**Ide Parish Council**

**Weir Meadow Working Group**

Draft minutes from meeting held on Monday 28 October 2019

at 7pm in The Hub

1. **Present:** Stuart Brooking (Chairman), Rich Cloke, Nick Bradley (Chairman Ide PC), Jess Paine, Doug Bell, and Phil Willcock.

2. **In attendance:** Julian Perrett ecology and wildlife expert.

3. **Apologies** received from: Mark Thomas, Richard Cottle, Cheryl Haddy and and Tony Stearman.

4. **Minutes** of the meeting held 19 Sept 2019 were approved and will be published on the website.

Action : Nick and Mel

5. **Planning permission application**.

NB reported on a meeting held on 9 October 2019 with Pete Leaver, landscape architect, SB, RC and NB, at Smallridge House at 1300. Notes of this meeting have been circulated to WG members. Changes were agreed to the configuration and location of the different sports and activities in line with requests made at the September meeting. The track and bridge were removed from the drawings. Following verbal advice to Pete Leaver from Julian Perrett, who has kindly conducted a pro bono wildlife and bat survey, the lighting was removed from the MUGA plan. Members considered the new layout, published with the agenda for this meeting, and approved it subject to extending the footpath / cycle path around the SE border of the Meadow, from the entrance to the proposed site for the BMX track.

Action:

-NB instruct Pete Leaver to re-draw layout as advised above.

-NB present updated layout plan at Nov 20th Parish Council meeting for approval.

-NB instruct PL to prepare full planning application in meantime, ready to submit as soon as possible after Nov 20, 2019.

6. **Northern Fields.**

NB reported that the Church Commissioners have accepted our offer in writing, at the figure advised by both our professional valuers, to purchase Weir Meadow and the Northern Fields as a single transaction. The current tenancy expires end of Sept 2020.

In discussion it was emphasised that we must make it clear – to members of this WG, the Parish Council, and Ide residents – that the agreed purchase sum (not recorded in these minutes for reasons of commercial sensitivity) is just that: the amount required to buy the land comprising Weir Meadow and the two Northern Fields.

We will have to raise additional funds to pay for developing the Meadow along the lines of all that is in the planning application. We were reminded that the planning application covers, in accordance with the professional advice we have received, all the aspirations for the future uses of the Meadow. This will likely involve a five year development programme.

The land, on the other hand, needs to be secured as soon as possible as phase 1 of the project. We were also clear that much sporting use can be made of the Meadow soon after we take it on, and before phase 2 of the development takes place.

Strutt & Parker were in touch with NB on 28 October to confirm that they are drawing up draft Heads of Terms for a three year option agreement. We need this signed before calling a public meeting of village residents.

Action:

-NB ask PL for rough costings of additional developments contained in the planning application.

-NB liaise closely with S&P over draft Heads of Terms for three year option to purchase agreement.

7. Next meeting on Monday 2 December 2019 at 7pm, The Hub, Ide Congregational Church.

Action: SB book The Hub

NCAB 5 Nov 2019