**Ide Parish Council**

**Weir Meadow Working Group**

Minutes of meeting held on Monday 24 February 2020

at 7pm in The Hub

**1.** **Present:** Rich Cloke, Doug Bell, Phil Willcock, Richard Cottle, David Howe and Nick Bradley.

**2.** **Apologies** received from: Mel Liversage, Pete Skinner, Stuart Brooking and Jess Paine.

**3.** M**inutes** of the meeting held 2 Dec 2019 were approved and will be published on the website.

Action : NB and Mel

**4. Outline planning application.** After the last meeting, we had decided to delay the planning application until we had held public consultation on the project. SB and RC had then held further discussions with interested parties; SB had attended a meeting of the parish council’s Climate Emergency working group; and the first of two public village meetings (22 and 26 Feb 2020) have now been held to update residents on the project, and canvas opinion. Interest, enthusiasm and support have characterised the responses from all quarters.

RC reported his recommendation to move the pavilion a little to the SE, to lie at the junctions of the football and cricket pitches and the MUGA; and shift the cricket pitch north. Agreed.

We have also had responses from community groups, and county and district councillors, to our appeal (sent out by NCAB in January) for additional start up funds for fees and costs to get us to the point of planning consent and a signed option agreement, such that we can now proceed with both. See below.

Update following the meeting: all the necessary reports, including the ecology report from Julian Perrett, are now in (as at 27 Feb 2020). NCAB has instructed Pete Leaver, landscape architect, to proceed with submitting the planning application (as modified above) without delay.

ACTION: NB liaise closely with architect

**5. IPC meeting 15 January 2020.** NB had not been at the meeting, so had submitted a report (see attached to tonight’s agenda). The PC gave its approval to instruct **David Howe of Michelmores** to act for us. The PC also supported the group’s advice about using the first year of the three year option to seek donations and grant funding, before looking to supplement that by seeking approval from the Secretary of State to apply for a loan.

**6. Public Meetings.**

Two meetings were scheduled on 22 & 26 Feb. NB will circulate the text of his presentation to councillors and WG members. ACTION: NB

**7. WMWG finances.**

Since 2 Dec 2019, we have received donations from Ide Twinning (£200), Ide Growers (£270), private donations (£1000), Ide Shop (£500), County Cllr (£500), District Cllr (£500), Ide Aloud (£200); plus pledges of contributions from Ide Cricket Club and Ide Football Club. We have £5,600 currently available. This is sufficient to proceed with the planning application and the option agreement process.

ACTION: SB and RC to liaise with clubs re funding contribution

**8. Option Agreement for Weir Meadow and** **Northern Fields.**

**8.1** We still await a draft Three Year Option to Purchase Agreement with site plan to consider. NB wrote several times to the CCs’ agents, sometimes without a response, through January and early February. We had confirmation last week that the CCs have the necessary paperwork to proceed to approval and instructing their solicitors.

DH explained that his first task will be to make a number of searches concerning the property; and that these would incur a cost (subsequently confirmed as £640.70).

Update following the meeting: DH provided details of the searches, and the PC clerk / financial officer gave approval to proceed with these costs as part of the overall action to proceed with the option agreement stage.

**8.2** DH also explained that Stamp Duty would be payable on the eventual purchase price inclusive of VAT, at the rate of 1% of the total amount over £150,000, ie £540 (£170,000 plus 20% VAT = £204,000; SD is charged at 1% on £54,000).

Confirmed we can recover VAT on land purchase and all service costs associated with that purchase – ie professional fees.

Update following meeting: NB has written to CCs to confirm exactly what our contribution to the CCs’ professional fees is expected to be.

**9. Funding options.** In discussing the option of taking a loan from the PWLB, we agreed that a short term, separate loan specifically to pay for the VAT on the land, to be paid off as soon as the VAT reclaim comes through, could be a good way to deal with the cash flow problem that the VAT payment will present.

**10.** **Next meeting** on Monday 20 April, 2020 at 7pm, The Hub, Ide Congregational Church.

Action: SB book The Hub

WMWG Membership/contacts – total 13 members

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NCAB 1 May 2020

WMWG final minutes from 24 Feb 2020