

BUXTED PARISH COUNCIL

Minutes of the meeting of the Property and Recreation Grounds Committee held in the Reading Rooms, Buxted at 7.00 p.m. on Wednesday 18th February 2009

Present: Cllrs. Rose (Chairman), Crowe, Downing, Treacher and Warner
Also present: Miss B Macklen Clerk

Public: 1.

1. Apologies for Absence

Apologies were received and accepted from Councillors Chalmers and Mrs E Smith

2. Declarations of Members Interests.

Cllr Crowe declared a personal interest in any matters relating to the Buxted allotments by virtue of a family member being on the waiting list for an allotment plot.

3 Minutes

The minutes of the meeting held on 26th November 2008 were signed by the Chairman as a correct record of the meeting.

4. Buxted Football Club

Standing Orders were suspended to allow for Mr Derek McDougall (Chairman of Buxted FC) to make a short presentation to the Committee.

Mr Derek McDougall outlined Buxted Football Club's aspirations to rent land at Lower Totease Farm to be used for up to three junior football pitches and a port cabin to be used as changing facilities, all accessed from the existing recreation ground. The junior team currently play at Harlands Farm, Uckfield costing the football club between £80-90 for each match. The recreation ground at High Hurstwood had previously been used, but issues relating to unusable changing rooms have meant this site is currently not an option. The land owner has been approached and is in agreement with the plans. Mr McDougall has been advised by the land owner of his continued intention to establish some form of residential development on the land in the future, however the Football Club has stressed that this is not an issue they would wish, or need to be associated with. Mr McDougall also wished to stress that no financial contribution from the Parish Council is sought at this time, as it is the Football Club's intention to self fund the project.

During the presentation, Members had the opportunity to ask Mr McDougall questions. It was established that no electricity or water supply would be required in the porta-cabin, as it would only be in use during daylight hours in the winter months for the junior teams to change in before and after a match. With regards to accessing the site from the recreation ground, Members suggested that a gate could be installed to be locked one day per year, which serves to maintain a clear boundary of Parish Council owned land. Knowing how strategically important the access to the land will be, a legal covenant may also be considered necessary.

The Committee advised that planning permission would have to be sought from WDC as the site is currently allocated for agricultural use. As Mr McDougall is aware, a previous screening application for residential development has been submitted to WDC which raised many issues regarding ecological restrictions to the site. It is assumed that these issues would still have to be addressed in order for this proposal to be granted permission. The Football Club are also encouraged to contact Wealden Colts F.C. who were granted planning permission in 2006 for a change of use of grassland to a junior football pitch at land opposite Roundwood, Ringles Cross, Uckfield.

Having discussed the proposal put forward by Mr McDougall, the Committee **resolved:**

- To recommend to the Parish Council that the aspirations of the Football Club to create further pitches and locate a porta-cabin on land at Lower Totease Farm are supported and are considered a good use of the land, but to remain cognizant of the land owners long term plans for residential development at the site.

5 Buxted Allotment site

At the Parish Council meeting of 10th February 2009, it was resolved to delegate final decisions regarding the Buxted Allotment site to the Properties and Recreations Grounds Committee following further information obtained by the Clerk.

Consideration of final quote for deer fencing:

Resolved (proposed by Councillor Warner, seconded by Councillor Treacher) that the final job quote from N.B. Fencing be accepted. The Clerk to establish and confirm the following details with the contractor:

- Payment terms proposed at the meeting, being: 1/3 payment on order, 1/3 payment during works and 1/3 on completion of works
- Contractor holds sufficient public liability insurance
- Contractor to ensure that materials delivered and held on site until completion of the works are the responsibility of the contractor

Consideration of quotes for cost of extending standpipes:

Members expressed surprise at high cost of second quote supplied. It was therefore **resolved** (proposed by Councillor Warner, seconded by Councillor Treacher) that the contract to extend the existing stand pipes at the allotment site be awarded to Sureflow Plumbing and Heating. Clerk to ensure that suitable materials are to be used.

Consideration of Draft Tenancy Agreement

Before the meeting, the Clerk had circulated a copy of the draft tenancy agreement to all Committee Members and to individuals who had previously volunteered to form an Allotment Management Committee. Members worked through the draft tenancy agreement discussing comments put forward by existing and proposed allotment holders and points raised by Committee Members. A final agreed version of the tenancy agreement would be produced by Councillor Crowe in preparation for a further meeting between the Parish Council and allotment holders (existing and new) at which the Parish Council will confirm exactly what works are to be carried out at the site, timescales of works and distribute new tenancy agreements.

6 High Hurstwood Allotments

Members confirmed that following the presentation at the Parish Council meeting by Mr Dan Docker regarding the possibility of opening up the High Hurstwood Allotments, that the regeneration of the Buxted allotment site has to take precedence given the amount of time and money already allocated to be invested on the site. If on successful uptake and implementation of allotments on that site the demand for allotments has not then been satisfied, the Parish Council are duty bound to consider opening up the Parish owned land at High Hurstwood.

7 Members Questions

None this meeting

8 Any Other Matters Properly Notified

Community Payback Scheme

The Clerk reported that she has met with Dean Goldsmith of WDC and Nick Downs of the Probation Service at the allotment site to discuss the possibilities of using the Community Payback Scheme to prepare the new allotment plots. Mr Downs advised that up to 10 people with a qualified supervisor could be made available for up to two days a week. However, toilet facilities and tools would have to be made available by the Parish Council. Mr Goldsmith offered the services of WDC to mow the grass on the site before the Community Payback Scheme begin work. The Clerk advised that this information would first have to be discussed by the Parish Council before any confirmation of requirement of services can be given.

Members were advised that a porta-loo could be obtained for £21 per week (with an additional £24 for delivery and pick up). Tools have also been sourced via WDC, but this needs further confirmation.

Although the timescale of two days per week until the job is complete is not an ideal timescale, the Committee **resolved** to continue to pursue the use of resources of the Community Payback Scheme. Questions were raised with regards to the Parish Council having to provide the workers with tools, to which Councillor Rose suggested calling the probation service to check that they are not already provided with the necessary equipment. Clerk to investigate.

The meeting closed at 9.15 p.m.

Signed:

Chairman

Date: