

5th February 2024

NOTICE OF PARISH COUNCIL MEETING

The Members of Hunts Grove Parish Council are hereby summoned to attend the following meeting:

Meeting: Hunts Grove Parish Council
Date and time: 12 February 2024 at 6.30pm
Venue: Hunts Grove Primary Academy, Harrier Way, Hunts Grove, GL2 4EP

Mrs. Sarah Bodmer, Parish Clerk

PUBLIC PARTICIPATION

The Parish Councillors very much welcome members of the public to attend Council meetings. Please take a minute to read the agenda and raise any questions or comments you may have under agenda item 4 – public participation. We will do our best to respond straight away and if we're unable to we will provide a written response as soon as possible. We are grateful for your attendance and input.

AGENDA

1. APOLOGIES FOR ABSENCE

Schedule 12 of the Local Government Act 1972 requires a record be kept of the members present and that this record form part of the minutes of the meeting. Members who cannot attend a meeting should tender apologies to the Parish Clerk.

2. DECLARATIONS OF INTEREST

Under the Localism Act 2011 (sections 26-37 and Schedule 4) and in accordance with the Council's Code of Conduct, members are required to declare any interests which are not currently entered in the member's register of interests or if he/she has not notified the Monitoring Officer of it. Requests for Dispensations should be made in writing to the Parish Clerk in advance of the meeting.

3. MINUTES

- a) To accept as a true record the minutes of the meeting held on 8th January 2024.

4. PUBLIC PARTICIPATION

- a) To consider requests from members of the public to make representations, answer questions or give evidence in respect of Council business under Standing Orders 3e to 3k.
- b) To receive reports from District and County Councillors.

Report on Open Spaces and Amenities in New Residential Developments –Stroud District council environment committee - To propose a series of actions in response to a Council Motion (20 July 2023) to explore potential options and approaches concerning the management of open spaces and amenities on new residential developments

5. GROUPS, EVENTS & PROJECTS

- a) Hunts Grove Wombles update – Report from Cllr Meecham/Cllr Thorne
- b) Planning of the Annual Parish Meeting – 13th May 2024

9. DEVELOPMENT SITE UPDATES

- a) To receive an update from Crest Nicholson.
- b) To receive an update on Crest's review of drainage and paths on the POS & tree work across HG.
- c) To receive an update regarding the management company - Preim
- d) To receive an update on the community building
- e) To receive an update on the Travel Plan.
- f) To receive an update regarding the parish council's adoption of Phase 1
- g) To consider the council's position on HG extension
- h) To receive an update on extension plans - Crest and Priem on the task of bringing the site up to adoption standard
- i) To receive an update on Water Management - POS Drainage issues
- j) To receive an update on the Tree at Shaunbrook Way – have Crest approved the required work
- k) To receive an update regarding Phase One house sales
- l) To receive an update on the pitches/allotments and comms position with SDC
- m) To receive an update on the A38 junction – update on whether a response has been received from GCC
- n) Council to receive an update on Willow Edge lights
- o) To receive an update on flooding on Brambling Way – Crest update on the progress/outcome of the full survey
- p) Crest and HGPC round table meeting scheduled for 13 February at Crest HQ.
- q) To receive an update on the Play area adjacent to Bellway
- r) To receive an updated schedule of works on Harrier Way
- s) To receive an update on the Phase 1 properties – are resident details still held on Preim database
- t) To receive an update on the resident 'land grab' at Bellway

10. GROUPS, EVENTS & PROJECTS

- a) To receive an update on the launch of the signage competition for naming the 5 Public Open Spaces – Cllr Thorne

11. PLANNING

- a) To consider planning applications received since publication of the agenda.
- b) To receive an update on the letter drafted to SDC on the HGPC position on the extension – Clerk
- c) To receive an update on the HGPC letter regarding the breaches in Crest delivery of amenities - Clerk

- d) POS Management company proposal – 12 month extension – HGPC request for SDC to engage with Crest – Cllr Turner-Wilkes

12.TO RECEIVE UPDATES FROM GLOUCESTERSHIRE CONSTABULARY

- a) To receive an update on the Councillor Advocacy Scheme meeting (Gloucester) held on 17th January - Cllr Thorne
- b) To receive an update from Clerk on any incidents/issues in HG advised by the PCSO's.

13.RECRUITMENT

- a) Elections deadline - To consider Cllr recruitment in preparation for May – Clerk to provide an update on an Elections meeting on 20/2. The briefing will take place in the Council Chamber at Ebley Mill.
- b) Parish Village Ranger – carried forward from January 2024 meeting – consideration of implementing this role to be debated by Councillors.

14.FINANCE AND PROCEDURES

- a) To receive the bank reconciliation and budget comparison reports for the last period.
- b) To approve the schedule of payments.
- c) To receive details of the current rate of interest on the Unity Savings account, along with possible alternative account options – Clerk

15.YOUTH PROVISION

- a) Update on the Youth Provision tender/Score card completed – next steps – Cllr Thorne

16.TO RECEIVE THE CLERK REPORT

17.TO RECEIVE REPORTS FROM PARISH COUNCILLORS

RECURRING ITEMS TO NOTE AND BRING FORWARD AS REQUIRED

18.DEVELOPMENT SITE UPDATES

- a) To receive updates from PREIM and discuss matters arising.
- b) Colethrop Farm Ltd (CFL) updates.

19.VILLAGE MAINTENANCE

- a) Review updates to the Village Survey Report
- b) Health & Safety Issues (play equipment, old farm cistern)

20.PARKS & OPEN SPACES UPDATE

- a) To receive an update from Cllr Turner-Wilkes.

21.ENERGY FROM WASTE

- a) To receive an update from the Community Liaison Group (CLG) representatives.

22.HIGHWAYS UPDATE

- a) Haresfield Lane works update.
- b) Harrier Way Junction and resurfacing updates.
- c) A38 junction works & construction traffic routing.
- d) To receive an update on “hedgehog highway” campaign.
- e) “20 is plenty” Project.

23.WEBSITE & COMMUNICATIONS

- a) To receive the communication report.
- b) To receive an update on the Parish Mailing List.
- c) To receive an update on the Business Directory.

24.CORRESPONDENCE.

25.BOUNDARY CONSULTATION

- a) To agree response to the Gloucestershire division boundary consultation
- b) To receive an update on the request for support to review the boundary between Hunts Grove and Quedgeley and decide next steps

MINUTES

Meeting: Hunts Grove Parish Council Meeting
Date and time: 8 January 2024 at 6.30pm
Venue: Hunts Grove Primary Academy

Present:

Cllr Demelza Turner-Wilkes (Chair)
Cllr Mark Ryder (Vice Chair)
Cllr Adam Hampson
Cllr Kevin Thorne – remote attendance

Also In Attendance:

Ms L Brailsford, Crest Nicholson representative - remote attendance
Mrs S Bodmer (Clerk)
Sam Goold (Preim) – remote attendance

575/24 APOLOGIES FOR ABSENCE

Cllr Sandra Meecham

576/24 DECLARATIONS OF INTEREST

There were none.

577/24 MINUTES

- a) Council **resolved** to approve the Minutes of the Meeting held on 11th December 2023.

Cllr Thorne raised an amendment to the Minutes from 11/12/23 re ACTION Lucy to check legalities of CFL delivering the community building rather than, as noted in the draft Minutes, the legality of giving the lease to the parish council of the community building.

578/24 PUBLIC PARTICIPATION

No members of the public attended the meeting.

579/24 GROUPS, EVENTS & PROJECTS

County and District Update – Cllr Mark Ryder

District Council – Homes for Ukraine county council project – Cllr Ryder

County council review at December 2023 meeting - a request from the government if it would be possible to extend the scheme to migrants from other countries not just Ukraine. SDC looked at implications of the government ruling that the homes for Ukraine project could be widened to include other asylum claims such as migrants from Afghanistan. Review to include fast tracking claims – asylum seekers currently in hotels - if asylum status was cleared migrants would have to find homes within 7 days. Questioned whether participants would consider taking in other migrants not just those from Ukraine. Consideration as to whether community halls could be used to provide temporary accommodation – outcome the district council did not have the facilities to cover this request. The District council wrote to the government about the program.

Open Spaces Strategy Review – motion to SDC – The Environment Committee met in December 2023 – report published - **ACTION Cllr Ryder to prepare a report for the next council meeting on the findings.**

Local Plan – Alliance group have 1 opinion on the local plan differing from the Conservatives. The Conservatives wish to pause the SDC local plan as the planning inspectors recommended, versus the Alliance group who wish to pursue amendments to the plan to meet planning inspectors requirements. There has been no debate in the Council chamber and therefore the Conservatives have the right to call an Extraordinary meeting and this has been done – with more debate expected on the draft local plan later this month.

A38 junction – Council Cllr Stephen Davies – looking into – A response is needed from SDC as Crest state waiting on the Council.

No contact from GCC – **Action Follow up required from Cllr Stephen as expectation signing was taking place.**

Events Update – Cllr Thorne

Wombles litter pick will be arranged for both a Saturday and Sunday with a view to getting more residents involved – dates to be agreed with Cllr Meecham and Cllr Thorne.

Santa Dash - £461.50 amount raised – Congratulations noted to Tracey Cooper who organised this successful event. Proceeds from this event to be donated to Gloucester Feed the Hungry.

580/24 DEVELOPMENT SITE UPDATES

Update from Crest Nicholson & Preim:

Community Building update – legal requirement for Crest to deliver the community building.
Crest design for the community building – a full engineered costing is expected in the next 10 days.

Community building, pitches & allotments – Crest have requested a meeting with SDC but have not received a response with their potential availability.

A38 – Crest awaiting paperwork from GCC – promised to County Cllr Stephen Davies prior to year end but this has not been received by Crest.

Cross Quays Roundabout – Crest await information from GCC on the Sec 106 contributions which Crest believes they need to make.

Site Update:

Play Area Signage – confirmation Crest are to support and pay for signage.

Willow Edge Lights – reported to Lucy. Where responsibly lies for replacement is under review. **Action Lucie to provide further update**

Flooding issues on Brambling Way – Crest to undertake a full survey and report back.

Shaunbrook Tree – a tree surgeon attended on 2/1/24 – report from tree surgeon to Crest is the tree is not posing an immediate safety issue. Crest have committed to carrying out the required work on the tree – Crest have obtained quotes to remove the 1 limb that has fallen, versus 2 limbs and also 3 limbs – awaiting Crest approval for the work to go ahead.

Phase 1 house sales – Mark Heywood has stated this is not CFL responsibility. In principal Crest agree to move forward with a formal process to have a pack prepared for Phase 1 residents to use for house sales going forward, to deal with the removal of the management company from land registry.

ACTION - Lucie is taking forward the issue specifically with regard to a resident who has been passed between solicitors and whose house sale has been adversely impacted by the deeds referencing the - management company.

Round Table Meetings - Management Company/CFL/HG General issues – Crest request meetings to cover these discussion areas.

POS drainage/paths on the POS/tree work across the estate – Lucie to action this review

Land South of Haresfield Lane Crest exhibition – Crest have received 45 responses from residents, predominately of a negative nature. Residents have stated a primary school is not required and a secondary school is needed. This will need to be revisited as the allocation states a primary school is required so this needs to be discussed with GCC at the next stage. Residents have raised concerns about traffic outside the estate and raised concerns about if this will be able to be resolved with Crest providing a sustainable transport strategy.

Action Cllr Ryder to follow up with SDC as Lucie has not received a response to a request for a meeting regarding from SDC preferences on allotments and pitches and community building. Crest want to update the planning applications and need SDC requirements to feed into this.

Crest require potential dates for this meeting to progress.

Harrier Way Works – GWD instructed up to Marconi drive with an approved budget. Road preparation drainage work has been undertaken before moving onto the road surface. **ACTION Lucie to request an updated schedule.**

Play area adjacent to Bellway – concerns raised with potential damage to grass due to equipment left in this area. **ACTION Lucie to investigate and report back to HGPC**

Lucie confirmed the play areas have been signed off – Rosborough report for Phase 2 **ACTION Sam Goold to pass the reports to Lucie for sharing with the PC.**

Preparing the Site to Adoption Standard – Crest/Preim – Preim will take over the day to day maintenance, Crest have submitted that they feel the site is ready for Preim to take over the maintenance for the 12 month period with Crest covering the cost with Preim as the contractor.

Lucie confirmed the paths, drainage and trees are areas to be fixed rather than maintenance issues.

Process discussed as Crest confirm site is finished to SDC, 30 day period commences for SDC to review. Crest sent the confirmation to SDC in December 2023 to state site complete for handover. Cllrs raised if anything scheduled for SDC to come to review the site. **Action Lucie to confirm if contact at SDC is Michael Towson (Completion officer) so PC can discuss concerns.**

Oversight of timing/funding – PC looking after residents interests/service charges collected – PC anticipate residents concerns as to whether any Preim money is being spent in the 12 month delayed period.

Preim Budget – the budget will show what the developers are covering alongside a cover letter issued to reflect the increase in the work Preim will carry out on site, to include a larger area, with Crest covering the cost rather than a resident cost.

Preim AGM for Q1 – to discuss improved comms with the site – date to be booked at the school and use this meeting for planning site communications. Letter to residents to follow after this meeting.

Residents expressing an interest in giving input into a focus group for residents.

Finalising the agreement as Preim contractors are ready to undertake the maintenance on site at Crest costs.

Phase 1 Properties - a Subject Access Request (SAR) – this was raised with Preim a number of years ago that Phase 1 residents received a copy of the annual Preim accounts leading Phase 1 residents to learn their details were on the Preim database although not Preim stakeholders. Approximately 370 properties impacted. **ACTION Sam Goold to find out if the Preim register still contains the details of the Phase 1 residents or if this resident data has been removed.**

Phase 1 Adoption project – SDC response awaited agreed a follow up is required – status was a discussion for sign off whether a committee may be required – this info is awaited regarding sign off requirements **ACTION Cllr Turner-Wilkes to follow up with Julie (Projects)**

Travel Plan – waiting for outline application to be submitted. No update expected as yet.

Land grab @ Bellway - a resident has taken part of POS as additional land, this has been escalated with Barry Evans @ Bellway.. **Action Sam Goold to follow up confirms the letter deadline was 1/11/23 to the resident so now expired. Action Lucy will also add to Crest list.**

Crest Exhibition is open until Sunday 14 January 2024 – available for resident feedback.

581/24 Naming Project – Cllr Thorne update

POS - week ending 12/1 Launch request for naming ideas - a fb page update has been prepared for approval along with posters to ask residents for ideas for the naming of the 5 areas of POS.

A Parks & Greens webpage shows photos of the different areas along with a form for submitting ideas with a mid Feb deadline. Working group to shortlist any names received.

Play Area names – Crest have agreed to pay for signage for both the existing play areas and new ones to include bespoke logos – with the launch of a children’s competition to come up with the logos. Week commencing 15/1 - Play areas names part 1 & 2 along with competition launch.

582/24 Planning

Quadrant was approved.

Resident query – residential care home to be turned into a home for children – questions raised about parking. The planning application had already closed.

583/24 HGPC Position on Extension

Crest are pressing on with the management company strategy for the extension however this must be approved by SDC. Action - HGPC will put in a letter to SDC on the viewpoint of the PC. Whilst there has been consultation Crest are moving forward with the man co strategy however this is not a confirmed position. Letter from HGPC to Planning to engage with the PC.

Action Cllrs to agree the wording for this letter & pass to Clerk to prepare a letter.

POS Management Company Proposal – 12 month extension

HGPC position is wanting to continue discussions to represent all residents with a view to a more inclusive management strategy. HGPC request is for SDC to engage with Crest on the handover – **ACTION Cllr Turner-Wilkes to contact Michael Towson.**

Breaches in Crest delivery of amenities – This will be picked up by the district council but Cllrs agreed a separate letter to be sent from HGPC. Residents raising with Parish Councillors as to why Planning are allowing Crest to continue to build more houses when the amenities are yet to be delivered specifically allotments and the community building deadlines have passed. HGPC want to understand how SDC plan to enforce the breach. **ACTION Clerk to prepare letter to send to SDC – Cllrs to provide text for SDC**

584/24 Recruitment

Clerk confirmed the signed Clerk contract has been emailed to Cllr Turner-Wilkes and Clerk has accessed Nest sign in for pension provision.

585/24 Elections deadline

Confirmed as end of March 2024. SDC have launched a video re becoming a Councillor and event for Clerks scheduled for 20/2. Clerk confirmed attendance.

Working group meeting to be arranged to meet at the factory – discuss Cllrs intended plans re the election. All HGPC to attend **Nominations Close 4pm on 5 April 2024**

Unity Savings Accounts – research to obtain a more favourable interest rate – **Clerk ACTION** £104,000 in the Savings account. Research options for another Savings account to reduce in line with £85,000 limit. What is interest rate on Savings account with Unity – **ACTION Clerk to check existing rate**

Budget – Councillors approved draft budget 24/25 – submission deadline noted as 31/1/24.

£54,000 Precept submission. Proposal Cllr Ryder – keep the Precept as previous year for Band D properties – 0% increase will be shown on residents council tax bill. Council unanimously agreed to proceed with a 0% increase **ACTION Clerk To Submit to SDC for Precept request**

588/24 Youth Provision

One tender received Gromodel. Clerk has contacted the other providers to follow up as the January 2024 deadline has passed. **Action – working group to assess the bid we have received with acknowledgement.**

589/24 GLOUCESTERSHIRE CONSTABULARY UPDATES

Updates from Gloucestershire Constabulary

Cllr Thorne to attend the Advocacy meeting on 17 January 2024

Communication and launching the scheme

Youth Anti social behaviour

Youth provision planned in HG

Mapping of crime stats – post codes not accurately reflecting

Action Clerk – Cllr Turner-Wilkes to provide an email address for the new POS to Clerk so we can establish regular comms to feed into monthly meeting

590/24 COUNCIL NOTED THE CLERK'S REPORT

No further updates

591/24 PARISH COUNCILLOR REPORTS

Update from Cllr Ryder - Parish ANPR Cameras – Grants are available from the police & crime commissioner - the mobile cameras are in fixed positions for 2 weeks and then they are moved. SLA agreement that the police take the data and issue letters. **Update from Cllr Ryder** - police take the data from the cameras and send letters. Enforcement element if caught more than twice on the Parish cameras and then caught by the police speeding, this is treated as not the first speeding offence. Cumulative effect as slowing drivers down.

Update from Cllr Hampson – Unity - to make a call to Unity around access issues.

592/24 RECURRING ITEMS TO NOTE

None

NEXT MEETINGS

- a) Next Meeting of the Parish Council will take place on 12 February 2024 at 6.30pm.

Meeting closed at 8.30pm.

DRAFT

STROUD DISTRICT COUNCIL

ENVIRONMENT COMMITTEE

THURSDAY, 7 DECEMBER 2023

Report Title	Open Spaces and Amenities in New Residential Developments			
Purpose of Report	To propose a series of actions in response to a Council Motion (20 July 2023) to explore potential options and approaches concerning the management of open spaces and amenities on new residential developments.			
Decision(s)	The Committee RESOLVES to endorse the actions proposed in section 3 of this report.			
Consultation and Feedback	A special meeting of the Strategic Planning Advisory Board (SPAB) took place on 9 November 2023, to discuss issues and potential approaches in response to the Council Motion of 20 July 2023. The advice and recommendations in this report reflect the discussion that took place at the SPAB meeting.			
Report Author(s)	Brendan Cleere, Strategic Director of Place Email: Brendan.cleere@stroud.gov.uk			
Options	The Committee may opt not to endorse the proposed actions. This is not recommended as the document has been drawn up following due consideration of the main implications raised by the Council motion of 20 July 2023.			
Background Papers	None			
Appendices	Appendix A – Copy of Motion to Council			
Implications (further details at the end of the report)	Financial	Legal	Equality	Environmental
	No	No	No	No

1. BACKGROUND

- 1.1 A Motion was passed at Full Council on 20 July 2023, requesting that the Chief Executive: *‘work with officers and members to explore potential options and approaches concerning the management of open spaces and amenities on new residential developments’*, with findings and recommendations were to be reported to the appropriate Committee by no later than December 2023.
- 1.2 The full motion is attached as Appendix A’. The key points contained in the Motion were as follows:
- *To better support the role of our Parish and Town Councils in their communities by:*

- *providing them first-refusal (along with the District Council) for any open spaces and amenities delivered on new residential developments in their community.*
- *In the event that a developer management company scheme is approved by the District Council, that legal agreements established during the planning application to protect step-in rights for the District, Town, Parish Council, should they wish to manage at a later date.*
- *To protect freehold residents from the financial and legal liabilities afforded management companies / agents.*
 - *A provision that the use of Private Management companies would only be agreed in exceptional circumstances, which the developer would need to justify at the time.*
 - *A provision that in the event that a developer management company scheme is approved by the District Council, that legal agreements established during the planning application protect step-in rights for the District, Town, Parish Council should they wish to manage at a later date.*
- *To improve the quality, delivery, and sustainability of open spaces and amenities to adoptable standards on new developments across the district.*
 - *A provision that the developer to design and implement the Public Open Space scheme to adoptable standards (design and specification agreed by the Council)*
 - *A provision that the public open space / amenities to be transferred to the Council or by agreement, to a Parish Council once it is in an adoptable condition, after an agreed initial period of maintenance.*
 - *A provision that upon adoption or transfer (whichever is the soonest), a maintenance contribution will be required to cover the first 15 years of maintaining the Public Open Space.*

1.3 A special workshop session of the Strategic Planning Advisory Board (SPAB) was held on 9 November 2023. In addition to the normal membership of SPAB, other members were invited to attend, including Group Leaders, Committee Chairs and the Development Management Advisory Panel. The purpose of the session was to advise on key points to consider and listen to the views of members on a range of topics of relevance to the Motion, including policy and legal considerations and wider resource and operational considerations.

2. EXPLORATION OF ISSUES RAISED BY THE MOTION

2.1 Policy and Legal Considerations

2.1.1 The current requirement for developers of new housing to provide green space and recreational/play provision is contained within the National Planning Policy Framework. Within Stroud District, the requirement is provided by policies ES14 and ES15 of the Stroud Local Plan (2015) which set out the parameters for provision.

The delivery of these requirements is secured by the developer entering into an agreement with the Council, known as a section 106 (s106) agreement.

- 2.1.2 To assist with the s106 process, SDC has adopted a Supplementary Planning Document (SPD) for Planning Obligations, which sets out the current policy approach to the provision and maintenance of open spaces.
- 2.1.3 Many aspects of the Council Motion are already achievable within the current policy framework, such as the design of spaces to adoptable standards and the provision of a commuted sum to cover the first 15 years of maintaining the space.
- 2.1.4 Other aspects of the motion are not achievable within the current policy framework. Specifically, the current SPD does not specify a preference for a particular maintenance model for open spaces and there is no requirement for future step-in rights for SDC or a parish council to be offered at the outset. Initial legal advice has been sought and this has identified potential challenges with the Motion of insisting on a particular approach or model of management, because this conflicts with the provisions of the SPD. Additionally, if a developer were to resist the imposition of a particular approach to the future management arrangements for open space the onus on the Council would be to demonstrate the reasonableness of seeking a different model to the one offered by the developer. This task will be difficult in the absence of a clear policy approach enshrined in a revised SPD. Consequently, the Council's approach could be lost at an appeal.
- 2.1.5 If the Council wishes to pursue the approach proposed by the Motion, the recommended approach would be for the Council to prepare, in the short term, guidance notes for developers and in the longer-term changes to planning policy. Any new guidance or policy would need to be carefully drafted to take account of potential legal challenges referred to above. The reforms to the planning system brought in by the new Levelling Up and Regeneration Act will remove the role of SPD in the future and the Council will need to investigate further what other planning mechanisms will exist to achieve its agreed objectives.
- 2.1.6 However, members are advised that there are a number of other implications that should be considered before any policy change. These are outlined in sections 2.2 and 2.3 below.

2.2 The Views of Parish and Town councils.

There are currently a variety of approaches to the management of open spaces in new developments across the District. The views of all parish and town councils about the efficacy of these approaches, and their willingness and ability to accept potential changes that may result in an increased role for them, are not currently known. It will be important to consult parish and town councils on these matters, in line with our approved partnership protocol.

2.3 Long-term resource implications.

There are potentially significant long-term financial and operational implications and liabilities associated with the District Council and/or town and parish councils playing a greater role in the management of open spaces and amenities in new developments. It has not been possible in the time available since the Motion as passed to establish these implications with any degree of certainty.

3. PROPOSED ACTIONS

- 3.1 Taking account of the points raised in Section 2 of this report, the actions below are proposed to be undertaken over the period to Dec 2024. These actions do not commit the Council to additional expenditure or changes in policy at this stage but will provide the necessary evidence to support decisions at a future date.
- 3.2 The proposed actions are as follows:
- **Guidance Note for Planning Applicants.** Prepare and circulate a guidance note for planning applicants on SDC's approach to the management of open spaces in new developments. The guidance note will need to reflect current policy and encourage early discussion of options, rather than expressing a preference for any particular approach, at this stage.
 - **High Level Costing Exercise.** Carry out a high-level exercise to model the potential long-term costs and wider operational resource implications that would be associated with a preference towards adoption of open spaces by SDC or the parish/town council.
 - **Consultation.** Consult town and parish councils and management companies, concerning the management of open spaces and amenities in new developments. Gather views on current practices and their strengths and challenges and seek views on alternative approaches and the appetite for a greater management role for the parish/town council.
 - **Review of Current Policy and Practice.** In the light of the actions above, review the current and emerging local plan policies and Supplementary Planning Document (SPD), identifying any potential longer-term changes and different approaches, taking account of legal implications and the reforms to the planning system to be brought in by the new Levelling Up and Regeneration Act. As part of this work, to review policy examples from other authorities and assess the merits of applying these in Stroud District.
- 3.3 The findings and recommendations will be reported to Environment Committee by December 2024. Updates on progress will be reported as necessary to Strategic Planning Advisory Board.
- 3.4 Environment Committee will decide on further actions to be taken, which may include recommendations to change existing policy and practice. It may be necessary to include a new commitment in a future revision of the Council Plan, depending on the significance of changes proposed and their resource implications.

4. IMPLICATIONS

4.1 Financial Implications

The proposed actions can be delivered from within existing budget and staff resources.

As outlined in the report, there are potentially significant longer term financial and wider operational resource implications associated with the District Council and/or town and parish councils playing a greater role in the management of open spaces and amenities in new developments. These implications will be established more clearly through the actions proposed.

Andrew Cummings, S151 Officer and Strategic Director of Resources
Email: andrew.cummings@stroud.gov.uk

4.2 **Legal Implications**

There are no particular legal implications arising from the actions proposed in this report, as these are predominantly about fact-finding, consultation and further review.

As outlined in the report, some of the requirements of the Motion potentially conflict with the Council's existing planning policy framework, and in particular the SPD relating to Section 106 Agreements/Obligations. Currently, the Council does not have a policy approach requiring that green and recreation space provided as part of a development will be adopted by the Council/Parish Council subject to the payment of a commuted sum. The existing policy approach provides that it is for the developer to provide a proposal to meet the policy requirement in respect of green/recreational space provision.

It is possible for the Council to change its policy requirements, but this must follow a statutory process of planning policy preparation and consultation and will need to take account of the new requirements in the Levelling Up and Regeneration Act when in force.

The assumption of responsibility of green/recreational space by the Council or parish Councils will bring with it legal responsibilities as an occupier and owner of land. The legal risks associated with these responsibilities should be considered by the Council as part of the policy discussion.

One Legal Services

Email: legalservices@onelegal.org.uk

4.3 **Equality Implications**

There are no equality implications arising from a decision to support the proposed actions. There may be equality implications arising from adopting different approaches to the management of open spaces in new developments, but these will be identified as and when any changes are proposed.

4.4 **Environmental Implications**

There are no environmental implications arising from a decision to support the proposed actions. There may be environmental implications arising from adopting different approaches to the management of open spaces in new developments, but these will be identified as and when any changes are proposed.

Hunts Grove Planning Applications

Date	Application Number	Address	Application Details	Parish Council Comments	Stroud District Council Planning Decision
16/01/2020	S.20/0103/REM	Hunts Grove Phase 4	Reserved matters community building, grass playing pitches, artificial pitch, tennis courts, local equipped area of play, car parking and associated infrastructure	04/02/20 OBJECT	Awaiting decision
17/01/2020	S.20/0104/REM	Parcels R1 & R3 Hunts Grove Phase 4	Reserved matters for Neighbourhood Centre including 38 dwellings	05/02/20 OBJECT	Awaiting decision
27/02/2020	S.20/0471/DISCON	Public Open Space Hunts Grove Phase 3	Discharge of conditions 6, 12 & 38 of S.19/1925/VAR	Not consulted	Split decision for Consent and Refusal
24/09/2021	S.21/00317/REM	Land Adjoining Naas Lane, Naas Lane, Quedgeley	Reserved matters application for approval of Appearance, Landscaping, Layout and Scale for the erection of 97 dwellings provision of Green Infrastructure including surface water attenuation and play space and other related infrastructure including foul water pumping station (pursuant to outline planning permission ref. 18/01228/OUT)	11/10/21 No objection plus comments	No objection
16/11/2021	S.21/2579/OUT	Javelin Park, Bath Road, Haresfield	Hybrid planning application for employment development for B8 (Storage or Distribution) Uses, ancillary offices, energy centre, landscaping, fitness trail and amenity areas and new access. i) Outline for whole site (with all matters reserved except access) ii) Full application for Units 1, 2 for B8 (Storage or Distribution) Uses and the energy centre (all matters submitted).	13/12/21 Objection	Awaiting Decision
23/12/2021	S.21/2881/REM	Land At Quedgeley Trading Estate East, Haresfield	Reserved Matters (appearance, layout, landscaping and scale) for the erection of 5 no. industrial units for light industrial (E(g)(iii)) general industrial (B2) & storage & distribution use (B8) with ancillary office & associated infrastructure pursuant to outline planning application (ref. S.16/1724/OUT & S.19/2744/VAR)	17/01/22 No objection	Approved
10/01/2023	S.23/0001/FUL	Unit 4A Gateway 12 Business Park Davy Way	Installation of extraction ductwork	Support 13/02/23	Permitted

24/03/2023	2023/0130/EIAS	Land South Of, Haresfield Lane	Environmental Impact Assessment	Missed deadline	EIA Required
26/04/2023	S.23/0764/OUT	Land At Quadrant Distribution Centre, Quadrant Way	Outline application for upto 27,871sqm of unit space (upto 19 units) under the use classes B2, B8, Eg(ii) and Eg(iii) with associated office spaces, parking, sevicees and landscaping - all matters reserved except for access	Comments submitted	Permitted
02/08/2023	S.23/1384/OUT	Land At Green Lane, Hardwicke	Development of up to 1350 dwellings together with a primary school and associated playing fields, a local centre, community uses, highway improvements and associated ancillary uses including open space, green infrastructure and drainage attenuation (outline all matters reserved except access)	Comments submitted	Awaiting Decision
23/08/2023	S.23/1661/FUL	Elm Farm, Bristol Road, Hardwicke	Change of use from C3 (dwelling) to C2 (residential institution) & minor alterations.	No objection 11/09/23	Permitted
06/11/2023	S.23/2167/HHOLD	5 Tawney Close	Single storey rear extension	No objection - 13/11/23	Permitted
10/11/2023	S.23/2236/DISCON	Land at Colethrop Farm Bath Rd, Hardwicke, Gloucester, Gloucestershire	Partial discharge of condition 12 Part 17.5 (contamination) - in respect part partial R15 only from application S.19/1925/VAR(variation of condition 10 (noise) from the application S.15/1498/VAR to permit external noise levels above 50 dB(380402-211349)		Permitted
12/01/2024	S.24/0078/FUL	Unit 4 The Perry Centre Davy Way Hardwicke Gloucester Gloucestershire GL2 2AD	Erection of a single storey extension to the east of building 4 and a single storey extension to the west of building 3		Awaiting decision
02/01/2024	S.24/0017/CPL	Springfield Bath Road Hardwicke Gloucester Gloucestershire GL2 2RG	Erection of a single storey side extension.		Permitted

BANK BALANCES 31 January 2024	
Unity Trust Bank	£101,086.20
Unity Trust Savings	£34,780.04
TOTAL MONIES IN BANK	£135,866.24
LESS OUTSTANDING PAYMENTS	
TOTAL OUTSTANDING PAYMENTS	£0.00
TRUE BALANCE AT 31/1/24	£135,866.24
Opening Balance at 01/04/23	£76,244.34
Receipts year to date	£93,242.64
Sub-total	£169,486.98
Expenditure year to date	£33,337.34
TRUE BALANCE AT 31/1/24	£136,149.64

Signed Clerk Date.....
Name

Signed Chairman Date.....
Name

**HUNTS GROVE PARISH COUNCIL
BUDGET COMPARISON REPORT 2023-24**

	£	£	£	
		Received		
INCOME	Budget	31/1/24	Balance	Notes
Precept	52250	52250	0.00	
VAT reclaim	0	4488.15	0.00	
Event Grants	0	8444.21	0.00	
Other Grants	0	2500.00	0.00	
CIL	0	22725.34	0.00	Move to Earmarked Funds
Interest	0	590.04	0.00	
Other income	0	2244.9	0.00	
TOTALS	52250	93242.64		

	£	£	£	
		Spend as		
EXPENDITURE	Budget	at 31/1/24	Balance	Notes
Staff costs	10000.00	7447.21	2552.79	
Chairman's Allowance	250.00	0.00	250.00	
General Admin/expenses	1700.00	3889.10	-2189.10	includes venue hire & audit
Subscriptions	1000.00	585.74	414.26	
Insurance	800.00	822.92	-22.92	
Donations	500.00	536.50	-36.50	
Training	500.00	25.00	475.00	
IT / Website / Newsletter	2750.00	878.36	1871.64	
New equipment	3000.00	4955.70	-1955.70	£530 to come from Maintenance EMR £1500 from Crest for shed Earmarked Funds used
Community Events	2000.00	9032.90	-7032.90	
Professional fees	7000.00	2196.00	4804.00	
Youth projects	10000.00	516.13	9483.87	
Earmarked Reserves contribution	12750.00	0.00	12750.00	Move to Earmarked Funds
TOTALS	52250.00	30885.56	21364.44	

EARMARKED RESERVES

	£		£
Community events (£943.43 c/f plus in-year grants)	11387.64	Less total spent to date=	2354.74

CIL	17044.01
Professional Fees	6450
Maintenance contingency	20000
Grants/donations	1000
TOTAL EMR	55881.65

Report

Clerk

Meeting: Full Council

Agenda Item: Clerk's Report

Date and time: 12 February 2024 at 6.30pm

MATTERS FOR VOTING

Report for information only.

RESIDENT QUERIES

- Resident contact raising concern re 'land grab' on public open space
- Youth football club sponsorship of kit enquiry – to raise at 12/2 council meeting
- Multiple residents making contact re Harrier Way, concern re speed bumps not being put back down after resurfacing. Concerns raised over length of time for resurfacing work to be completed having to navigate raised drain covers and kerbs. Unhappy Harrier Way has become a road with high volume traffic and issues with anti social behaviour. Concerns re damage to cars caused by driving over uneven road surface and risks to cyclists.
- Resident concerns raised about Street lighting and fly tipping in Rudge Close

OTHER MATTERS

- Letters prepared for issue in respect of HGPC position on the extension & regarding the breaches in Crest delivery of amenities
- Youth Provision Tender – meeting held to Score the tender received and discuss next steps in the process.
- Meeting with Crest re ManCo and asset transfer