

Ide Parish Council

Weir Meadow Working Group and Ide Joint Projects Fund Raising Group

**Draft Minutes of a combined meeting of the two working groups held remotely on Zoom
on Monday 12 September 2022 at 8 pm**

1. Present: Richard Cottle (Chair), Mel Liversage, Nick Bradley, Rachel Herbert, Rich Cloke, David Howe, Charlotte McGregor, Philip Willcock.

2. Apologies: Mark Thomas, Stuart Brooking, Cheryl Haddy, Peter Cloke and Peter Skinner.

3. Draft minutes of combined WMWG and JPFRG meeting held 18 July 2022 were approved.

3. Action: Mel to post on website.

4. Action points from last meeting:

4.1 Football Club:

R Cottle reported that SB had emailed an update confirming that Ide Green Rovers Club is registered with the Football Foundation. SB is ready to do a pitch survey and soil sample when the ground is softer, which he will then submit to the FF.

4a Action: SB make survey and sample asap.

4.2 National Lottery Community Fund. No change. Planned application on ice until we own the land.

4b Action: R Cottle to keep item alive and on the agenda.

4.3 Forestry Commission. No further updates to report.

4c Action: R Cottle keep in close touch w Forestry Com.

4.4 Tenancy of Northern Fields.

NB reported that Richard Parr has signed the Farm Business Tenancy [FBT] agreement as presented without any amendments. His two year tenancy starts on 29 September 2022, at £1100 per annum. Peter Skinner will supervise the terms of the agreement, with special attention to controlling agricultural machinery access across WM and hedge cutting.

Clause 2.3 of the FBT provides for a 4 metre wide perimeter strip round the whole eastern field of the Northern Fields for unfettered pedestrian access.

5. Option Agreement and Funds

DH reported that the Option Agreement had been exercised on 29 July 2022, when £17,000 deposit was paid. Completion with vacant possession is due on 23 September 2022. NB reported that the funds to allow full completion have been released from the IPC account by advance dated BACS payment, to be paid to Michelmores on 21 September.

As recorded at the last meeting, WMWG will then have IRO of £20,000 (exact amount to be determined by the full Parish Council) following the land purchase, to complete the immediate next phase of work.

PW presented a spreadsheet of the up to date financial position.

Update post meeting: Completion, payment and transfer of the titles with vacant possession to Ide Parish Council proceeded as planned on 23 September 2022.

6. Gates at entrance to Weir Meadow.

R Cottle and NB reported that they had sought tenders to fit secure, locked , metal gates ¾ and ¼ at the entrance to WM, as soon as possible after we take possession. The contractors invited were William Bosworth and Festers Fencing. Bosworth's quote was in, with a lead time estimate of two weeks. Festers' was awaited.

Update post meeting: Fester's quote came in on 14 Sept, higher than Bosworth, and with a verbally given lead time of about 2 months.

On 14 Sept R Cottle and NB liaised and awarded the work to William Bosworth.

Further update: representations from Cricket and Football clubs and PS led us to decide that a heavier duty barrier should be installed, rather than a standard five bar metal gate, to provide the security necessary to prevent unlawful vehicular access to the meadow. Following review with W Bosworth a quote for such a barrier was accepted.

7. Hedge trimming on road side of Triangular Field

Agreed we will need to engage someone with machinery to do this.

7. Action: R Cottle will speak with Stuart Brooking about a quote for this hedge trimming. R Cottle

8. Signage

8.1 Agreed we need three sets of signs [one at Station Road entrance; one at the junction of the Meadow with the N Fields; one (and possibly an additional set) at the entrance(s) on College Lane. Each set will comprises a notice to dog walkers; guidance similar to that used for the Community Orchard; and a map showing the elements of the land use and the footpaths.

8.2 For dog walking the signs will say:

- No commercial dog walking
- No free running on the sports pitches
- Pick up dog mess
- In Northern Fields dogs should be on a lead
- Include a map of the Meadow and the eastern Northern Field perimeter walking route, ideally with a QR code, and a matching map on the village website

8.3 It was suggested that the north east corner of the Meadow could be used for running dogs off the lead, and that may be sufficient. For further discussion.

8. Action: Mel to circulate draft wording of signage round the group for comment and feedback. ML

9. Entrances on College Lane

9a Action: NB to ask Peter Skinner

- i) to advise if we are permitted to open up the post and rail fencing entrance on College Lane
- ii) if he would kindly check with Richard Parr in first instance about opening it up.
- iii) if it's ok to install a pedestrian gate at the hole in the hedge further down College Lane.

9b Action: if the answer is OK to the above points in 9.1, NB to seek quotes for the work. NB

10. Three acres of rough ground.

DH asked about the use of the scrubby section of N Fields above the current cricket pitch. This is not part of the land rented to Richard Parr. It does not have easy access from the cricket pitch or

Weir Meadow. Some uses have been proposed: tree planting, leave wild, dog running. No decision at the moment other than to leave fallow.

11. Dog waste bins

Agreed we would ideally set 3 bins: one at entrance to WM on Station Rd; one at “hole in the hedge” on College Lane; and one at higher “post & rail” entrance higher up College Lane. But the cost of and arrangements for emptying them may be a rate limiting factor.

Agreed plan for two initially (leaving the one at the post and rail till later).

11. Action: Mel to invite Steve Ramage of TDC to visit to inspect College Lane and Station Rd for best siting position and determine charges.

12. Next priorities.

12.1 After the gate / barrier, signage and dog waste bins, the following were identified as the items to tackle next:

- Fencing and planting along the brook boundary [planning condition]
- Filling in the ditch at the entrance
- Levelling and seeding sports pitches
- Landscaping
- Bird boxes along brook corridor
- Car parking w geo textile

12.2 Agreed the priority would be to get the playing surfaces in place: plough. Level, let weeds grow, then sow.

Question of the need for subsurface drainage needs answering.

Then artificial cricket wicket.

12.3

R Cloke undertook to ask Gavin Hinds’ advice.

R Cloke also said that we will need a formal agreement between each sports club and the Parish Council for a lease.

R Cottle said we will need a plan for the groundworks to fit the ecology plan in place. We will need input from S Brooking and P Skinner for this.

12a Action: P Cloke to seek advice on levelling and seeding from Gavin Hinds.

12b Action: R Cloke to convene a meeting with DH, NB and Andrew Ash to draw up draft lease agreement for sports pitches

12c Action: R Cottle to gather SB, P Skinner and R Cloke together to walk the ground and propose a plan for groundworks.

12d Action: NB ask P Skinner to enquire what Richard Parr’s plan is for the manure heap in WM.

13. Website

Agree that Weir Meadow needs a fresh presence on the website now that we are into management phase, post fund raising.

13. Action: R Cottle undertook to draft a short entry for the website, under a new Weir Meadow heading, explaining where we are in the project. This will include photographs; signage; advice / rules; maps. Send to Mel for posting.

14. Working group membership

NB proposed inviting Andrew Ash, who lives in the High Street, to join the WMWG group. He is an experienced project manager (new St Sidwells Point, Exeter and hospital buildings); treasurer and member of Ide Cricket Club; and is keen to contribute to this project.

Agreed.

Action: R Cloke provide AA's contact details; NB invite him to join; RC include him on invitation list to next WG meeting.

15. Next combined meeting of the WMWG and JPFRG will be on Monday 17 October 2022 at 8pm in person [NOT Zoom] at Richard Cottle's house, Plane Trees, Station Road, Ide.

NCAB 4 Oct 2022

7. Next combined meeting of WMWG and JPFRG: Monday 12 September 2022, 8pm on Zoom.

NCAB 15 Sep 2022