

## **1. Stoke Lodge Playing Field TVG - application land**

Although the application suggests two options for registration as a TVG, I have used the land shown edged red on the attached plan 'Stoke Lodge 1' (**enclosure 1**) as the basis for my investigations into the history of the land.

## **2. 1946/47**

The land now forming Stoke Lodge Playing Fields was purchased by BCC as two separate parcels of land in 1946 and 1947 - see plan entitled 'Stoke Lodge 2' (**enclosure 2**).

## **3. Land Registration**

Stoke Lodge playing fields are now registered at H M Land Registry under title no. BL100993 - see **enclosure 3**.

## **4. Land shaded yellow on plan 'Stoke Lodge 2' (enclosure 2)**

This part of the playing fields which comprises approximately 5 ½ acres, was purchased by Bristol City Council from Emily Butlin (and others) on 13<sup>th</sup> July 1946 (archive ref. 4743) - see **enclosure 4** for a copy of the Conveyance. Para (6) of the recitals to this Conveyance which is dated 13th July 1946 state that the Corporation have agreed to purchase the land

*'in pursuance of the powers conferred upon them by the Housing Acts 1936 - 1944 etc...'*

The relevant record card is H13/1 (see **enclosure 5**). This card indicates that the purchasing committee was the Housing Committee and that it was intended to use the land for temporary housing. The purchase was approved at a meeting of the Housing Committee held on 8th April 1946 - see copy Minutes at **enclosure 6**.

## **5. Appropriation of part of yellow shaded land to 'education' use**

However almost immediately, following the completion of BCC's purchase of this land, the minutes of a meeting of the Housing Committee held on 15th July 1946 report that a deputation had been received from the Education Committee with a request that the land be used for education purposes instead of temporary housing - see copy Minutes at **enclosure 7**. At this meeting it was resolved that the Housing Committee's proposal for the erection of 34 houses be abandoned in return for various concessions by the Education Committee - see extract from this meeting below:-

*'RESOLVED – That in the circumstances the Committee's proposal for the erection of 34 houses upon the site at Parry's Lane be abandoned on the understanding that the Education Committee would in turn withdraw their objection to the use of the Myrtle Hall site at Shirehampton for the erection of temporary houses; would abandon their claim upon a portion of the site for B.I.S.F houses at West Town Road, Avonmouth, and would transfer to this Committee upon terms to be agreed, the land adjoining the Tying Estate to which reference had been made.'*

Subsequently a Report by the Education Committee to a full Council meeting on 11th February 1947 (**enclosure 8**) recommended that that the Council:-

*'approve the appropriation by the Education Committee of 4.25 acres of land in the possession of the Housing Committee at a figure of £4,700 and application being*

*made to the Minister of Health for his consent to the appropriation'*

The minutes report that it was resolved:-

*'That, subject to the approval of the Minister of Health, 4.25 acres of land acquired for housing purposes be appropriated for education purposes on the terms set out in such part of the Report'*

This consent was obtained on 22nd October 1947 and a copy is attached at **enclosure 9**. I have checked subsequent minutes but, as is often the case, no further mention of the appropriation is made.

This appropriation to to 'education use' prompted the creation of a new record card H13/5 see **enclosure 10**. I also attach the associated historic plan (**enclosure 11**) which shows the extent of the part appropriated to 'education' (map ref. (5)) as well as the part for a proposed health centre (see paragraph 5 below) – see map ref. (1).

NB. Presumably the measurements given are approximate since the Report of the Education Committee to the full Council meeting on 11th February 1947 refers to 4 ¼ acres but the subsequent Consent from the Minister of Health gives an area of 4.27 acres. As you know, measurements of area, particularly before electronic measurements, were not always very accurate. As an indication of this - the cartographers have now accurately plotted the extent shown on the plan attached to the Conveyance of 13th July 1946 (archive ref. 4743) and calculated an area of 5.598 acres as opposed to 5.478 acres which is the area stated in the Conveyance.

#### **6. Land remaining after 4.25 acres had been appropriated to 'education**

As well as the 4.25 acres appropriated for education purposes, it was the intention that the remaining 1.25 acres (again approximate since this land is shown as 1.19 acres on record card ref. H13/1) be appropriated by the Health Committee for the purposes of a new Health Centre.

I attach the minutes of a meeting of the Housing Committee held on 27th January 1947 (**enclosure 12**) - see minute ref. '056' as follows:-

#### **'056 TEMPORARY HOUSING – PARRY'S LANE – STOKE LODGE SITE, STOKE BISHOP**

*The Committee were informed that the City Valuer had provisionally agreed with the District Valuer that the terms for the appropriation by the Education and Health Committees of land at Parry's Lane shall be as follows:-*

<u>Area</u>	<u>Committee</u>	<u>Price</u>
(a)	4 ¼ acres – Education Committee	£4,700
(b)	1 ¼ acres - Health Committee	£1,600

**RESOLVED** – *That the Council be recommended to approve the appropriation of the land in question by the Committee concerned upon the above terms.*

I also attach a copy of a Report by the Health Committee to a full Council meeting held on 15th April 1947 - see **enclosure 13**. At this meeting it was resolved that:-

*'That so much of the Report as relates to the appropriation from the Housing*

*Committee of an area of 1.25 acres of land at the Stoke Lodge Estate, shown coloured yellow on a plan exhibited in the Council Chamber, for the purposes of a site for a Health Centre for the sum of £1,600 be approved and that application be made to the Minister of Health for his consent to the appropriation'*

The plan referred to in the above Report has not been retained but it appears that the land concerned is that referenced (1) on the historic plan 'H13' – see **enclosure 11**.

However I'm not certain that this appropriation ever took place and it does appear from the minutes that it was not required immediately for a Health Centre. Other than the Health Committee Report mentioned above, I have not been able to find any further evidence of an appropriation of this land for use as a 'Health Centre' and the next reference I can find is a note on the relevant record card (see **enclosure 5**) to the effect that:-

*'1.19 acres - owned by Housing and rented by Education Committee for £120 pa from 29/9/1950 for 2 yrs certain'*

It seems possible therefore that the appropriation for use as a Health Centre did not proceed and instead, as indicated on the record card, the land continued to be controlled by the Housing Committee who rented it to the Education Committee. If this appropriation had been actioned, then I would have expected to see brief details recorded on the Terrier Section's record card but no mention is made.

The next reference I can find for this part of the playing field is for a proposed appropriation from 'housing use' to 'education use' in 1963 (further evidence that the 1947 appropriation to to the Health Committee did not take place?). A Report of the Housing Manager to the Housing Committee on 18th February 1963 ( **enclosure 14**) recorded that:-

*Approximately 1.19 acres of the Stoke Lodge Playing Field, shown coloured pink on the plan exhibited, is still under the control of your Committee but forms part of the site of the future Fairfield Grammer School. The Committee is recommended to agree to the appropriation of this land for education purposes on terms to be reported to both Committees by the City Estates and Valuer.*

The Housing Committee meeting of 18th February 1963 resolved:-

*'That the appropriation for education purposes of the land referred to in the report be approved and the City Valuer be requested to report on terms.*

I have searched the Education Committee minute books and subsequent Housing books for further references to this appropriation but as yet, I have been unable to find anything. The Education Committee minute books do not appear to be indexed and I have therefore searched page by page from May 1962 - May 1965 – but nothing found.

There is a note referring to a (proposed?) appropriation to 'education' written in pencil on the Terrier Section record card (see enc. 5). My line manager, Dave Cheesley tells me that comments in pencil were usually proposed actions and the comments were 'inked in' when the action had completed. Since the comment remained in pencil, it may be that the proposed appropriation did not take place – see paragraph 9 below for further information about this land.

## **7. Land shaded blue on plan 'Stoke Lodge 2' (enclosure 2)**

This land, which comprises approximately 22 acre, was purchased by BCC from Emily Gertrude

Butlin (and others) on 19th September 1947 - the Conveyance states that the Corporation purchased the land

*'in pursuance of the powers conferred upon them by the Local Government Act 1933 and of all other powers statutory or otherwise .....* '.

The purchasing Committee was the Education Committee and the title page of the Conveyance has been endorsed with the the following:-

***Recorded in the books of the Ministry of Education under Section 87 (3) of the Education Act 1944. (see extract from Act attached at enclosure 32).***

I attach a copy of the Conveyance (**enclosure 15**) as well as a copy of the relevant record card, ref. H13/2 (**enclosure 16**).

### **8. Sales**

Since BCC purchased the land in the late 1940's, a number of small pieces of land/properties have been sold - see attached plan 3 (**enclosure 17**).

### **9. 1974 Avon County Council**

In 1974, the major part of the playing fields were transferred to Avon County Council along with all other land managed by Bristol City Council's Education Committee.

The only part of the playing field which remained with Bristol CC in April 1974 was the 1.19 acres (approx) which had been the subject of the (possibly not actioned) appropriation from 'housing use' to 'education use' in 1963 – see paragraph 5. above. It seems that there was a dispute between Avon County Council and Bristol City Council over whether this part of the playing fields should remain with Bristol CC or go to Avon CC with the rest of the 'education' land. I'm not sure whether this dispute related to the possibility that the proposed appropriation in 1963 to 'education' use from 'housing' had not been completed?

In any event, this dispute appears to have been resolved by December 1980. I attach minutes of a meeting of the Land and Buildings Committee held on 2nd December 1980 as well as a copy of a Report of the Director of Administration and County Solicitor, Director of Estates Services, County Engineer and Surveyor and Director of Education to that meeting – see **enclosure 18**. Please see item 45 of List B of the Report and minute ref. **'51 Transfer of Property: Proposed settlement of outstanding disputes with Bristol City Council'** of the Committee meeting. This 'late' transfer is confirmed by a comment on the relevant Terrier Section record card H13/1 (**enc. 5**) – **'vested in Avon 1-10-80'** .

### **10. 1996 – demise of Avon County Council**

When Avon CC disbanded in 1996, Stoke Lodge Playing Field returned to Bristol City Council's control and the majority of the land began to be managed by the Education Committee.

A small part however had been used as a depot (see **plan at enclosure 19**) and, when returned to Bristol CC, this area was managed by the Policy and Resources Committee of Bristol City Council. This area formed part of the 1.19 acres mentioned in paragraph 5. above. The northern part of this small site is now leased to Wales and West Utilities Ltd and does not form part of the TVG application site. However the southern strip of land which includes the depot building is part of the playing field and is now part of the area leased to Cotham School – see copy Lease at **enclosure 25**.

Following re-structuring of the Council in 2000, the functions of the Education Committee were taken over by the Department of Education and Lifelong Learning and the functions of the Policy and Resources Committee were taken over by the Department of Central Support Services – see **enclosure 20** for minutes of a meeting of the full Council held on 9th May 2000.

The majority of the land at Stoke Lodge Playing Fields, ie the area managed by the Department of Education and Lifelong Learning, subsequently became part of the Department of Children and Young Peoples Services in 2008 following another restructuring – see minutes of a meeting of the full Council held on 1st May 2008, see **enclosure 21**.

The small ‘depot’ site was declared surplus by Central Support Services in March 2005 and was ‘transferred’ to the Department of Education and Lifelong Learning on 16th May 2005 – see attached notification Form B3270 – see **enclosure 22**. I have checked the records held by Corporate Property including the Schedule of Delegated Authorities for Appropriations but cannot find any reference to an appropriation of this land from its ‘use’ as a depot by Central Support Services to it being used as a store by the Department of Education and Lifelong Learning. The only references to the ‘transfer’ are various emails leading up to the form mentioned above.

The northern part of the depot site now has a gas governor built on it and is leased to Wales and West Utilities Ltd – this leased area does not form part of the TVG application site. I attach a copy of the lease and associated easement – see **enclosures 23 and 24**.

The depot building itself is situated to the south of the gas governor and is now within the extent of the ‘academy’ lease to Cotham School – see **enclosure 25**. Please note that the lease does not include the partly wooded area to the south east of Stoke Lodge House.

### **11. Recent Valuation Practice files**

Corporate Property have retained files relating to Stoke Lodge from 1994 to the present – these are very thick folders and amongst other things reveal the following:-

- the playing fields were used by Fairfield School until about 2000
- Cotham School have had the use of the playing fields since about 2000
- Over the years, there has been a number of discussions with regard to the site being used for the site of a new secondary school for north Bristol.
- The pavillion was erected in 1966
- The University of Bristol had been using the playing fields for a number of years under an informal arrangement with Cotham School prior to the Transfer of Control Agreement mentioned below.
- A Transfer of Control Agreement was granted by Cotham School to the University of Bristol 1st September 2010 - see **enclosure 26**.

### **12. Development Plans**

Both the 1966 and 1972 Development Plans show the playing fields as ‘education use – secondary schools and further education’.

The 1997 Local Plan shows the playing field as ‘L1’ – Playing Fields and Recreation Grounds.

**13. 'Uniform' Database held by Corporate Property**

I attach an extract from the 'Uniform' database relating to Stoke Lodge Playing Field, see **enclosure 27**. There is also still a separate database record for the 'depot' site and an extract from this is attached at **enclosure 28**.

**14. Site visit**

I visited the playing fields on 10th October 2011 and located three signs – two dating from the time of Avon CC and one more recent sign which I understand from Tony Havens (a Technical Officer in CYPS) was put up about five years ago.

I attach a plan showing the location of these signs – see **enclosure 29**. **Enclosures 30 (Avon CC) and 31 (Bristol CC)** are photographs of the signs – the two Avon CC signs are identical.

