

**MINUTES OF THE MEETING OF THE SOUTH LANE MEADOW TRUSTEES HELD ON TUESDAY 15<sup>th</sup> FEBRUARY 2022 IN THE PARISH OFFICE commencing at 6.30 p.m.**

**Present:** David Charleton (Chair)  
Cllr Rosemary Clarke;  
Bob Wheeler;

Cllr Peter Hurst;  
Brenda Mizen;

Cllr Stephen D'este Hoare  
Roland Howes;

**In attendance:** Secretary Emma Barritt, Parish Clerk Katie Knowles, Cllr John Bannell and Cllr Brian Foster.

**1/22 TO RECEIVE APOLOGIES FOR ABSENCE**

Apologies were received from Cllr Laurent Coffre and Mike Collins (Cricket Club).

**2/22 TO AGREE THE MINUTES OF THE LAST MEETING**

The minutes of the last meeting had been circulated and it was agreed that they be signed as a correct record.

Cllr Bannell highlighted his name had been omitted from those that were present at the meeting. This will be amended.

**OPEN FORUM**

No members present

**3/22 ANY ITEMS TO REPORT FROM OR TO THE PARISH COUNCIL**

To receive a report from Clanfield Parish Council with regards to the Cricket Club Pavilion, South Lane Meadow car park and clarification on the role of the Trustees.

**Cricket Club Pavilion**

Cllr Bannell confirmed he had spoken to the solicitors (M&L) and Mike Collins today. The first stage is getting consent from the three beneficiaries of the covenant and variation Dazewood, EHDC and Abri Homes. They have this in principal from Dazewood and EHDC (still awaiting a response from Abri), but before this is formalised they wish to see the agreement for lease and the definitive plans for the Pavilion. All three parties will then need to agree to let CPC act as arbitrator between all parties for any minor changes to the plans for the pavilion.

CPC have drafted a 'Heads of Terms' for a 25 year lease that was submitted to M&L. M&L provided CPC with a first draft of the lease for review. CPC have made amendments and are now awaiting a 2<sup>nd</sup> draft of the lease. Once this is received it will be sent to the Cricket Club. The rent is yet to be negotiated, this will not hinder the CIL application.

The rent will include a ground rent for the plot of land where the pavilion will sit but it is not yet known if the cricket square can be included. If this can't be included there will be a license for the cricket square to cover this situation.

Clanfield Cricket Club is requesting to go off grid, with solar panels and a battery due to very large costs.

CPC and the SLM Trustees preferred location for the pavilion is on the northern boundary. The Cricket Club had asked SLM Trustees and CPC to consider a new position for the

pavilion nearer to the source of the mains services. CPC rejected this request at the last Council meeting and suggested an alternative position on the southern boundary of the meadow, east of the play park up against the hedge line. MC is waiting to hear from the planning officer and will update ASAP.

All the Trustees were in agreement with CPC, the preferred location is on the northern boundary but support the alternative.

#### Car Park

Cllr Foster reported that four options for the car park had been looked at. Two were not suitable. This left option B and D, plans had been circulated to all Trustees.

Both options include a permeable grid surface, landscaping and a concrete kerb. The surface will incorporate markings to show parking bays. Each option has 2 disabled spaces and 2 mother and toddler spaces.

All Trustees in favour of Option D and consideration will be given to a bund/solution along the eastern and southern side to protect the land.

This may also be an opportunity to look at the surface near the pedestrian gate which gets very muddy and slippery. This will be looked at separately.

#### Clarification on the role of the Trustees.

According to the 1995 deed the Trustees are currently entirely responsible for the meadow, CPC should have nothing to do with it. In practice and over the years this has not been done.

The 2004 constitution holds no standing as there is no record that it was fully approved by CPC and was never lodged with the Charity Commission. It is fair to say that things have become muddled over many years.

There are three options: 1) CPC take over the running of SLM 2) CPC take the trust under its wing where a scheme would need to be entered into with the Trustees and the Charity Commission 3) The Trust run the meadow in its entirety.

It was agreed that David Charleton and Roland Howes will join a Working party with Cllr Dave Harris and the Clerk to find a way forward and to resolve clarification on the role of the Trustees.

#### **4/22 TO APPROVE THE DATES FOR SOUTH LANE MEADOW TRUSTEES MEETING 2022/23**

The meeting dates 3<sup>rd</sup> May 2022, 2<sup>nd</sup> August 2022, 1<sup>st</sup> November 2022 and 7<sup>th</sup> February 2023 were approved by all Trustees.

#### **5/22 TO RAISE ANY DOG ISSUES/CONCERNS**

##### Update on complaint regarding noise from the dog agility group.

The Trustees were asked to look at a resolution into the noise coming from the dog agility group.

It was asked if it was a possibility that the class could be moved further away from the houses and barn. The problem with this is the equipment is too heavy to move. The people waiting/watching could be moved further away. Trustees will make visits during the dog

agility classes to observe the noise.

## 6/22 **REVIEW OF SLM HIRE DOCUMENTS**

The new documents have been produced as they needed to be updated, some areas were incorrect and information was missing.

A GDPR disclaimer will be added to the document.

The Working party set up with CPC and the SLM Trustees will look at the need to charge all those that use the Meadow.

All Trustees were in agreement to use the new documents.

## 7/22 **RISK ASSESSMENT**

A risk assessment is now due to be completed on SLM meadow and the barn. RH and SDH will undertake this task.

**Action SDH & RH**

## 8/22 **CORRESPONDENCE**

An email has been received from the Cricket Club with regards to bird/bat boxes.  
The Cricket Club will be advised by a professional on where to put the boxes and how to fix them.  
All Trustees in favour for this to go ahead.

An email has been received from Horndean & Clanfield litter pickers with regards to litter in SLM meadow.  
It was suggested that a group of volunteers could meet regularly at the meadow and do a litter pick. SLM Facebook page can be used to ask for volunteers.

The Clerk will contact The Blendworth Centre to find out when they will be starting up their litter picking and get an idea of cost to include SLM.

**Action Clerk**

Permission for dog agility to use the meadow from March-October  
BM left the room whilst a discussion took place

It was agreed by all Trustees that the dog agility will be given permission to run the classes for four months and then a review will take place.

It was also explained that all commercial use of the meadow and storage in the barn will be charged in the future (2023).

## 9/22 **FINANCE**

The balance currently stands at £2360.88

The Clerk confirmed that the Charity Commission has been given the unaudited accounts for 2020/21. The accounts will be audited in due course.

## 10/22 INDIVIDUAL REPORTS

### Cricket Club

There has been major seeding to the pitch; maintenance will be done moving forward. First play is mid April, fixtures will be sent to EB.

### Gardening Club

SDH reported that he has had a meeting with the Gardening Club at SLM.

The fruit trees are not growing well, there are ten trees which need to be removed, four in the most eastern area on the northern boundary and a further six in the area to the west of it. Replacement planting will consist of three Hazel nut trees in the first area and six new fruit trees planted in two groups of three in the second area.

The club will also be planting a number of heritage trees to the west of the barn in the vicinity of the SLM western boundary; this would help provide some screening to the housing. The gardening club is having trouble sourcing the heritage trees, but is hoping they will have them by March. Some trees will be planted this year, but not all.

The cricket club has kindly offered to assist the gardening club with the digging of holes. SDH will go back to the gardening club for further clarity and update the Trustees accordingly.

### **Action SDH**

### Barn/Toilet

Nothing new to report.

### Car park/Verge

Potholes have been repaired.

### Play Equipment

Repairs have been carried out on the trim trail. Other repairs are in hand and will be completed in due course.

### Hedgerow/Headland

SDH reported that some of the bramble in the hedgerow by the barn on the northern boundary has been cut back to ground level.

Work needs to continue to remove all the bramble, cut back dead wood and plant a new native hedgerow. This has been discussed on site with a member of a conservation group (Russell Cleaver). He has done work for CPC and is able to do the work required in the meadow. Cllrs Moon, Mocatta and Agate have been approached and can contribute with funds making the total available approximately £1000. After bird nesting season Russell Cleavers group in mid August will undertake the initial work. It may also be a good idea to get local people involved, using the Facebook page.

All Trustees in favour with SDH proposal. SDH will make a formal application for funding on 1<sup>st</sup> April.

### Orchard

Nothing further to report.

### Benches

The bench that was in a bad state of repair has been removed from the meadow. A family associate requested to collect the plaque.

Benches are to be included in the risk assessment

Signage/Notice board

The new notice board has now been installed.

11/22 **10 YEAR PLAN**

The plan depends on the outcome of the working group with CPC and can be included and developed with this.

12/22 **ANY FINAL MATTERS**

The Chairman reported that he had recently spoken to Clanfield Online and asked Trustees to consider making more use of this service. SLM is a community member of Clanfield online, and our information needs to be updated on their website. This service can be used to keep the community informed of activities/news within SLM.

13/22 **DATE OF NEXT MEETING**

The next meeting was scheduled for Tuesday 3<sup>rd</sup> May 2022 and would commence at 6.30 p.m.

The meeting closed at 20.58 p.m.

THESE ARE A TRUE ACCOUNT OF THE MINUTES OF THE MEETING

Signed.....

Dated.....