IDE PARISH COUNCIL

WEIR MEADOW WORKING GROUP

Draft minutes of a remote Zoom meeting held on Monday 8 March 2021 at 7.30 pm

1. Present: Stuart Brooking (chair), Rich Cloke, Richard Cottle, Cheryl Haddy, Pete Skinner, David Howe, Trevor Gardner, Nick Bradley.

2. In attendance: Charlotte McGregor, Maresa Bossano.

3. Apologies from Jess Paine, Mel Liversage and Phil Willcock.

4. Minutes of the last meeting held 8 February 2021 were approved.

5. Charlotte and Maresa have come forward with a view to joining a new fund raising sub-group, and were warmly welcomed.

6. Revised Weir Meadow Prospectus version 5.
Points made in discussion:
6.1 Fund raising sub-group will need to be confident with the Meadow Prospectus (and the Orchard's) before publishing
6.2 Stage the costings in bite sized chunks in line with the operational phases
6.3 Specific costs (eg car park and fencing) will need detailed evidence from quotations
6.4 Consider adding 10% contingency, though this may carry risk
6.5 Add images, possibly a video
6.6 Clarify the case for buying Northern Fields in terms of protecting green space adjacent to the village, generating income, public access and ecological / environmental benefits.
ACTION: NB incorporate 6.5 and 6.6 above in further draft of WM Prospectus (revised to version 6).

7. Proposal for new Joint Fund Raising sub-group.
7.1 NB reported that the Pynes Orchard WG had endorsed the idea to form such a new sub-group, and had commented on the proposed Terms of Reference .
7.2 This WMWG endorsed the draft Heads of Terms of Reference v2 document circulated for this meeting.
7.3 TG presented a draft Joint Fund Raising Strategy version 4 as circulated for discussion, part of which is to set up a joint fund raising sub-group. It was agreed to add a time line gang chart to the document, expand the membership, and then present it as version 5 to the Parish Council for approval.
7.4 The group discussed the challenges of raising such a large sum of money from a village of 450 residents; the order in which we might make approaches to benefactors, grant making bodies and residents; the opportunities for widening our reach internationally, especially via worldwide Crowd Funding for the Orchard project; and the place of taking out a PWLB loan to cover the purchase of Northern Fields. These issues will be re-visited when the new Joint sub-group forms.
7.5 TG will also draw up a list of items for the agenda of the first Joint F-RSG.

ACTION: NB submit draft Terms of Reference for Joint F-RSG to Parish Council on 17 March for approval
ACTION: TG draft gang chart and liaise with NB

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ACTION: NB submit draft Joint Fund Raising Strategy (revised to version 5), which includes setting up of a Sub-Group, to Parish Council on 17 March for approval.
ACTION: TG will compose and prioritise a list of agenda items for first JF-RSG's meeting.

7.6 Some next steps for joint sub-group were agreed.
- Personnel on sub-group to be as listed in strategy document, plus Charlotte McGregor (with caveat that she first wishes to check on potential for professional conflicts of interest), Maresa Bossano; and inviting Richard Reardon.
- First meeting to be late March, following approval by IPC.
- Agenda to be devised by NB and TG
- NB offered to chair the sub-group.
ACTION: NB to invite Richard Reardon; and check further with Charlotte McGregor.
ACTION: NB to call first JF-RSG meeting on Zoom for end of March 2021.

8. Option Agreement
David Howe reported that he has received the engrossed documents for the Transfer and Three Year Option Agreement on Weir Meadow and Northern Fields, having resolved all the outstanding issues. In particular, the Church Commissioners had agreed to our granting a 7 year lease to sporting clubs. DH is now writing a formal report for the working group and the Parish Council. This will be proposed for approval and signing on 17 March at IPC's next meeting. The group thanked David for the immense amount of work this has involved, free of charge to the Council.
UPDATE at 11 3 21: David provided his report in full 10 3 21. NB circulated it to WMWG members.

9. VAT
David reported that the CCs have confirmed specifically and in writing that the Northern Fields are not opted to tax for VAT, meaning we will not be liable to pay VAT on the £130k apportioned for their purchase.

10. Pre-commencement planning conditions - Change of Use
10.1 **WDMP (**Water Drainage Management Plan)**:** Rich Cloke tabled a revised version of his document for the Change of Use permission, reporting that he advises we could submit this as it stands to TDC.
ACTION: NB will circulate to WMWG members for comment, with a view to submitting to TDC next week.

10.2 **LEMP** (Landscape and Ecological Management Plan): Richard Cottle reported that he had spoken with Julian Perrett, made some minor amendments to his previous draft, and will circulate group members with the latest version of the LEMP, expecting it ready to submit to TDC.
ACTION: R Cottle to circulate to WMWG members for comment, with a view to NB submitting to TDC next week.

11. UPDATES SINCE THE MEETING.
11.1 **South West Water trunk main manholes.** 11 3 21: Rich Cloke confirms, in response to a query from DH, that there are two SWW manhole covers in the Meadow, identified when the site was prepared for the WWI memorial 2018 rugby games. They can be covered to enable sporting and recreational activities with minimal effort, likely zero cost, and should pose no issue for the Council.

11.2 **Fordland Brook.** 10 3 21: DH reports in response to minute 4.2.2 of Feb 2021 meeting about the state of the banks of the watercourse (a manmade leat) near the highway. He is less concerned about that than he was. The Council's obligation will be to keep the watercourse clear. Whilst the Council should not undermine support for the road, it does not have to take positive action if the

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highway subsides. The Highway Authority will have statutory rights of entry to support the highway should this be needed.

12. Next Chair of WMWG. Stuart Brooking reminded the group that his period of tenure was overdue, and invited offers from the members to take on the job of chairing. He is content to act as Chair until a successor comes forward.
ACTION: members willing to serve as Chair please contact Stuart or Nick.

13. Date of next meeting: Monday 26 April 2021 at 7.30 pm on Zoom.
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