

Naunton Parish Council

Clerk's Report for

Monday 20th May to Thursday 12th July 2024

Supporting documents for meeting on 15th July 2024

Agenda item 3	May Minutes for approval and signing	2 - 4
Agenda item 5	Planning application 24/01784/FUL:	
	Letter from JPPC regarding PCs approach to commenting on planning applications for the golf course, including unclear 'conduct complaint'. Clerk's responses to individual questions shown in purple within the letter.	5 - 6
	Clerk's response to 'Conduct Complaint' section of the JPPC letter.	7
	Draft proposed comments on application 24/01784/FUL	8 - 14
Agenda item 8	Steps to the boules pitch – sample suppliers	15

Agenda item 3 May Minutes for approval and signing

MINUTES: of the Annual Naunton Parish Council Meeting held on Monday 20th May 2024 at 7.00 pm.

PRESENT: Parish Councillors: Charles Hanks, Keith Russell, David Pickup, Nicki Gibberson.
CDC Cllr Wilkins

APOLOGIES Received in advance from Holly Barnes.

IN ATTENDANCE: Maxi Freeman, Clerk

MEMBERS OF THE PUBLIC: Three

- 1. To elect the Chairman of the Council for the year 2024/25**
Cllr Russell proposed and Cllr Pickup seconded Cllr Hanks as Chairman. Cllr Hanks accepted the nomination and signed the Declaration of Acceptance form.
- 2. To appoint the Vice Chairman of the Council for the year 2024/25**
Cllr Hanks proposed and Cllr Pickup seconded Cllr Gibberson as Vice Chairman. Cllr Gibberson accepted the nomination and signed the Declaration of Acceptance form. **Action: Clerk to update website.**
- 3. To receive Declarations of Interest in items on the Agenda (Localism Act 2011)** None.
- 4. To hear representations from the public** regarding items on the agenda. None.
- 5. Approval of minutes of the previous meeting (March 2024)** The meeting approved the minutes, and the Chairman signed them. **Action: Clerk to post to website.**
- 6. Matters Arising** (Clerk's Report and Report from Chairman). The Clerk drew councillors' attention to the contents of the report which would be discussed at items 8 – 22.
- 7. Traffic survey.** Cllr Gibberson explained that the survey had not been completed. The survey would now be extended to include the new speeding phone app and '20's plenty' details. Cllr Gibberson also noted the survey would be carried out by email, rather than face to face, and that the current list needed to be improved to enable this to take place. **Action: Cllr Gibberson and Cllr Barnes to extend the distribution list and amend the survey to include the app and '20's plenty'.**
- 8. Motion requesting GCC to implement a 20 mph limit.** Councillors discussed the motion and decided to include it in the survey document so that residents' views could be included.
- 9. Quarry traffic at Summerhill.** Cllr Hanks explained that residents had counted 40 quarry vehicles passing Summerhill in one day. Clerk had checked planning permission and found that appx 2 vehicles per day were permitted. GCC Cllr MacKenzie-Charrington had confirmed that GCC Enforcement were already in touch with the quarry regarding a number of breaches of conditions however, the number of vehicles had not been noted as an issue. Councillors decided to ask GCC Highways for an official traffic count. **Action: Clerk to request traffic count from Highways on the road outside Summerhill.**
- 10. Large trees.** Cllr Pickup noted that several large trees in the village were blocking light to nearby properties. Clerk had provided CDC advice for this type of situation, which was for the neighbours to discuss the matter before bringing it to the attention of the District Council. **Action: Clerk to include contact details for tree issues on the FAQs on the website.** Cllr Gibberson proposed that a paper version of the FAQs should be distributed around the village. Councillors agreed. **Action: Cllr Gibberson to prepare document for approval and distribution.**
- 11. GPFA membership** Councillors agreed to renew membership of GAPTC. **Action: Clerk to arrange payment of £50 subscription.**

- 12. Planning applications** Councillors noted the comments made between meetings on 24/00872/TCONR and confirmed that they were correct, and that several previous applications had not yet had a decision from CDC.
- 13. Insurance** Councillors reviewed the insurance quotations in the Clerk’s report and decided to renew insurance with Community First on a three year basis as this represented best value.
Action: Clerk to arrange payment of premium and confirm 3 year agreement.
- 14. Review of annual payments for village associations use of recreation field.** Councillors agreed to continue with the current rates:

Naunton Music Society	Annual fee for use of recreation field	100.00
Naunton Social Committee	Annual fee for use of recreation field	300.00
Naunton Village Hall Soc	Annual fee for use of recreation field	100.00

Action: Clerk to issue invoices as above.

- 15. To approve the Certificate of Exemption for 2023/2024.** Councillors accepted the Certificate. **Action: Clerk to forward to auditors.**
- 16. To approve the Annual Governance Statement (Section 1 of the Annual Return) for 2023/2024.** Councillors approved the Governance Statement. **Action: Clerk to post to website.**
- 17. To approve Accounting Statements (Section 2 of the Annual Return) for 2023/2024.** Councillors approved the Accounting Statements. **Action: Clerk to post to website.**
- 18. To note dates for the period for the Exercise of Public Rights (3rd June to 12th July).** Councillors noted dates. **Action: Clerk to post to website and noticeboard.**
- 19. To review and adopt the Standing Orders for Naunton Parish Council.** Councillors considered the Standing Orders and decided to approve them. **Action: Clerk to update and post to website.**
- 20. To review and adopt the Financial Regulations for Naunton Parish Council** Clerk had adapted the new model Financial Regulations to reflect Naunton PC e.g. remove refs to committees, remove refs to Wales etc. Councillors noted that the new regulations permitted the Clerk to authorise payments between meetings if they were under £500, had budget allocated and there was a Power to Spend. Councillors agreed to delegate this authority to the Clerk. **Action: Clerk to post new regs to website.**
- 21. To review the Asset Register** (unchanged since new playground equipment added) Councillors accepted the current Asset Register. Clerk noted that the proposed bench would be added to the asset register. **Action: Clerk to post to website and update as necessary.**
- 22. Assets and risk assessment.** To receive reports on council assets and decide on any action.

Recreation field (including dog waste) & benches	Cllr Hanks reported that the gate and parts of the fencing had been repaired using ring fenced funds. The RoSPA report had only revealed minor work and any issues were very low risk. Cllr Hanks proposed that the installers of the playground were contacted to correct an issue with the swings and councillors agreed. Action: Cllr Hanks to arrange work to swings.
Play area (including dog waste)	Cllr Hanks reported that the playground was very popular and that he had mown the play area.
Flood Monitoring	Cllr Russell reported that works to remove blockages and overhanging branches had needed a contractor for clearance. A thorough clear out had been carried out,

	including clearing the sluice. Action: Clerk to arrange payment of invoice for £80 for the clearance.
Village Hall	Cllr Gibberson reported that the village hall was in good condition.
Other	Cllr Hanks noted that his search for someone to repair the bench had been unsuccessful. The bench therefore needed to be replaced. A number of options had been included in the Clerk's report. Councillors agreed to buy a 1.8 metre teak bench delivered assembled from Cyan Teak Furniture. Action: Clerk to order bench for delivery to Chairman's address, to include fixings for concrete.

23. Finances

a) **To receive current accounts and bank reconciliation.** Councillors noted the current balances and the Chairman signed the approved reconciliation.

b) **To approve payments and note receipts.** Councillors approved the following payments:

Epay	ROSPA	Annual playground inspection	LGA 1892 s.8 (1) (i)	122.40
Epay	Community First	Annual insurance premium	LGA 1972 s.111	434.94
Epay	GPFA	Annual subscription to Glos Playing Fields Assoc	LGA 1972 x. 143	50.00
Epay	Lyster Contracts	Replace gate and gate post on Recreation field	LGA 1892 s.8 (1) (i)	256.10
Epay	M Freeman	Clerk's salary April 2024 @ £235.17 p m	LGA 1972 s.112 (2)	235.17

Action: Clerk to arrange payments online.

24. To review existing standing orders and direct payments for FY 24/25. Councillors approved the quarterly standing order in favour of PATA of £25.85 and the annual payment of £1 to St Andrews PCC for the annual lease of the recreation field.

25. To agree dates for meetings in FY 2024/25. Councillors agreed to meet every other third Monday i.e. 15th July, 16th September, 18th November, 20th January 2025, 17th March 2025, 19th May 2025 (FY 2025/26)

Any other business. There being no further business, the Chairman closed the meeting at 19.30. The Annual Parish Meeting was then opened.

The next Parish Council meeting will be held on Monday 15th July at 7.00 p.m. in the village hall.

Signed

Chairman

Date 15th July 2024

**Agenda Item 5 - Letter from JPPC and responses both dated Wednesday 10th July 2024.
Responses shown below in purple:**

Dear Naunton Parish Council

I have been provided with a copy of a letter dated 6th July addressed to Naunton residents but unsigned – attached at the end of this email. It refers to a meeting and presentation to be held during the scheduled Parish Council meeting on Monday 15th July. **This is incorrect – the public meeting is separate from the parish council meeting. The parish council has no intention of taking part, including in any presentation.**

- 1. Is this letter from the Parish Council? No.**
- 2. There is no Agenda available on the PC website for Monday's meeting. Please provide this Agenda. Agendas only need to be distributed 3 days in advance of the meeting. The agenda will be distributed tonight Wednesday 10th July.**

It also includes an enclosure letter with Naunton Parish Council as the header to residents. This is undated. I have looked back at the minutes of previous meetings and can not find any records of the meeting or associated minutes when the Parish Council discussed and voted on producing this document. Could you please direct me to the decision-making trail? I have reviewed the standing orders and it is clear such matters should be properly documented.

- 3. Please provide evidence of the decision making process when it was agreed to produce this letter and distribute it to residents. The minutes that you highlighted cover this point.**
- 4. What role does Mike Stratford have on the Parish Council and please provide details of where it was decided he would act on the Parish Council's behalf in providing information to residents. None.**

I note from the minutes of the meeting of 22nd January the following

- 5. Please provide a copy of the letter sent to CDC. The content was the same as that in the letter attached to the July 6th letter, with the exception of the update referring to the latest application.**

There is nothing on the minutes of the meeting of 18th March 24 in respect of the site. **It was not discussed.**

I note in the Clerk's Report of 20th May meeting that "Clerk followed up with CDC planning enforcement and CDC councillor Wilkins regarding Golf Course infringements". Please provide the minutes of the meeting and details of the update given to the Parish Council. **There was no meeting. It was a telephone conversation during which I asked for an update on the enforcement process.**

Conduct Complaint

I note the requirements of the Parish Council's Code of Conduct- that members are obliged to be respectful, not bully or intimidate and not seek to confer an advantage or disadvantage on any person.

It seems to my clients that the unfair attention to the private interests of the Golf Course and golf club members are contrary to those requirements, they are not respectful, they are intimidatory and

seeking to disadvantage the owners and confer an advantage to a limited group of golf club members pursuing private interests. I know of no other examples of the Parish Council pursuing such a course for other sites within the Parish.

The Golf Club and its facilities are open and available for use by all parishioners. I suspect those members who have brought this matter to you are very much a minority in the Parish and question how the current persecution of the Golf Club is a matter that is in the public interest of the Parish as a whole?

I ask the same question of the comments on the Racing Stables. Why are these matters in the public interest of the Parish as a whole?

I have read the Council's complaints procedure and feel strongly that these actions warrant me making this matter a formal complaint. It may be that the matter can be resolved by meeting with the Chairman and Clerk of the Parish Council in line with paragraph 4(a) of the Council's complaints procedure, so please provide me with convenient dates when that meeting can be arranged. **I will refer this request to councillors. Please be aware that any such meeting will be minuted.**

Please keep us informed of future Parish Council meetings so that we may attend and record how matters are addressed. **I will add you to the agendas and minutes distribution list.**

We are aware of the public meeting on Monday 15th July and we inform you that representatives of the owners will be attending the meeting to listen. We also inform you of their intention to record the meeting as is their right. **Please note that the public meeting is completely separate from the parish council meeting.**

I look forward to hearing from you in response to the above questions.

Neil Warner

Principal
Director of Neil Warner MRTPI Limited, a Partner of JPPC

Clerk's response to 'Conduct Complaint' section of letter from JPPC (10 July 2024)

There are a number of reasons for the PC, on behalf of residents, to concern itself with responding to the planning applications and concerns at the golf course/race yard.

The facts are:

- NPC is designated as a 'Statutory consultee' for all planning applications in the parish and, as such, CDC asked for comment from NPC on the applications relating to the golf course/race yard.
- NPC's responses to planning applications, and to potential contraventions of permissions which have been granted, have clearly stated the planning regulations which it suspects that the golf course/race yard has either contravened or which the application would contravene.
- CDC's Enforcement Officer has accepted the concerns expressed by the PC and by local residents and is investigating them. They have not been dismissed and must therefore have some validity as far as the Enforcement Officer is concerned.

In response to your request for a meeting the PC does not see any need for a meeting at this time.

If you are planning to attend the forthcoming meeting of Naunton PC (agenda sent separately) please be aware that the standing orders under which the PC (and all PCs) abide, state that members of the public may only speak for 3 minutes. In addition, when the chairman asks for representations from the public regarding items on the agenda (item 2 on Monday), they must inform the Chairman that they wish to speak and the agenda item number which they wish to address.

Regards

Maxi

Maxi Freeman
Parish Clerk and RFO
Naunton Parish Council
07736 706805

Draft response to planning application [24/01784/FUL](#) Change of use of the first floor of existing equine welfare barn to provide grooms' accommodation

Note: Naunton PC has assumed throughout that the term 'equine welfare barn' refers to the 'Hay and Welfare Barn' shown on the plans included in the original application, where the 'welfare' refers to the grooms and other staff.

At a Parish Council meeting held on 15th July 2024, Naunton Parish Council resolved to object strongly to planning application 24/01784/FUL for a number of reasons. These can be discussed under five headings:

- Current permitted and currently used accommodation
- CDC Local Plan policies
- Biodiversity Net Gain
- Current investigations
- The role of the golf club in previous applications

1. Current permitted accommodation and current residential use of the site

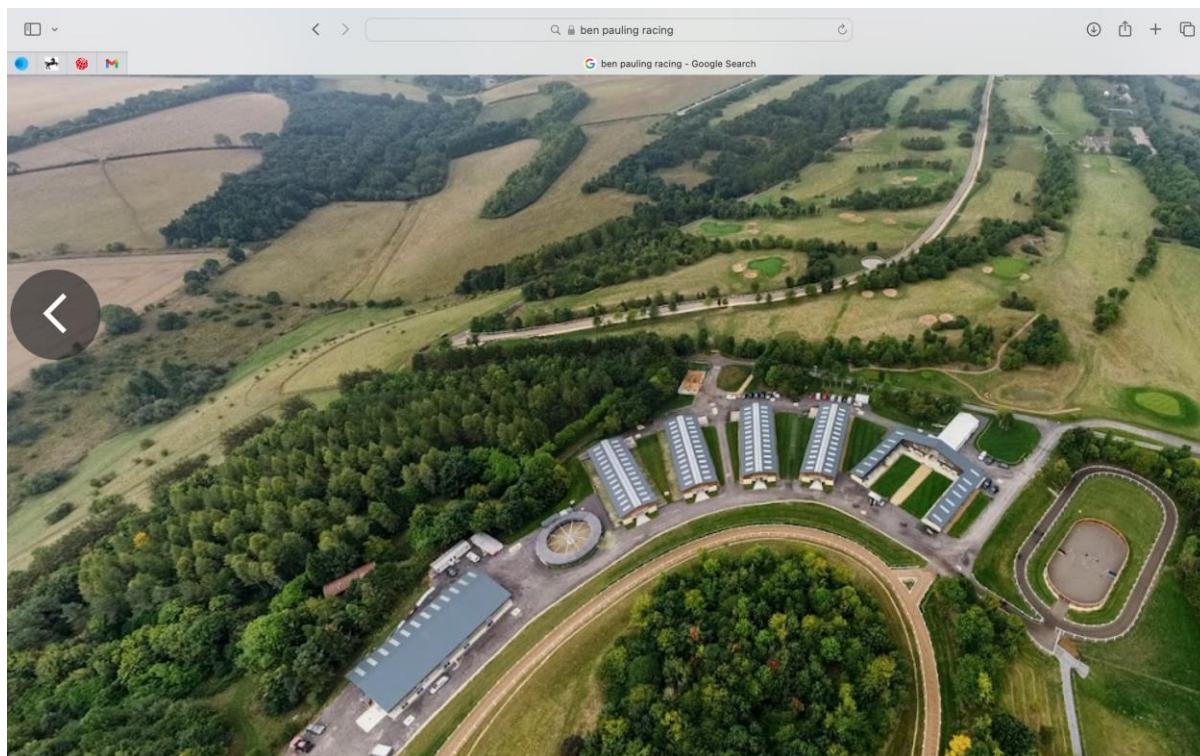
Application 20/02934/FUL requested temporary accommodation for one groom. One mobile home was permitted for this purpose. This is the only accommodation permitted on the site.

Councillors accept that there is an essential need for a worker to live permanently on site for the welfare of the horses. However, permission was granted for 1 mobile home and 1 groom. That permission expired over 6 months ago on 15/12/2023. This was the amount of accommodation that the applicants requested for the yard. As the yard has not changed since its original design there should be no need for a large increase in the accommodation required.

The application letter is confusing as it starts by stating that **a** rural worker is needed on site but later transitions to a more general request for accommodation for an unknown number of staff/grooms, seeming to relate the need for one person also justifies the increased number of accommodation units requested. However, the established need for a single worker does not also permit a larger number of residents.

The covering letter fails to mention that a second mobile home has been on site for some time so at least two grooms live on site, while stating '*Paragraph 79 of the NPPF (as it then was) seeks to avoid the development of isolated homes in the countryside, there is an exception where an essential need exists for **a rural worker** to live permanently at or near their place of work in the countryside.*' The cover letter also states: '*The Welfare Barn – subject of this application – is on the left-hand side of the photographs with **the** mobile home also visible to its rear*' when there are actually two, as is clear from the photo below. The two mobile homes are seen behind and to the right of the Hay and Welfare barn, which is to the left of the horse walker.

The application does not state that the mobile home(s) will be removed.



Councillors understand that further accommodation is already being provided on the upper level of the Golf Club. There is no planning permission for this accommodation.

The total amount of accommodation understood to be in place on the site is considerable, even without the development application currently being assessed. The number of residents is already far greater than the permitted single groom. The application does not specify how many further residents it would expect to accommodate in the Hay and Welfare barn. With 6 rooms (4 large and 2 smaller, plus 4 store rooms, it seems possible that the plan is to accommodate an additional 14 residents.

The proposal does not include any drawings or references to the Ridge Level outlined in the Design and Access Statement for 20/02934/FUL. The document states that the floor area of the Upper Eaves Level – currently being considered – is 196.616 m sq. and that of the Ridge level is 199.628 m sq. Unless the applicant states categorically that the Ridge Level will not be developed, a similar arrangement could be repeated on the next level.

The applicant also fails to show whether or where the facilities originally planned and permitted for the Upper Eaves level (staffroom, meeting room, 3 rooms for trainers, a

storage and admin space, a staff kitchen and other facilities) would be located after the development. The concern is that permission for a further building may be requested, further intensifying the development of the site.

Recommendation: Naunton Parish Council recommends that the application specifies how many residents it proposes to house on site in all locations and justifies the exceptional need for each one. Planning officers cannot assess the application until this information is available.

2. Application of CDC Policies within Local Plan 2011 - 2031 (which also integrates National Planning Policy Framework Parts 182 and 183 in these policies).

Policies H5 in particular and possibly Policy DS3 apply.

Policy H5 – Dwellings for rural workers outside settlements- includes the following:

Outside settlements, new dwellings for rural workers will be permitted where:

- a. it is demonstrated that there is an essential need for a worker to live permanently at or near their place of occupation in the countryside. Comment: Councillors accept this need.
- b. a financial test is submitted to demonstrate the viability of the business proposed or as proposed to be expanded; Comment: The results of such a test have not been made available to councillors. An increase in the number of horses is not necessarily a sign of profitability or sustainability.
- c. a new dwelling cannot be provided by adapting an existing building on the holding. Comment: The application is an adaptation of an existing building.
- d. a suitable alternative dwelling to meet the essential need is not available on a defined development site within the 17 Principal Settlements or within a village or hamlet. Comment: The 'essential' need has been identified as a single groom. The mobile home meets this need. This application requests accommodation for an unknown number of staff with no 'essential need' presented.
- e. the proposed dwelling is located within or adjacent to the existing enterprise or other buildings on the holding. Comment: The application is an adaptation of an existing building.
- f. the size of the proposed dwelling is proportionate to its essential need; and Comment: The 'essential' need has been identified as a single groom. Further needs have not been identified or presented. The proposed accommodation is not intended to house a single groom. Six rooms plus 4 storage rooms are proposed offering the possibility of housing 14 residents.
- g. occupancy is limited by way of a planning condition or obligation. Comment: The original planning permission included a condition limiting occupation to workers

involved in or having been involved in the equine industry. The most recent application agrees to such a further condition.

8.5.2 it may be essential for a rural worker to live permanently at or very near their place of work. Whether this is essential will depend on the needs of the enterprise concerned and not on the personal preferences or circumstances of any of the individuals concerned. Comment: The application does not explain any need other than the need for a single groom established in the original application.

8.5.5where criteria a, b, and d above are met, consideration will be given to the siting of a mobile home for a three year temporary permission, where renewal would only be considered to provide continued occupation whilst a permanent dwelling is constructed on a site permitted for such a purpose. Comment: Councillors are only aware of condition (a) having been met. This application does not request permission for accommodation equivalent to that provided by the permitted mobile home currently in use. Instead it applies for permission to house an unknown number of residents. The golf course does not have a site 'permitted for such a purpose' and the applicant does not state whether the mobile home/s will be removed.

Policy DS3 – 'Small scale residential development in non-principal settlements will be permitted if it:

- a. demonstrably supports or enhances the vitality of the local community and the continued availability of services and facilities locally.
- b. is of a proportionate scale and maintains and enhances sustainable patterns of development.
- c. Note: 6.3.3 'Due to the generally low levels of service provision..... and public transport availability beyond the Principal settlements, many of the 160+ villages and hamlets are not sustainable locations for residential development.'

The golf course is not part of any village, hamlet, or community. If it was:

- a. This accommodation would not 'support or enhance the vitality of the local community and the continued availability of services and facilities locally' because there are no facilities close to the yard.
- b. There is no bus service so all transport other than bicycles is unsustainable unless electric vehicles are used and these cannot be forced on residents. The nearest doctor is 12 miles away, the nearest everyday shops are 5 miles away.
- b. The lack of services means that the development is not of a 'sustainable pattern' See 6.3.3 above.

Recommendation: As the application does not comply with policies H5 or DS3, it should not be permitted. Councillors recommend that permission for the original accommodation - ONE mobile home - be renewed for the usual 3 year term. The request for large scale redevelopment of the Hay and Welfare Barn to provide accommodation for an unknown number of residents has not been justified in the application and should be refused.

Councillors also recommend that the function of the Ridge level is specified in this application and included in considerations.

3. Biodiversity Net Gain

The Biodiversity metric tool was not completed by a competent person (as defined by CDC). Instead, the Biodiversity Self-Assessment form was completed. However, councillors believe that it was not completed correctly:

Item 2.1.6 asks whether the building has 'open flying access within 200m of woodland'. The form states 'no'. Councillors believe that the barn currently has such access and that woodland, hedge plants etc are within 200m of the barn (see plans provided in application 20/02934/FUL and aerial photograph in Section 1). The building may be used by bats and birds such as owls and the question is included to ensure their protection..

Item 2.4 asks whether there will be a significant increase in external lighting. The answer given is 'no.' But if the middle floor is converted to accommodation there will be a significant increase in light escaping from the building together with noise. This question also aims to protect nocturnal wildlife – see **Cotswold Landscape Board** – Management Plan Sections CE5, 7 and (particularly) 12. CE5 Dark skies – including – 'Measures should be taken to increase the area of dark skies in the Cotswolds National Landscape'. This proposal would increase light pollution rather than increasing dark skies.

Note: This drawing (10A) of the original application shows 6 rooflights in the Hay and Welfare barn: https://publicaccess.cotswold.gov.uk/online-applications/files/8CBE09BCECE63DC4ED9FD8FEC619CF53/pdf/20_02934_FUL-HAYBARN-1505563.pdf However, the photograph used to show the location of the two mobile homes clearly shows 12 rooflights. There is no mention of whether the proposal only occupies one end of the barn or what is proposed for the remainder of the barn. The number of rooflights affects the amount of light pollution. The increasing use of a planning condition of requiring mandatory blackout blinds on rooflights could be applied here.

Item 3.4 has not been answered.

Recommendation: Naunton PC requests that CDC rejects the form currently supplied and requests a competent person provides an accurate assessment. NPC also requests that CDC checks why the plan and the photograph differ in the number of rooflights.

4. Current investigations

Naunton Parish Council is aware that CDC's Enforcement Team is investigating a number of contraventions of the existing planning permission for this site. Regarding accommodation, the grooms' accommodation believed to already in place above the golf clubhouse (without permission) plus the accommodation in the two mobile homes (only one of which has permission), are already causing concern. See Section 1 for a photo clearly showing the two mobile homes, one behind and one to the right of the Hay and Welfare barn, to the left of the horse walker. NPC is aware that CDC Enforcement Officers have informed CDC Revenues that there may be residents at the yard who may not be paying Council Tax to CDC.

Recommendation: Councillors request that CDC does not consider any further applications until all these and other potential contraventions are resolved.

5. The role of the golf club in previous planning applications

The last three planning applications listed below (20/02934/FUL - For a new model stable yard, 18/02377/FUL - a function barn and 21/02179/FUL - six holiday cottages) have all been granted on the understanding that they would help and secure the future of Naunton Downs Golf Club. In practice the reverse has been true.

The comments below by the case officer, Martin Perks, illustrate how each application has relied on the continued operation of the golf club to obtain permission:

18/02377/FUL Erection of a new function barn, permitted 03/01/2019

The case officer's conclusion notes (**referring to the golf club**): "Overall, it is considered that the proposed development will **assist the viability of the existing business** and contribute to the local economy"

20/02934/FUL Erection of new model stable yard, permitted 16/12/2020

The case officer's report for this application notes at point 9 of the conclusion (referring initially to Ben Pauling Racing and then the golf club): "Overall, it is considered that the proposed development will **support an established rural business and provide it with an opportunity to develop and grow. It will also help to secure the longer term viability of an existing golf course which also benefits the rural economy**"

21/02179/FUL Erection of six holiday cottages, permitted 14/07/2021

The case officer's report notes "Permission was granted for the units on the basis that ***they relate directly to Naunton Golf Club*** which is considered to represent a visitor attraction for the purposes of Local Plan Policy EC11".

A once thriving golf club of c. 800 members has been reduced to c.100 paying members, at a time where almost every other golf club in Gloucestershire has a waiting list. Although the owners have repeatedly maintained their support for the golf club the decisions they have made, not least to reduce the course to 9 holes (now reluctantly restored to 13 holes), have reduced the membership of this much loved community asset and affected future viability.

Recommendation: Councillors recommend that CDC Planning Department reviews the previous decisions in light of the impact on the golf club, which had a key part to play in obtaining planning permission but which has not benefited (as intended) from those decisions.

Agenda item 8 - Steps to the boules pitch – sample suppliers

Councillors will need to decide on the preferred material (choice of galvanised steel or wrought iron).

Measurements will need to be provided, and councillors should check whether fixing directly into the steps will be secure or whether the handrail should be fixed into the ground alongside or other suitable surface.

Example providers:

The Handrail people

Prices not available on site. Company offers a site visit as well as an installation service and support for choosing an appropriate handrail. It will also quote against the buyer's measurements (no site visit). There is a choice of styles – Traditional, Modern, Contemporary, and materials – stainless steel, tubular steel and wrought iron. The company has many positive reviews.

Link: [Handrails - The Handrail People](#)

Proteus fittings

Example: Galvanised steel, 150cm long, 42cm wide, with 3 uprights £174.00 inc VAT

100% positive reviews as an ebay seller. No other online reviews.

Company description: 'Proteus Fittings Ltd is a small family run UK business with over 30 years experience of industrial pipework and fittings. We have been successfully operating since 1992 and on ebay since 2013.

This wall mounted M rail kit is made in our workshop to order in the UK. The rail is made with industrial grade galvanised steel tube and fittings. This simple handrail kit is suitable for any one to use who is competent at DIY. The galvanised rail is rust resistant and perfect for outdoor use and ideal for doorsteps and access points, along outdoor steps and stairs.'

Link: [42mm Outdoor Rail - Handrail kit - Outdoor Handrail \(proteusfittings.co.uk\)](#)

Pipe Dream fittings

Example: 150 cm long, 2 uprights (fitted into ground or steps), Silver powder coated galvanised steel, 42mm pipe £160 inc VAT
Length, width, finish and number of uprights are all customisable and

Unfortunately there were some very bad reviews about this company

Link: [Key Clamp Stair/Ramp Safety Barrier Kit - Pipe Dream Fittings](#)