

Ide Parish Council

Weir Meadow & Northern Fields with Pynes Orchard Joint Projects Fundraising Group

Minutes of meeting on Monday 19 July 2021 at 7.30pm at Smallridge House, The Green, Ide

1. Welcome and introductions.

In attendance:

1. Nick Bradley (NB) - chair
2. Imelda Liversage (IL) - parish clerk
3. Charlotte McGregor (CLM) - secretary
4. David Howe (DH)
5. Richard Reardon (RR)
6. Philip Willcock (PW)
7. Trevor Gardner (TG)

2. Apologies received from:

1. Maresa Bossano (MB)
2. Peter Cloke (PC)
3. Stuart Brooking (SB)
4. Doug Bell (DB)
5. Cheryl Haddy (CH)

3. Draft minutes of last meeting on 21 June 2021 for approval – Approved as drawn.

4. Water supply and Option Agreement for Victorian Orchard

NB - Water supply is now connected but we haven't yet received formal confirmation that the works have been completed so that we can move towards exchange for the Option Agreement.

Action: NB contact Church Commissioners and Strutt & Parker

5. Ground works tenders for Weir Meadow: How the Working Group sees these in relation to the Fund Raising strategy. (DB & NB)

A meeting was held last Wednesday 21 7 21 of the Weir Meadow working group. DB has been collecting tenders for the work needed to fulfil our obligations under the planning application 20/00669/FUL for sports pavilion and associated car parking.

DB and NB produced a written brief. A tender pack was put together and through a village resident, a QS was found to produce a Bill of Quantities (pro bono). BoQ went out to five contractors. Two have responded.

In the strategy we had estimated £35,200 + VAT. The tenders in so far have come back in at £102k and £95k. A £29k and a £20k reduction, respectively, could be achieved if we were able to distribute the spoil on site.

Questions then raised about the need for tarmac carpark. This was suggested on the Architect's advice. The WM working group has agreed that a more simple parking solution should be looked at in view of those potential costs. We don't want to increase our already fairly high costs for what is a small village, unnecessarily.

We will fundraise for the acquisition of the land and then we will focus on fundraising.

PW – is there a time limit on doing the work. NB – advises yes, the permission expires in October 2023. Possibly renewable.

DH – we need to make a material start in order to preserve permission, so don't have to complete the works by 2023.

NB – the WM working group suggested that we go back to the planners and ask whether if we do less is it still covered by the same planning.

TG – we need to ensure the message is correct. Huge push to buy the land, breathe and then have another push to develop it and then perhaps further pushes along the way to put facilities on etc.

NB – advised that the WM Working Group has a new chair – Richard Cottle. A further meeting is timetabled for 7 weeks' time.

TG – asked whether we have estimated costs for the alternative material type? NB advised that SB had given an indicative cost of £10,000.

NB – of course we can get a lot of recreational use from the land without doing anything to it. This is covered by change of use application (20/00668/MAJ). The development of it is covered under a separate permission and so we do not have to develop in order to use it and by not developing, we won't put the use aspect in jeopardy.

RR – asked whether we have received any objections to this. NB advised that there were no objections to either planning application.

NB – during a general discussion about the planning NB advised that the planners had made very clear that they would refuse an application which included flood lighting.

Action - NB will redraft the strategy and the prospectuses.

Action - NB will discuss idea of reduced materials for car park with TDC planners

6. Local Fund Raising leaflet - draft v3 19.7.21 circulated. RR & NB

MB has used Canva software programme which looks really good. Thanks were expressed. The text and illustrations were approved.

Action - RR will liaise with MB with the file.

The issue of how to deal with any surplus funds was discussed. Rather than make a statement in the leaflet, it was thought the PC could record a public statement that monies raised would be used for Ide Community Projects rather than refunded. Named donors may be the exception. They could be given the option to donate on the basis of it being a designated fund. Perhaps create a donation form on which the donor opts in to having monies refunded should the project not proceed to conclusion.

TG – we need to ensure the formatting allows for printing both externally and internally. NB has already asked and MB said it could be used for both. It can be created into a PDF.

DH – We need to ensure that the website holds the prospectuses before we distribute the leaflet because the leaflet cross refers to the website.

7. Draft (5 7 21) for Initial Enquiry to National Heritage Lottery Fund, with input from Pynes Orchard Working Group. PC & DH

This is an initial enquiry at this stage (akin to an expression of interest), after which we see what comes back and then we can decide whether their terms for the grant are something we can agree to.

TG – we ought to try to raise some of the money first. We may not be offered any grants at all. Or they may not make any demands of us which we aren't willing to agree to. If there are terms we don't agree to, then we can say no.

Orchard Working Group fully understands the above and are happy for the enquiry to be made, and with the wording of the key sections of the enquiry form.

Orchard Working Group would like to make an HLF application for around £35k (roughly half the overall cost), and would be looking to raise the other half from the village ie 50:50 funding.

8. Publicity. Reports on progress:

8.1 Mark and Richard - editing and cameraman. RR has spoken with Mark Thomas who is yet to confirm that the cameraman will be available. The group agreed that we should consider a less professional approach.

Action - RR will ask CH to approach Simon Rice who has been helpful before.

TG – we ought not to overestimate people's understanding of the two projects in terms of location. A drone video walking the viewer through the parcels of land would be very helpful. The group agreed.

RR requesting a list of potential people to be approached for interview:

Alice Purcell (Ide School Head) - Orchard

Cheryl Haddy – WM -

Richard Cottle - WM

Richard Cloke - WM

Stuart Brooking - WM

Peter Cloke - Orchard

Sylvia Moore – Orchard

Paula Burton-Perrett – Orchard

Action – RR to make approaches re interviews.

9. Progress with final draft of prospectuses -NB.

NB has almost completed this. A few minor alternations to be made.

Action – NB will complete the final draft prospectus by the end of July.

10. Private donors. TG – approach to private donors discussed briefly. We need to prepare a suitable letter. Confidentiality must be of utmost importance.

Action - Peter Cloke, NB, TG and DH to make personal approaches and to agree content of letter.

11. Donation forms to accompany prospectuses.

Action - NB has drafted forms. NB will send these to CLM for further refinement in light of discussions over dealing with the possibility of surplus funds; and data protection.

Action – Mel Liversage to approach auditor to establish whether we have any requirements re money-laundering checks etc.

12. Viridor and Biffa.

DH – At what point do we make the Viridor initial application? The application dates appear to be available every quarter. Feeling was that we should get the application in as soon as possible. Orchard application will be made under community project heading. WM would probably be made under the bio-diversity heading re Northern Fields. However, they don't fund purchase of land unless it is at risk of being lost to the community: this Orchard is the only one in Ide ever potentially available as a public amenity, and so it is unique and at risk of loss to the village. WM would probably apply under community project.

TG – is it possible to talk to them?

CLM asking whether we can approach this as one application? They are linked by virtue of the opportunity presented to us by the Church Commissioners. DH considering whether we ought to propose one application for both on the grounds of Community Project.

Action: DH will talk to Viridor and Biffa about a) eligibility b) one combined or two separate applications.

13. Date of next meeting: 8pm, Monday 23 August 2021 at Smallridge House.

Points for action before next meeting

- NB contact Church Commissioners and Strutt & Parker
- NB will redraft the strategy and the prospectuses.
- NB will discuss idea of reduced materials for car park with TDC planners
- RR will liaise with MB with the leaflet file.
- RR will ask CH to approach Simon Rice who has been helpful before.
- RR to make approaches re interviews.
- NB will complete the final draft prospectus by the end of July.
- Peter Cloke, NB, TG and DH to make personal approaches and to agree content of letter.
- NB has drafted forms. NB will send these to CLM for further refinement in light of discussions over dealing with the possibility of surplus funds; and data protection.
- Mel to approach auditor to establish whether we have any requirements re money-laundering checks etc.
- DH will talk to Viridor and Biffa about a) eligibility b) one combined or two separate applications.

Approved 23 8 21
END

Approved
DRAFT