



Minutes of the TRRA AGM, 7th April 2021

Attendees: Helen Barnham, Donna Albion, Simon Oldroyd, Dave Barnham, Leslie and Paul Ramm, Barrie Powles, Jean Hayman, Helen and Ian Crawford, Kirsty Aston, Joe Randall, Peter Hayman, Slawek Rakowski, Philip King, Angela Lewis. *[Two additional attendees were present with the following screen names: Galaxy Tab A, and iPad (2).]*

Apologies: Paul Cooper, Alie Ingham

1. APPROVAL OF CONSTITUTION

There were no adverse comments received, and no votes against the current draft constitution. Therefore, it was deemed that the constitution was accurate and represents what we will work from for the next year, and was unanimously adopted.

2. CHAIR'S STATEMENT BY DAVID BARNHAM

LOOKING BACK OVER THE LAST 12 MONTHS

1. Since our inaugural meeting on the 6th February 2020 where we agreed to establish TRRA, I believe that we have come a very long way along the road of change, which will lead into a completed estate that fosters a friendly and family atmosphere, putting in the foundations of a community estate that thrives on togetherness.
2. In the last 12 months we have gained support from the Town Council, prevented residents from being locked into the estate, made positive impacts to the remedial works that have been conducted on the estate and many, many other things.
3. None of this would have been at all possible without the full support of the TRRA committee.
4. I would therefore like to thank the following people, starting with our exceptional committee without whom, TRRA would not have achieved anything this year:
 - a. *Donna Albion* – Donna is our Secretary, and over the last year has had the unenviable task of ensuring that TRRA meeting minutes have all been recorded and has been a vital and valued committee member, supporting all TRRA activity including the creation of vital external meeting records. Donna has been pivotal with her ideas, enthusiasm, and has always acted with level-headedness helping to resolve issues with positive outcomes.
 - b. *Paul Cooper* – who has for the past 12 months been our Treasurer, establishing our finance rules, setting TRRA up with a bank account, collecting in the finances and where required, paying the bills. Paul has informed us though that whilst he will continue to be a member of TRRA he will sadly be stepping down as Treasurer to pursue other personal opportunities. Paul thank you so much for everything you have done and we would like to take the opportunity to give you a small leaving gift, from the committee members, on behalf of the association. (Please check your doorstep and you will find a token of our appreciation!)

- c. *Peter Hayman* – Our Webmaster, the brains behind our professional website. Peter has done us proud and has created a website that most professional organisations would be proud to have. Peter additionally updates the website on a regular basis and writes the most fantastic pieces of news for us to consume. In addition to this Peter has also collated and written the most comprehensive report on the flooding issues this estate has suffered from. It is this report alongside the TRRA action that enabled the remedial work to be completed at the top of the estate and hopefully change the outlook for those who have suffered the worst conditions whenever it rained. Regardless, I assure you Peter will have his eye on the estate ensure that flood protection and drainage remains one of our driving priorities.
 - d. *Simon Oldroyd* – Simon likes to be known as the man with no title, but can I say he has assumed the role of watchdog – Simon has tirelessly tackled numerous issues on our behalf, acting as the lead communicator with DWH, Stonewater and other organisations. It is with Simon's drive that we have managed to secure corporate membership for all Stonewater residents. Simon, you have done a tremendous job holding DWH to the letter of their promises, I genuinely believe you do not understand the word no! Your tenacity and constant barrage of emails/calls has certainly been noted by anyone who has been on the unfortunate end of your disapproval.
 - e. *Helen Barnham* – Helen has acted as a firm supporter of TRRA and agreed to be Co-opted as a non-voting member of the committee. Helen is also one of our town councillors and acts as our bridge into the Coleford Town Council, where she has agreed to facilitate meetings with DWH as well as facilitating this meeting. Helen, we would also like you to pass a huge thank you to Nick Penny as Mayor, and all of the Town Councillors who have supported us getting this far and for recognising us as a professional organisation, here for the good of the residents of Thurstans Rise and supporting the Town of Coleford.
 - f. Each of you will also find a little something from me on your doorstep to say thank you.
 - g. *Members* – Finally it is without doubt that a huge thank you is due to you all for putting your trust and faith in us, allowing TRRA to be the organisation that represents your best interests. We recognise that membership comes at a small fee, but we hope that you recognise the value which we have given you for your investment.
5. It has been a privilege to be voted in last year as the Chair of this association, a privilege I have never taken lightly and always strive to keep the best interests of our members in the forefront of my mind when making any decisions.

LOOKING FORWARD OVER THE NEXT 12 MONTHS

1. Before we can look forward, we must understand where we are today and without trying to steal Simon's thunder, I would just like to say we are on the racetrack, but the finish line with DWH is still some way in the distance. Simon will update us all on where the work with DWH is within his section of this AGM.
2. We are looking at trying to ascertain with the help of CTC if there is any ['Section 106'](#) money that has been allocated to this estate and not yet spent. This is money that DWH would have

put into a pot to enable projects that benefit the residents of the estate to be accomplished. We have formally requested this money and are now awaiting a response.

3. So, what does the next 12 months hold?
 - a. We would like to continue to put pressure on DWH to complete the estate to plan – this is being accomplished with the use of an enforcement notice.
 - b. We would like to hold a community celebration, once CV-19 restrictions are lifted and allow us to be together as a community once more. We will be looking to you all for ideas about what you want.
 - c. We will continue to look at the options of us being a part of the board which maintains the estate, determining if we can get better value for money when it comes to us paying for the upkeep and maintenance.
 - d. We would like to continue to grow our committee membership as well as improve our membership base, to a point where we represent the best interests of nearly all residents of the estate.
 - e. We would like you to provide us with feedback if we aren't getting things right and let us know how we can improve to represent you better. We would also like your ideas on what we need or can do together as a community.

3. FINANCE UPDATE

An external audit was completed by Ian Crawford, who certified that the accounts were in order.

TREASURER'S REPORT – 7TH APRIL 2021

FINANCES

Cash in hand: £41.22

Bank balance: £195.00

There are no liabilities outstanding.

The HSBC bank account was eventually opened on 19th October 2020, delayed due to covid impact on the bank. This account is of the type specifically for charities and associations and operates fully online.

MEMBERSHIP

Number of paid members: 38

A further 20 residents have registered an interest but have yet to subscribe.

Total membership fees collected: £195

Stonewater contribution: £100

WEBSITE ADVERTISING

All companies with adverts on the TRRA website have paid. This equates to £215.

Adverts were for a 12-month period and are due for renewal on 30th September 2021.

Slawek Rakowski questioned the structure of the membership year, and asked why the membership does not have a fixed start date e.g., 1 April.

Peter Hayman explained that the original constitution had been amended to make the membership year run for twelve months from the date of joining, and not from a fixed date. It was discussed that this will potentially need revising to simplify things going forward.

4. COLEFORD TOWN COUNCIL UPDATE, FROM HELEN BARNHAM

CTC have formally complained to Highways about the lack of warning ahead of the road works last year. Highways did not consult CTC ahead of the works and following a complaint from CTC there is now a working team who have direct access to Highways. Highways regularly send schedules to the council for upcoming road works to avoid similar issues.

Members of the public are welcome to attend any committee meetings as well as the planning meetings. Objections still ongoing with regards to Thurstan's Rise development and the planning office.

The Covid lockdowns have hit Coleford badly, and so the CTC plan to revive the town. They are therefore excited to announce that commencing 17th April, Coleford will host a full Town Market on 3rd Saturday of every month hosting a variety of stalls from local suppliers. Please do support this event.

Youth activities have been planned for the Easter holidays in a bid to tackle youths hanging around the town centre, and for those age groups for whom there is nothing to do.

5. ESTATE WORKS UPDATE, SIMON OLDROYD

CURRENT STATUS

I'm sure that you will all have been avidly following the various updates on our Website so, for the purposes of this short report, I'm taking it that you're all aware of what has been achieved so far and am simply going to focus on the current situation.

The report is in two short sections. The first is an update on where we are with DWH's completion of site, and the second is on the recent report that the TRRA submitted to Planning Enforcement.

DWH

1. EMG were instructed to collect the pipes from the bottom of Cadora Way, and this has now happened.
2. The Heras fencing (which is sitting at the junction of Caudwell Close and Blakes Way) is going to remain there for a bit, as additional work needs to be undertaken, as instructed by the Highways Officer.
3. These works will include: (i) additional landscaping, (ii) new rumble strips, (iii) additional 'general' drainage works, and (iv) additional kerb replacement.
4. Apparently, the landscaping is being redesigned (yet again), so no work can commence until this is completed, (although Donna has been provided with a draft plan). I mentioned to Tom Groombridge that that would mean that the landscaping, yet again, would fall outside the 'planting season', but he seemed to think that they'd go ahead and plant anyway.
5. The 'bare soil' areas at the bottom of Cadora Way and where EMG had their site compound will be turfed (not re-seeded) although, again, no timescale has been given.

6. Further to the TRRA insisting on a risk assessment for Lake Caudwell, this was undertaken 3 or 4 weeks ago and the recommendations (subject to approval) are that:
 - a. The knee rail around the public open space will probably be replaced with metal fencing (similar to that around the play-park) with access only through swing gates, which could be padlocked when the height of Lake Caudwell – or the ice – becomes dangerous. It has been noted that additional gates may be necessary and 'Danger' signs will also be erected.
 - b. The whole stream through the estate needs to be regraded to create a faster flow of water and also make the stream more 'meandering'. The outflows at the bottom of Cadora Way and Inwood Drive also require re-engineering although, to date, I haven't been able to establish exactly what this entails.
 - c. The drop into the headwall area next to the re-sited children's play-park will have the barbed wire removed, and will be cordoned off through a mixture of hedging and fencing, while still allowing access for maintenance. The old ditch, which runs alongside the edge of the play-park, will then also be landscaped.

However, despite all the continued promises, DWH still seem totally incapable of keeping to any sort of timescales. With that in mind, the TRRA submitted a detailed report to FoD Planning Enforcement, and this forms the second part of this report.

FOD PLANNING ENFORCEMENT

The report was sent to the Planning Enforcement team on 11th February 2021 ([a copy can be viewed on our website](#)) with regard to the failure of DWH to comply with planning conditions that formed an important part of the planning permission granted for the development.

In brief, the report detailed:

1. The failure to provide adequate drainage via the main watercourse (Sluts Brook), causing a flooded lake to form across the public open space for many months of the year, every year.
2. The failure to undertake the majority of the landscaping, as detailed within the landscaping proposals.
3. The failure to install the correct drain covers, contrary to building control regulations.

However, although a case number (EN/0041/21) has been raised for reviewing the report, and a senior officer has been appointed, it would appear that, as of today's date, nothing has been actioned by the planning department, despite them having now had the report for nearly two months. With this in mind the matter is now being followed up internally by Coleford Town Council.

The updated [*Landscaping Plan*](#) produced by Golby & Luck, scheduled for the Public Open Space / Lake Caudwell area, is available to download. (Click link above.)

6. NOMINATIONS FOR ADDITIONAL COMMITTEE MEMBERS

One nomination from David Barnham - Alie Ingham. Peter Hayman seconded her. All members voted Alie on to the committee.

New committee members welcome – Philip King would like to join. Seconded by Donna Albon.

Election of committee – all committee members will continue in current roles.

7. MEMBERS' QUESTIONS

Situation with starting payment for maintenance charge? (*Slawek Rakowski*)

We don't recommend paying this until conditions are as expected. We've all had notification to explain that payment would start in April but no other update has been received. We are trying to get DWH to deliver the site to plan first. Simon Oldroyd adds 'they will write to residents to note intentions regarding these payments.' Once we have received notification, the committee can get together in a meeting to discuss how to proceed as 'one voice'. Stonewater have been paying since day one – but this potentially covers TOTAL maintenance and not just landscaping etc.

What is the situation regarding OpenReach doing works on site? (*Angela Lewis*)

They are putting in cabling for super-fast broadband. All of Coleford is being worked on at this present time so the whole area will be covered. This is done in 3 phases by different teams, hence the intermittent / continuous works.

Public footpath at back of Inwood Drive (*Angela Lewis*)

An unsightly pile of rubble has appeared by the little bridge on the farmer's land. This was placed there by the farmer using a dumper truck. Also, stock fencing has been erected around the field, to the west of the estate, bordering the natural burial ground and part of Cadora Way. It appears that the farmer may intend to keep livestock in this field. The only drainage from it is into the ditch which empties into the new drain down Cadora Way and then into the central POS. There is therefore a potential issue with regard to animal effluent feeding into 'Lake Caudwell'. Ongoing issues with the farmer are known to the Residents' Association and Coleford Town Council.

Chair, David Barnham thanked everyone who attended, and the meeting closed at 20.40