**Ide Parish Council**

**Weir Meadow Working Group**

Draft minutes of remote meeting held on Monday 9 November 2020 at 7.30pm on Zoom

1. **Present:** Stuart Brooking (chair), Rich Cloke, Jess Paine, Mel Liversage (Parish Clerk), David Howe, Phil Willcock, Richard Cottle, Mark Thomas, Cheryl Haddy, Doug Bell and Nick Bradley.

2. **Apologies:** None

3. The **draft minutes** of 7 September 2020 were approved.

4. **Planning permission granted on both applications on 16 October 2020**

4.1 **Change of use to recreation ground 20/00668/MAJ**

NB reported that we received planning permission with a number of conditions and pre-commencement conditions, summarised below:

1 - Development must begin within three years from 16 October 2020

2 - Must accord with the Site Location Plan and Flood Risk Assessment we submitted 28 4 20 and 11 5 20 respectively.

3 - The recreation ground shall be publicly owned, used for sports, games and community events.

4 - Pre- commencement we shall submit for written approval the details of exceedance pathways and overland water flow routes across the site in the event of rainfall in excess of the design standard of the proposed surface water management system;

5 - Pre-commencement submit for written approval details of the adoption and maintenance arrangements for the proposed **permanent** surface water drainage management system;

6 - Pre-commencement submit for written approval a detailed design of the proposed **temporary** surface water drainage management system which will serve the development site for the full period of construction. It must address the rates, volumes and quality of surface water runoff from the construction site.

7 - Pre-commencement submit for written approval, and then implement, a Landscape and Ecological Management Plan (LEMP), covering details of :

 - tree root protection zones

 - dormouse, bird and bat boxes

 - wildlife buffer zones

 - fence demarcating eastern buffer zone

 - shrub and wildflower planting schedules for eastern buffer zone, new hedges and swale

 - Ongoing management scheme for the above planting schedule

 - Details of who will undertake vegetation establishment and ongoing management

8 - During development works including site clearance must accord with details of the Ecological Assessment dated Feb 2020, especially section 5.

9 - No external lighting on the recreation site except for low intensity PIR motion activated lights on a short (max 1 minute) timer sensitive only to large objects (not bats and other wildlife). Direction of mountings and bulb specifications also laid down;

10 - Within three months of commencement of development submit for written approval, then implement, a management plan for roadside hedges;

11. Within three months of the development being brought into use, submit for written approval a scheme for a mill leat and sheep dip interpretation board to be installed on site.

**4.2 Single storey sports pavilion and associated car parking 20/00669/FUL**

We also received permission for this development on 16 October 2020, with conditions as summarised below:

1- same as change of use conditions at 4.1. item 1 above

2- must accord with Site Location Plan, Elevation / Floor Plan, Flood Risk Assessment and Landscape Plan submitted with application.

3- same as item 4 above

4 - same as item 5 above

5 - same as item 6 above

6 and 7 - Works to the site and to move the pavilion shall proceed in accordance with the Ecological Assessment report we submitted Feb 2020

8 - same as 9 above

9 - Before starting any intended use of the development, we must submit for approval, then provide and maintain the specified visibility splays at the entrance

10 - Within three months of the development commencing in use, submit for approval details of soft landscape works with an implementation and management plan.

11 - Prior to car park and pavilion being brought into use submit for written approval a flood evacuation plan

**4.3 DH** advised that we will need to clear down the pre-commencement conditions before we can "commence the development". And it's commencing the development that must start within three years from 16 Oct 2020.

We agreed to convene a sub-group to start work on the pre-commencement conditions, members to be Stuart Brooking, Rich Cloke, Richard Cottle, David Howe and Nick Bradley.

ACTION: Pre-commencement conditions subgroup will meet on Tuesday 24 Nov at 7.30 on Zoom. Nick to convene and send out Zoom details.

5. **Northern Fields**.

We still await confirmation from Strutt & Parker on the arrangements they have agreed with effect from 29 Sept 2020 for a renewed farm tenancy for the Northern Fields.

ACTION: NB to write to S&P for an update.

6. **VAT**

**PW** presented his analysis (see paper attached) of the possibilities and options for paying VAT on the purchase of Weir Meadow, Northern Fields and of Pynes (Victorian) Orchard.

We still do not know if the CCs have elected to "opt to tax" on the sale of the Northern Fields. The combinations of possibilities are complicated and various. Our preferred solution would be that we do not have to pay VAT on Northern Fields, allowing us to stick with the current VAT126 procedure for reclaiming the VAT we know we will have to pay on Weir Meadow. We would prefer not to have to register for VAT, as explained in Phil's paper.

ACTION: NB / DH to ascertain the opt to tax VAT position on Northern Fields.

7. **Option Agreement**

We have been waiting for four weeks for the CCs' promised draft document. It is based on the document for the Orchard, which is now fully agreed, other than a detail about water supply which does not apply to Weir Meadow and the N Fields. So we have reason to hope that we are near a document we can agree on.

ACTION: DH / NB stay in close contact with the CCs and Farrers to keep up momentum.

8. **Funds**

We still hold £1602 in the account.

**9. Fundraising and Prospectus**

9.1. Cheryl is ready and primed to convene a fundraising subgroup once we have signed an option agreement.

9.2 We have not started yet on writing a fund raising prospectus, along the lines of the prospectus written by the Orchard group. Agreed we should get on with this now, to avoid wasting time once the option agreement is signed, for like planning permission, the option will have a three year fuse burning.

ACTION: MT and NB undertook to work together on writing a first draft in the next 4 weeks.

**10. Next meeting**  **of the WMWG will be on Monday 11 Jan 2021 on Zoom at 7.30pm.**

The Pre-commencement sub group will meet at 7.30 pm on Tuesday 24 Nov 2020 on Zoom.

Attached - PW's VAT paper

NCAB 12 Nov 2020