**Ide Parish Council**

**Weir Meadow Working Group**

Minutes of remote meeting held on Monday 7 September 2020 at 7pm on Zoom

1. **Present**: Stuart Brooking (chair), Rich Cloke, Doug Bell, David Howe, Pete Skinner, Richard Cottle, Nick Bradley.

2. **Apologies** received from Mel Liversage (logged in but Zoom barred), Barry Hookins, Cheryl Haddy, Jess Paine and Phil Willcock.

3. The **draft minutes** of 22 June 2020 were approved.

4. **Planning applications update - NB.**

4.1 **Change of Use application 20/0068/MAJ.**

TDC officers have written to say they have decided to recommend approval for the change of use application, given two specific (and expected) pre-commencement conditions, to which we agreed on 17 August 2020. The conditions are that we will before commencing any work provide:

 - a surface water drainage management plan to cover before, during and after any works are carried out;

- a landscape and ecology management plan.

We await confirmation from TDC.

From reading other officers’ reports on the portal we also expect restrictions and detailed specifications in the use of lighting, provision of fencing adjacent to Fordland Brook, provision of a noticeboard interpreting the heritage and history of the site, and other planting and weed control measures as described in the previous June minutes.

4.2 **Car parking and Pavilion re-siting application 20/00669/FUL.**

The only issue to arise here was a request from the Biodiversity officer for a further bat survey of the existing cricket pavilion. This was done - again pro bono and with our great thanks – by Julian Perrett and submitted to TDC, also on 17 August. We await a decision from TDC.

ACTION: NB to request update on progress of both applications from TDC planning department

5. All **architects’ and planning fees** due to date have been paid. We have a balance of £1602.47 in credit in the Parish Council Recreation Ground account.

ACTION: NB and DH to liaise over agreed terms of engagement with architects with regard to next stages of project

6. **Northern Fields.** We understand, but have yet to receive confirmation, that the Church Commissioners, through their agent Strutt & Parker, plan to enter into a two year Farm Business Tenancy for the Northern Fields from 29 Sept 2020 with the current tenant, to accommodate our projected timetable for buying the land.

ACTION: NB to request confirmation of tenancy arrangements from Strutt & Parker

7. **Option Agreement to Purchase.**

David Howe has reached an advanced stage of negotiation on the option agreement for Pynes Orchard. In particular, in removing any conditions relating to mineral rights; agreeing vacant possession; and agreeing the basis for overage payments in the (vanishingly unlikely) event of the Council selling on or developing the site later. Much of this work is directly transferrable to the option agreement for Weir Meadow; and the Church Commissioners’ rural asset manager, Ciara Williams, is acting very helpfully and responsively in this regard. We submitted a draft of the Orchard option agreement that we would be happy to sign to Farrers solicitors on 19 August 2020, and await their response. Once settled, we should be able to reach agreement for Weir Meadow relatively fast.

ACTION: DH and NB continue to liaise and work with Farrers and CCs to reach agreement

8. The group will meet again on Monday 9 November 2020, at the slightly later time of 7.30pm, on Zoom.

END. NCAB 11 9 2020.

Approved 9 Nov 2020