

# Ide Parish Council

## Weir Meadow Working Group

Draft minutes of remote meeting held on Monday 22 June 2020  
at 7.30 pm on Zoom

**1. Present:** Rich Cloke, Mark Thomas, Doug Bell, Phil Willcock, Cheryl Haddy and Charlie Fraser, Pete Skinner, Richard Cottle, David Howe, Mel Liversage and Nick Bradley.

**2. Apologies** received from: Stuart Brooking and Jess Paine.

**3. Minutes** of the meeting held 24 Feb 2020 and content of update email sent by NB 28 April 2020 were agreed.

Noted that the meeting planned for 20 April was cancelled due to Covid-19 crisis.

**4. Weir Meadow planning application progress:**

**20/00668/MAJ change of use.**

**20/00669/FUL pavilion and car park**

a) Because NB had had to re-draft much of the text of the application documents, the architect David Wilson partnership had kindly agreed to reduce their fee by the amount of the planning application fees (£693).

b) NB reported that the planning applications were validated on 11 May 2020, and on site notices displayed on 19 May. Several individuals and the Parish Council have publically supported the scheme on the website portal. There have been no objections in principle or substance. A number of conditions are likely as below.

c) Professional responses to application:

**Conditions advised as follows**

**Biodiversity:**

- the presence of rare bats, otters and dormice means a condition of no flood lighting will be set. Only lighting to be low intensity passive infra-red motion activated lights on short timer 1 minute max pointing away from site boundaries with specified bulbs;
- buffer zone at eastern edge of football pitch with post and rail fence to prevent people accessing the bank and brook;
- cut the grass only twice a year at margins;
- move BMX pump track away from the stream a bit;
- move play area eastwards a bit with trees between it and brook;
- supply landscape ecology management plan for -
  - root protection zones
  - dormouse, bird and bat boxes with locations specified
  - specifics of location and style of fencing

- planting schedules in eastern buffer zone, hedges, swale and wildflower planting, with on-going management scheme, detailing persons responsible
- control clump of Japanese knotweed with EA advice

**Listed building and conservation:**

- Leat and weir date from no later than 1540; also old sheep dip site along brook between weir and entrance, both of historical and cultural interest.
- erect interpretation board on site explaining these three features

**Flood Risk:**

No objections. Expert asks for pre- commencement conditions:

- detailed design of proposed temporary surface water management system to ensure no increase in flood risk during construction works;
  - details of adoption and maintenance arrangements for permanent surface water management system to ensure system will last full lifetime of the proposed developments
  - swale walls to be no steeper than 1:3, and to use check dams.
  - car parking area: asked to note discrepancy between Flood Risk Assessment and proposed Site Layout: former says all car parking will be permeable, latter says 15 permeable and 10 tarmac - asks for site layout to be updated.
- RC commented that we could use permeable tarmac throughout using gravel filled baskets.

**ACTION NB:** To seek advice of architect once planning permission formally issued.

- advised that we'll need land drainage consent form from DCC coastal risk management team.

**Archaeological:**

No comments

**Trees:**

No comments other than avoiding tree root protection areas.

**Environment Agency:**

OK for now. Will want to be consulted further as and when additional applications made for recreational facilities.

**ACTION:** NB report to group when planning permission result formally notified

**5. Lease on Weir Meadow and Northern Fields.**

NB reported that Richard Parr's current three year tenancy expires at Michaelmas on 29 September 2020. Strutt & Parker have sought our opinion about their intention to offer Mr Parr renewal with a two year Farm Business Tenancy ending 29 Sept 2022. This timetable would suit us well; and the shorter tenancy would assist us by avoiding a possible long period of notice were a periodic tenancy to develop. I have responded, after advice from DH, positively to S&P's suggestion.

**ACTION:** NB follow up with S&P.

## 6. Option Agreement.

Some heavy lifting is in process over the option agreement for the Victorian Orchard with the expert help of DH. Several - but not all - of the issues under discussion are common to both projects, so reaching agreement on the Orchard document should make it much quicker to reach agreement for Weir Meadow and the N Fields. Mineral rights, vacant possession, permitted uses and overages for uplift, development or profit from onward sale are such issues. No further news to report.

**ACTION: NB liaise w DH**

## 7. WMWG finances.

Following the log in the minutes for 24 Feb 2020, we have received further funds from:

Ide Parish Council (£500), Ide Rugby Club (£1,000), VAT refund (£819) and Ide Cricket Club (£750).

We paid £657.10 for local legal searches; £2,400 in architects fees; and £4,440 in advance but in full for our contribution to the Church Commissioners' legal and agents' fees, all including VAT.

At 22 June 2020, we were £352.95 in credit, with a further £1,249.52 due to be received as refunded VAT.

**ACTION: Mel reclaim VAT**

8. Nick asked for assistance in drafting a **fund raising prospectus**; and undertook to circulate the prospectus which the Orchard working party have written to get the juices flowing.

**ACTION - NB to circulate**

9. **Next meeting** on Monday 7 September, 2020 at 7pm, either by Zoom or at The Hub.

**Action: SB book The Hub**

## WMWG Membership/contacts – total 13 members

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