

Ide Parish Council

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

Minutes of a meeting held remotely by Zoom on Monday 23 August 2021 at 8pm

1. Present

- a) Nick Bradley (NB) - chair
- b) Imelda Liversage (IL)
- c) Jessica Paine (JP)
- d) Charlotte McGregor (CM) - secretary
- e) David Howe (DH)
- f) Philip Willcock (PW)
- g) Cheryl Haddy (CH)
- h) Trevor Gardner (TG)
- i) Peter Cloke (PC)
- j) Richard Cottle (RC)

Welcome to RC who is the new Chair of Weir Meadow Working Group.
Richard Reardon has decided not to continue with the group. NB has thanked him for his contributions.

2. Apologies

Maresa Bossano

3. Draft minutes of last meeting on 19 July 2021 for approval (previously circulated)

Approved without amendment.

Action: post approved minutes

4. Water supply and Option Agreement for Victorian Orchard

DH - Water supply was the last issue which required sorting before the CC would sign the option agreement. CC have now paid for and installed a separate metered supply to the Orchard. Option was signed at the end of July. We now have a three year window in which to exercise it.

Thanks expressed by the group to DH. He has offered extraordinary help and it is very much appreciated.

5. Response from TDC planners on proposal to reduce impact of car park on Weir Meadow by replacing tarmac groundworks with simpler, cheaper ground covering

NB - It was agreed last time that we would reduce the focus of the scope of the fundraising initially to the purchase of the land due to the significant cost of the tenders we had received.

NB approached Teignbridge and has been in contact with James Clements (planning officer). NB advised that the costs of the work to be undertaken was three times more than we had originally thought it might be. We have therefore revised the approach and would like to consider a more sustainable finish which is also more affordable. NB posed the question “Do we need to amend the planning permission?”

Response – low impact solution likely to be looked upon favourably. There are no conditions we can “hang this on” and so a non-material amendment would be sufficient. 28 day notice period and no formal consultation required.

NB considers this to be a positive response. Application has not yet been made. Architect should probably be consulted.

CM and RC voiced positive support for the amended approach.

TG – is there any reference in the prospectus for the carparking? If so, should we amend it to reflect the softer nature of the parking facilities. Prospectus not yet being proofed so can amend.

Action: NB to check and align references to car park in WM prospectus.

Action: application for non-material amendment can wait until nearer the expiry of current permission

6. Local Fund Raising leaflet

NB - This has now been printed. 1,000 leaflets printed and 100 Orchard prospectuses printed. General consensus was that they look great. Next step and publicity - how do we distribute and when? Moved to and dealt with at item 12.

7. Initial Enquiry to National Heritage Lottery Fund (NLHF) for the Orchard and Viridor first stage application for Orchard

DH - These are the only two funds which can be approached at this time and both can only be used for the Orchard project.

Viridor – they are prepared in principle to agree a stage 2 application. Max 50% land price could be subject of the grant (circa £30,000) and may also be willing to contribute towards funding works too – possibly £10,000 (max application could be £50,000). Application dates may mean the application is premature but they are aware of this. Important to get the timing right as they will only allow us one deferment. Jan/March deadlines should be aimed for as we have 6 months after the grant issued to deal with and to discharge any conditions.

NHLF – have not yet made a corresponding part one application. We have prepared draft responses to the various questions. They will be looking for a much more ambitious scheme than perhaps we are willing to offer; involvement of other parties etc. Therefore, not pursued yet. More likely to have a far more positive outcome to the stage one application if we have already got substantial funding pledged already.

Viridor recommended that we don't put in an application for another year yet so that we know where we are. If we go too early, we won't be in a position to use the grant in time. We have to satisfy the conditions within 6 months one of which will be to raise the balance of the funds to undertake the project.

Action: DH hold Viridor application until we have raised matching funds from the community.

NB – Is Viridor definitely out of the picture with Weir Meadow? DH – they will not fund land purchase unless the land is at risk of being lost to the community. DH does not think this risk is relevant re Weir Meadow.

RC – Summarising that Viridor can only be used for Orchard and the same applied to NLHF – DH confirming. DH explained why Weir Meadow wouldn't tick a lot of the boxes required for the NLHF project.

NB – reminding us that the Northern Fields may be the site which is most suitable for PWLB borrowing.

DH – had considered whether the WFM and NF could be used to fund it by way of a biodiversity site.

RC – advising DEFRA have launched a grant which covers things such as re-wilding, green belt, community use. If you can put forward a case, the funding level is very high – up to £9,000 per hectare of a 10 yr period but the proviso is that you must own the land or have the right to use the land. This might be an alternative to letting to a tenant.

NB clarifying that we would borrow from the Public Works Loan Board and service the loan by increasing the parish precept with the permission of the secretary of state, and thus increasing council tax.

***Post meeting note from NB:** interest rates at the PWLB are lower than when we last discussed this option (May 2020), having fallen from 2.62% then to 1.98% now for a 50 year fixed rate loan. If we were to borrow £130,000 (the price of the Northern Fields) on a 50 year annuity fixed rate basis, the annual repayment of capital and interest would be £4098 (as at 24 Aug 2021). This would mean a 59% increase in our precept demand, from the current £6962 to £11,060 per annum. This is not capped. Band D council tax payers in Ide currently pay £2046.61 per year, of which £28.60 pays for the parish precept. A 59% increase in precept contributions would, therefore, mean that a Band D household's council tax would go up by £16.87 per year to £2063.48 a year. So an increase of £1.40 per month in council tax for the average band D household would buy the Northern Fields.

Action: at the meeting held 25 8 21 of NB, DH, TG it was agreed to raise this formally at the parish council meeting on 15 Sept.

PW – clarifying that it is not a condition of the loan that the land must be available to service the loan. Confirming that is correct however, the loan won't be offered until the increase in council tax has been set out and agreed.

RC – advising that the DEFRA monies are paid to ensure storage of carbon. The fund is limited at present but is likely to be increased over the next few years. Something to keep in mind as we move forwards.

NB requesting RC to find out further details re the DEFRA funding. RC agreeing.

Action: RC investigate further.

NB – do we need to make a decision on these?

DH – Not yet. Assuming everyone agrees that we hold off the Viridor application until we have launched the fundraising. NLHF – not suitable for Orchard although could be used for Weir Meadow but it would need to be a far more ambitious project than we have in mind at present.

NB – when we last talked about the constraints of the NLHF funding we agreed that we would put in the part one application when we had some money “in the bank”.

PC - nothing further to add but pleased that Viridor have given such a positive response. Continues to believe that the NLHF requirements do not fit with the original Orchard Working group's aims. Believes we should “park it” for the time being but not close the door it completely.

Action: park NHLF initial enquiry TFN

8. Orchard prospectus – NB - complete and 100 copies have been printed. It will have an insert of the donation form.

9. Weir Meadow prospectus – NB - About to go to the printer. Changes were to focus on the phases which included acquisition of the land first and pushing the development back to phases 3 or 4.

Action: NB

10. Revised fund raising strategy - NB - to be circulated when the prospectus is available.

Action: NB

11. Enquiry to auditors and DALC about measures needed, if any, to avoid money laundering – ML - Has been in contact with Cara Stobart (head of Devon Association of Local Councils) who has advised that she knows of no legislative requirement to put AML information into the paperwork – no need to require due diligence to be undertaken on donors and we also do not need to include anything in our prospectus.

12. Launch day and Leaflet

AGREED:

- Launch day morning 10-12 Sat 9 October in Village Hall (already booked by Mel), followed by tour to both sites.

Action: Mel confirm booking

- Drop in style with a display stand, video/slides on loop, coffee and cake, WG members and councillors present to answer questions and explain.

Action: CH and others

-Deliver leaflet soon over 3 days of 31 Aug, 1 & 2 Sept. Mel will construct a list of streets, roads and properties, with deliverers' names attached, for circulation.

Action: Mel do list for volunteers

- Announcement of Oct 9 in October Ide Times - but not the full leaflet, as folk will already have that. Ide Times will be used to advise as to 10-12 event timings with guided tour of both sites at 12 noon.

Action: CH do Ide Times piece by deadline Sept 20.

- Website material needs to be current as they are referred to in the leaflet.

Action: NB liaise with Ben Ervine

- Request will be made to have photo(s) on the front cover of Ide Times as an advert.

Action: CH

- CH - Facebook event will also be created.

- NB asking CH whether a video will be possible for 9th October launch event? NB not great progress has been made. CH has not yet approached Simon. CH will now do this. Lots of people keen to be interviewed. CH will also chat with Mark Thomas. Even if it is a slideshow of pictures rather than video

13. Cricket Club Ide Fun Day in aid of Weir Meadow – this coming Sunday 29 August . NB – we will arrange leaflets to be out on the day.

Action: NB

14. Personal letter to potential benefactors– PC, NB, DH, TG agreed to meet tomorrow, Aug 24 at 7.30 to construct list and draft letter.

* Post meeting note: [this has happened and letter drafted.](#)

15. Any Other Business

Green Space for Ide website is starting to take shape. It is a place to give online. Has its own heading on the main village website landing page: clicking on it takes you direct to the Green Space website.

16. Date of next meeting

27th September 2021– 8pm, Smallridge House or Zoom according to circumstance.

END

Approved 27 Sept 2021