Artist's impression

Community Building

The Parish Council has been trying to expedite consultation and delivery of a viable Community Building with stakeholders. It has been on-hold with planning since January 2020.

Key questions are the character of what is built as well as the functional aspects. All must be delivered within a £1.6m index-linked cost-cap unless the developer or landowner add more funds.

In our consultation paper of July 2021, we emphasise the need for the building to be an asset that supports itself financially and not be a cost burden on residents through council tax or management company. Multi-use capability is key to this.

Sports Pitches

2020 Planning Application.



Neighbourhood Centre 2020 Planning Application.





Neighbourhood Centre.

The Parish Council has been trying to expedite consultation and delivery of a viable Neighbourhood Centre with stakeholders. It has been on-hold with planning since January 2020.

Gloucestershire Highways have refused the current plans on the grounds of highway safety - the entrance is too close to a very busy junction.

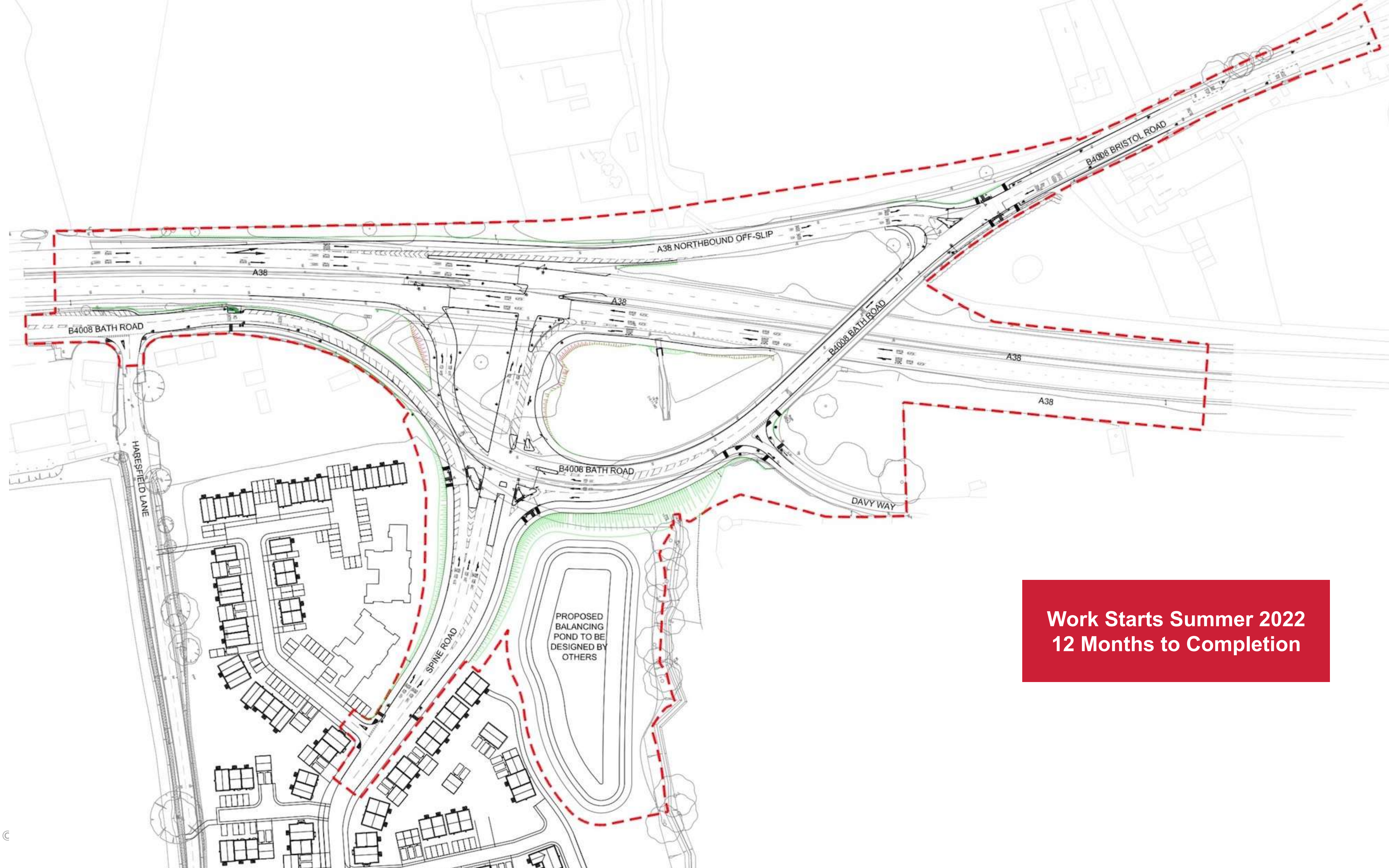
The Parish Council is disappointed that the centre is no longer in the centre of Hunts Grove, but beside the A38. This serves passing A38 traffic, not Hunts Grove residents.

Other issues are the over-development of the space with housing, 38 homes! There should be more emphasis on small retail, food outlets and community space. We expect there to be open gathering spaces, a public square, cafes etc.

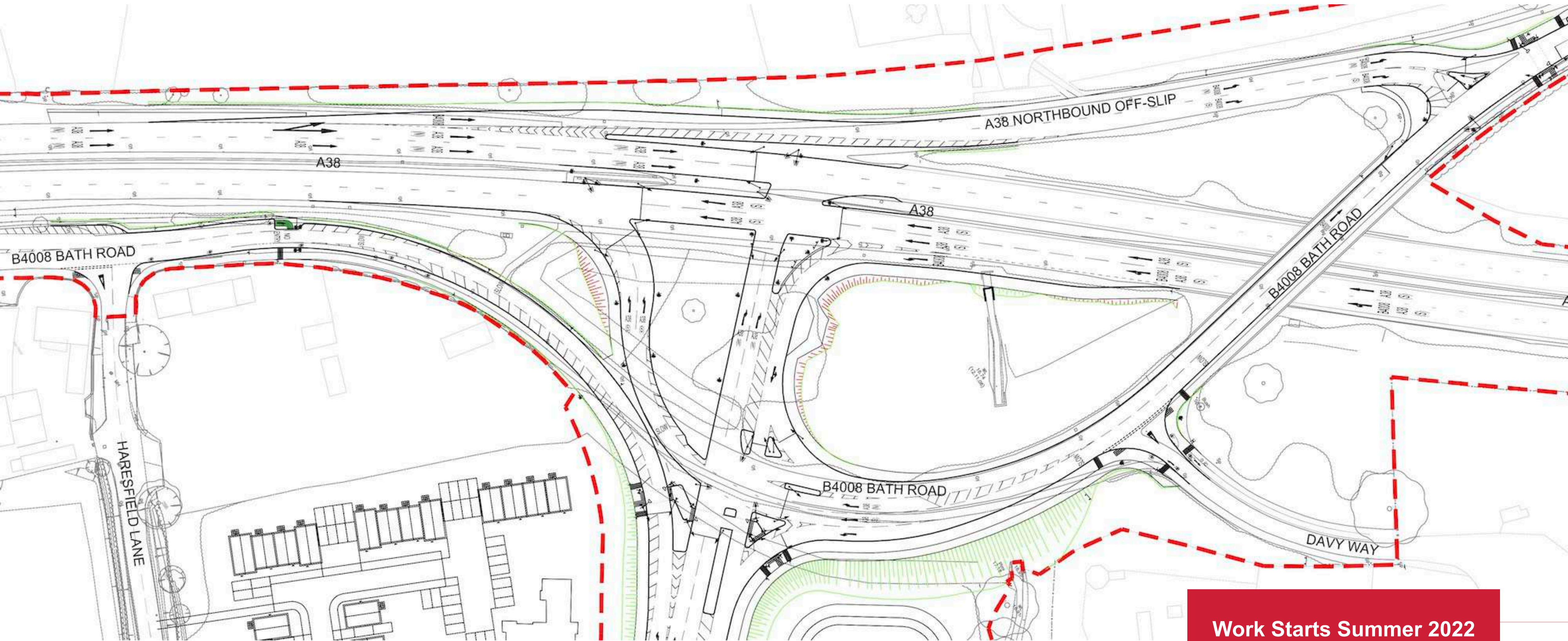
There is local need. Two very successful new businesses have had to locate their expanding food businesses outside of Hunts Grove due to no local options.

The Parish Council has written to Crest Nicholson, the landowner and Stroud District Council asking that the centre is relocated near the centre of the village in Hunts Grove Extension. The landowner very much supports this move.

New A38 Junction.



Work Starts Summer 2022
12 Months to Completion



**Work Starts Summer 2022
12 Months to Completion**

A Complex Junction.

Farmhouse Triangle Consultation.

The Parish Council has been extensively consulted by the landowner of the “Farmhouse Triangle”, Colethrop Farm Limited.

We are excited that there may be opportunities to “fix” some of the issues we see with development so far, in terms of character, mixed-use spaces for community, business and retail.

Planning permission already exists from 2021, however new plans are being consulted on at the time of writing this report.



Keep in Touch.

Questions, Comments, Requests? Just reach out via our social media, website, email or even the phone!



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