

Weir Meadow Working Group

Minutes of a Zoom meeting on Wed 14 July 2021 at 6.15pm

1. **Present:** Stuart Brooking, Rich Cloke, Richard Cottle, Mark Thomas, Mel Liversage and Nick Bradley.

2. **Apologies:** David Howe, Phil Willcock, Jess Paine, Trevor Gardner, Cheryl Haddy and Doug Bell.

3. The **minutes** of the meeting held on 8 March 2021 were approved.

4. **Option Agreement.** NB reported that the contracts were signed and exchanged on 26 March 2021.

5. Pre-commencement Planning conditions.

NB reported that in respect of the permission for Change of Use to a recreation ground, 20/00668/MAJ, TDC have approved the WDMP and LEMP, and we are discharged from the pre-commencement conditions. This means that once we own the land we can immediately start using it as a recreation ground.

We will still need to provide a WDMP and a LEMP in greater detail to discharge the conditions on the car park and pavilion permission 20/00669/FUL.

6. Tenders for car park construction and associated groundworks.

6.1 NB reported that Doug Bell and he had written a brief, and through the help of Jerry Kent had commissioned a formal bill of quantities, pro bono, for the construction work necessary to fulfil the details in our planning application 20/00669/FUL, from Mr Jerry Stott, quantity surveyor for Mildren Construction. NB has been in touch with Mr Stott to thank him.

The BoQ was sent to 5 companies inviting tenders. Two tenders have been received - for commercial reasons their names are not recorded in these minutes but can be supplied on request. One tender is for a total of £95,652 plus VAT; the other for £102,394 plus VAT. These prices could potentially be reduced by £20k and £29k respectively if we were able to provide for spoil disposal on site.

6.2 Members discussed these figures in the light of our estimated costs in the fund raising strategy of £35,200 plus VAT: a roughly threefold difference. The group felt that it was not desirable or achievable to add some £60k to £67k to the project at this stage, not least because the members present now favour a greener, more sustainable car parking solution, given the large amount of material and tarmac involved.

6.3 The group agreed to recommend the following to the Parish Council and the Fund Raising Group:

- approach TDC planners to discuss the acceptability of installing a greener, non tarmac, sustainable, free draining car park surface, with a life span of around 15 years - which would be cheaper and more environmentally friendly. **Action: NB**
- ask if and how our planning application would need to change . **Action: NB**
- concentrate entirely now on raising funds to buy the land as Phase II of the project.
- move car park and pavilion developments to Phase IV, to be tackled once we own the land
- revise the drafts of the fund raising strategy, para 6 of the prospectus and leaflet accordingly **Action: NB**
- NB report to next IPC meeting **Action: NB**

7. Leaflet.

Members had received the latest version of the leaflet for consideration. We approved the text and layout.

Action: NB to report back to the Fund Raising group to finalise and move to printing.

8. As well as sponsoring trees, we agreed an idea to use What Three Words 3x3 metre squares as a unit to invite sponsorship. There are 2,700 3x3m squares in Weir Meadow. If every one was sponsored for £70, the full purchase price of the fields would be raised. Include in leaflet. **Action: NB**

9. We discussed the suggestion that fund raising materials should contain the promise to return designated donations should either or both projects not proceed. Members felt that the Parish Council should undertake to make such refunds; but that we should not include it on publicity literature, to avoid the risk of undermining people's confidence in the projects. It would also be unreasonable for every person who had donated a few pounds at an event, for example, to expect a refund. This matter will be discussed at the fund raising group, to find a form of words to include in formal minutes to cover this point.

Action: NB & ML

10. Rich Cloke alerted the meeting to erosion under the road by water in the brook along Halscombe Lane just proximal to the weir. This might lead to undermining of the road.

Action: NB will write to Church Commissioners and Devon Highways.

11. Chair of the working group. Members thanked Stuart Brooking for his two years as Chair, and were pleased to know he will continue to serve on the group on behalf of the football club, and giving expert advice on trees and landscape.

Richard Cottle kindly came forward to offer himself as the new Chair, and was warmly welcomed.

12. Next meeting Monday 20 September 2021 at 7.30pm. Venue to be advised.

END

NCAB 21 7 21

Approved 20 9 21