

MINUTES OF THE PARISH COUNCIL MEETING HELD ON TUESDAY 5th JANUARY 2021 VIA WEB CONFERENCE.

Present: Councillors: S Cook (Chairperson), J Hobson, P. Wait, M Percy, C Eardley, B Bywater and Lynn Thornton (Clerk)

Apologies: None

REF

01/21 Open Forum

Vanessa Cameron was welcomed to the meeting, Vanessa attended the meeting to discuss agenda item 4b. Vanessa's mum lives in the neighbouring property and is being detrimentally impacted by the location of the shelter. There is increased noise pollution alongside traffic implication due to the pub having reduced off road parking spaces.

Councillor Cook welcomed Brenda Board to the meeting, Brenda had kindly provided a report and mission statement to the council prior to the meeting for the minutes:

MISSION STATEMENT

To provide a facility that will enable the community shop to maintain and improve its presence in the village into the future. It will continue to offer opportunities for volunteering and act as a hub for the community, providing a welcoming and supportive environment for all, with emphasis on support for the more vulnerable people in the community, including the elderly, dementia sufferers, those with disabilities, parents/carers and anyone feeling isolated. This inclusivity applies to volunteering as well as customers/visitors, recognising that volunteering is very valuable in promoting a feeling of inclusion and self-worth. The inclusive ethos will, if possible, be enhanced by a dedicated seating area and provision of hot drinks and snacks.

The above shall be achieved in a way that respects the local and wider environment. In addition to the fact that a local facility will reduce reliance on motor vehicles to access shopping and social opportunities, and minimise food miles by supplying local produce where possible, the building itself shall be designed to minimise its carbon footprint, aiming for a carbon neutral facility. This might include use of sustainable building materials, enhanced insulation and environmentally friendly heating and cooling methods.

The aim shall be to make the facility as sustainable as possible into the future, whilst keeping prices at an appropriate level for the local community. It is intended that the usual range of convenience merchandise shall be complemented by the display and sale of arts, crafts etc produced by local people. Other services might also be offered, according to local needs and demand. This will enhance the role of the facility as a community hub, making it attractive to a wider range of people.

Report:

I hope you have all had time to read the shop Mission Statement and my summary of how and why we arrived in this predicament.

The basic problem is that whilst the PC supports the new shop, and the VHC has agreed to it being built beside the portacabin, the legal position is uncertain. Our current VHC lease for the “property” is unsatisfactory because the term is used ambiguously to cover both the building and the land, neither of which the VHC own. They have noted this issue, but have not changed their draft. Cospa would prefer a lease directly from the PC rather than indirectly from the VHC since their objectives, to maintain the hall, do not align well with running a shop, even one run as a social enterprise.

The main purpose of a lease, apart from rent, is to prevent inappropriate use or inadequate maintenance of the building. During the build period, this is scarcely an issue. But the delay in drafting a new lease is likely to put the new shop project at major risk. We are very worried that if we don’t start building soon, we may lose some of our major grants, and possibly our builder. The portacabin will deteriorate even further, and we will lose the confidence and support of the village.

To avoid this, what we need is that this meeting confirms the agreement of all parties that a replacement shop should be built on land adjacent to the portacabin. Also, that provided Cospa undertakes to sign a lease for the land as soon as one can be produced, and certainly before the shop opens, the PC see no obvious impediment to construction starting in the very near future.

District councillor Dewey was also welcomed to the meeting, report attached as appendix I.

- 02/21 Apologies for absence
None.
- 03/21 Declarations of Interest by Councillors
Cllrs Cook, Hobson, Eardley, Wait and Percy all have stakeholder shares in the shop and Cllr Cook, Wait and Eardley also volunteer for shifts.
- 04/21 Minutes of the meeting held on Tuesday 1st December were approved and signed as a true and correct record by those present at the meetings.
- 05/21 Planning
The council has received notification of the following planning applications:
- a) S.20/2714/CPE – Building at Goleen, Far Green – certificate of lawful use.
Use of building hatched red on application plan as B1 (a) office.
NO COMMENT
 - b) 20/0062/STMAJW – Brooklands, Coaley – variation of condition 2 and removal of condition 6 (no clay) relating to planning consent
15/0026/TMAJW. **OBJECT**
 - c) S.20/2297/FUL – The Old Fox, The Street – part retrospective planning application for construction of timber shelter and seating area, roof alteration to pub to provide further shelter. **OBJECT**

06/21 AccountsIncomes received and payments for authorisation

Western Power	79.46	Wayleaves
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Payments for Authorisation

L Thornton	406.40	Wages December 2020
S Marshall	1116.26	Village Maintenance
S R Brown	50.00	Wasp nest removal
SDC	108.60	2 x dog bin emptying
S Cook	81.99	Defibrillator Pads

07/21 Clerks Report

The clerk has been contacted by Mark Lynch about the flooding by Haw Cottage, Haw Street. The drain on Trenley Road is not fit for purpose. Mr Lynch has raised this issue with GCC and would like the council to support the need for improved drainage. Clerk to contact GCC.

Clerk

08/21 Tennis courts

Cllr Cook to lock the courts are per government guidelines.

Cllr Cook

09/21 Village shop & new building.

The councillors discussed in great detail the options available to resolve the issue of the lease, all agreed a solution needs to be found to enable the building work to commence as soon as possible.

The clerk to seek advice from GAPTC on the legal position of the council taking into consideration the land ownership and charity commissioner agreement.

A meeting between the council, village hall committee and village shop to be organised and an extraordinary meeting of the council within 2 weeks with an update on the situation.

Clerk

10/21 Village hall update

Cllr Hobson reported there is work taking place on the front of the hall, a new porch is being erected to replace the stone slab which was over the front door.

11/21 Coaley climate action network

Cllr Bywater and Percy reported there was a meeting mid-December, it was a productive meeting. Cllr Bywater has approached Coaley school to produce a logo for the action network, the school were keen to get involved.

The group are also looking to learn from other organisations across the district such as The repair café in Stroud.

12/21 Policing

Nothing to report.

13/21 Footpath, ditches and stiles to be discussed

Nothing to report.

14/21	<u>Coronavirus Update</u> Further to the latest lockdown announcement, Cllr Cook will approach all the volunteers and confirm they are happy to stay on the volunteer register. An article will be placed in the newsletter to highlight where help is available and how to access it.	Cllr Cook
15/21	<u>Allotment Update</u> The council is keen to move ahead with the tree planting plans for the Far Green allotments.	
16/21	<u>Village Maintenance</u> Nothing to report.	
17/21	<u>Highways repairs and maintenance</u> There are several areas in the village suffering with flooding after any bad weather. Cllr Cook took photos of the flooding by the school to support the councils complaint the drainage is not sufficient.	
18/21	<u>Playarea Update</u> Nothing to report	
19/21	<u>Recreation field subcommittee report</u> Cllr Bywater and Percy are researching a suitable person/organisation to produce a design or scheme ideas for the development of the recreation field. Clerk to forward contact details for the Cam clerk as Cam PC did some major works at the Jubilee field.	Clerk
20/21	<u>Parish Plan</u> Cllr Percy to write an article for the newsletter to let residents know the councils intentions in updating the parish plan.	Cllr Percy
21/21	<u>Matters for forward consideration</u> Shop lease	
22/21	<u>Items for press release</u> Minutes	

Meeting closed at 9.20pm.