

## IDE PARISH COUNCIL

### WEIR MEADOW WORKING GROUP

**Minutes of a remote Zoom meeting held on Monday 8 February 2021 at 7.30 pm**

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

**2. No apologies.**

**3.** Minutes of the last meeting held 11 January 2021 were approved.

**4. Pre-commencement conditions.**

4.1 Richard Cottle spoke to his draft paper, version 2 Landscape and Ecological Management Plan (LEMP) drafted to meet the Change of Use Planning permission condition. Richard has yet to consult with Julian Perrett which he will do this week. He will then prepare v3 as a final draft, and send it to NCAB who will submit it to TDC planners.

**ACTION: Richard C draft final version.**

**ACTION: Then Nick B submit to TDC**

4.2.1 Rich Cloke spoke to his draft paper, Water Drainage Management Plan (WDMP) drafted, like the LEMP, to meet the condition of the CoU permission. Rich explained that only changing the Meadow's use, from farming to recreation, will do little or nothing to change how surface water runs, lies or is managed on the site. The conditions in both permissions are the same, with standard wording. In discussion, agreed we should try to respond to the trigger phrases (eg exceedance pathways) in the conditions, based on the Meadow's particular features as far as possible. Agreed members will send comments to Rich by email over the next week. Rich will then draft final version, send to NCAB who will submit to TDC.

**ACTION: Rich Cloke draft final version**

**ACTION: Then Nick B submit to TDC**

4.2.2 Two side issues were discussed.

- Rich observed that the base of the stream around the weir is dropping, raising possibility of erosion of the base of the leat's retaining walls, and potential interference with the roadway. No action suggested other than observant monitoring at present.

**ACTION: Review at next meeting**

- Agreed that we would request that Richard Parr put the Meadow down to grass, of a type of our choice, before we take it on.

**ACTION: Keep this decision live with reminder prompt**

**5. Option Agreement.**

5.1 David Howe reported that we had heard from the CCs about the Farm Business Tenancy lease now in force between the CCs and Richard Parr for Northern Fields. It's a one month to one month lease, but contains no break or notice clause.

**ACTION: DH will draw this to CCs' lawyer's attention**



5.2 DH explained that the sole outstanding issue in the Option Agreement & Transfer concerned the time period of any lease that IPC might grant to a sports club under the Excepted Disposal provision. Because sporting clubs are classed as businesses, leases longer than two years could expose IPC to risk if a permanent tenancy were created. We had suggested a remedy for this to the CCs, while still allowing a lease of up to 7 years to avoid legal costs and unnecessary bureaucracy. The CCs had not accepted our suggestion.

In discussion, agreed that DH would go back to the CCs with further argument; and suggest we enter into a covenant to prevent certain named types of development if the CCs still refused to move on our proposed 7 year lease solution.

**ACTION: DH and NB revert to CCs on 7 year solution; and covenant.**

## **6. VAT**

DH reported that the CCs have confirmed that Weir Meadow is opted to tax for VAT – which we knew. But their reply did not specifically mention whether Northern Fields are opted to tax. Though we think they are not, agreed we should double check.

**ACTION: DH will ask the CCs lawyer again to confirm this point.**

**7. Money.** The bank account stands at £1,602.00 in credit.

## **8. Fundraising.**

8.1 We discussed the likely benefits of combining forces between the Weir Meadow and Pynes Orchard Working Groups for fundraising. It would make best use of the talents and strengths in the two groups. It would allow co-ordination of fundraising activities, prevent avoidable overlap, and present a professionally planned campaign for the village. It would also fit with the likely timing of the two Option Agreements, which we expect to be ready to sign at the same time, thus allowing us to start fund raising at the same time.

NB reminded members of the proposed plan in the prospectus – that we spend one year appealing for private donations and applying for funds from grant giving bodies such as the National Lottery, sporting organisations and trusts; and then, with consultation and support from the community, apply to borrow the balance from the Public Works Loan Board.

Cheryl Haddy will liaise closely with Trevor Gardner, and other members of the team she is gathering, so that we are ready to go when the Agreements are signed.

8.2 Nick Bradley presented v3 of the draft Prospectus, and asked members to email him further comments.

**9. Next meeting will be on Monday 8 March 2021 at 7.30pm on Zoom.**

NCAB, 12 Feb 2021

Approved 8 March 2021