**Ide Parish Council**

**Weir Meadow Working Group**

Minutes of remote meeting held on Monday 11 January 2021

at 7.30 pm on Zoom

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

**2.** **Apologies** received from: Stuart Brooking and Doug Bell.

**3.** M**inutes** of the meeting held 9 November 2020 were agreed.

Noted also that minutes of a meeting of the Pre-Commencement Conditions sub-group had been circulated with the agenda.

**4. Option to Purchase agreement - progress with Church Commissioners**

DH reported that he had sent draft documents to the CCs on 1 December 2020, and that we had had a response at 18.20 this evening. Remaining legal textual points to resolve in the document are:

- Lease period in defining an excepted disposal. We had proposed 15 years, the CCs wished to stick with two years. DH was concerned that this would not be helpful for our sporting clubs. Rich C was less concerned and said the Cricket Club would be satisfied with a 1 or 2 year rolling tenancy with a side letter.

- we held that "sport and recreation" falls naturally into the category of 'public amenity'; we could remove “leisure uses” if that has been a trigger to the CCs’ anxiety; and could add something like “not-for-profit”.

- we agreed to remove reference to renewables and vineyards.

- the CCs have accepted our concern about double overage was their intention, so we should check that that has been  rectified in the next document.

- CCs have confirmed that there is no mains water supply to Weir Meadow.

- We have yet to get confirmation on the VAT election status of Northern Fields.

- Since the meeting, Strutt & Parker have confirmed that a monthly rolling Farm Business Tenancy with Richard Parr is now in place for the Northern Fields.

Action: DH will revert to CCs on all the points above.

**5. Pre-commencement conditions**

The subgroup met on 24 Nov 2020 and agreed a plan to draft a suite of plans. Work still in progress.

- Richard Cottle - has composed a draft template for the LEMP, and will inspect the site with a view to circulating a draft document to us and Julian Perrett within the next 2 weeks. Action: Richard Cottle

- Rich Cloke has spoken to colleagues and remains confident that he can draft the required WDMPs, and will issue a first draft for the change of use permission in the next 4 weeks. Action: Rich Cloke

**6. Draft Fund Raising Prospectus**

NB had circulated a draft prospectus v1 for consideration. Members welcomed the document, advising that an executive summary would be helpful; and a condensed version of the full document would be useful; and perhaps some detail could go into appendices. Post meeting PS provided expert advice as requested which has been incorporated in v2.

CH is ready to take on forming a fund raising sub-committee and will approach Dawn Chapman, Trevor Gardner, David Williams and others.

Action: NB revise to v2 which will be discussed by Ide Parish Council on 20 January 2021.

Action: CH begin assembling fundraising subcommittee

**7. Funds in hand confirmed as £1,602.**

**9.** **Next meeting:**  on Monday 8 February 2021 at 7.30pm, by Zoom

WMWG Membership/contacts – total 13 members

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Approved 8 Feb 2021