

# Botus Fleming Parish Council

## Neighbourhood Development Plan Committee

Meeting: Monday 13th February, 7.00 pm at Dave's Den.

Attendees: Trevor, Helena, John R, John P, Finlay, Denis, Roger, Steve, Dave, Tom, Mervin

### Minutes

1. Apologies for absence: Michelle, Trudy, Malcolm, Andy (resigned)
2. Recreation Field:
  - a. Peter Jones gave a 30-minute presentation to explain the history of the field and to explain that essentially the committee needs to be replaced.
  - b. It was agreed that DM would summarise what was said and that we would consider how we will seek volunteers to man the new committee - See appendix. (Mervin confirmed his interest.)
3. Discussion with Planning Consultant:
  - a. Graham Clark who is a very experienced local planning consultant, gave a 30 minute presentation explaining the background to government planning strategy (housing) and the potential issues facing those who need housing and potential developers.
  - b. Some salient points:
    - i. Since selling off public housing stock (Council houses) cheaply, the government has failed to invest sufficiently in new stock.
    - ii. Instead, it has introduced many initiatives in an effort to pass the burden onto private developers, by regurgitating old ideas – with little success.
    - iii. It is more lucrative for developers to build in other areas where housing values can create better profit potential.
    - iv. Most housing is built via large developments as there is usually little profit to be made via small developments.
    - v. Scale of development might provide the value to fund other community assets!?
    - vi. It is important for those who seek seeking to plan for housing development to fully engage with would be developers.
    - vii. It is essential that we as a committee ensure that we follow the correct process – else future developers may seek to undermine the findings, for their own reasons.
    - viii. A definition of affordable housing was provided and left with us.
    - ix. He confirmed that declaring the recreation field as an “asset of community value” might be an appropriate strategy. There are criteria to meet – e.g. 20 years? use in the community (It has 26?)
4. Minutes of last meeting: Agreed as true and accurate
5. Matters arising:
  - a. Website – We need to meet up with the developers to explain what we want (Finlay)

- b. Financial: We still haven't got confirmation that our grant has been received by the PC. Steve will take this up with the PC tomorrow (14/2/17).
  - c. Helena advised Peter Whitehead is too busy to assist us and will be unable to present to us as we originally planned.
- 6. Consultation day:
  - a. The committee felt that the second "open day" went well.
  - b. There was a reasonable turn out and the views expressed (and collated in the 2<sup>nd</sup> analysis document) largely reflected the views of the first event.
- 7. On-line survey:
  - a. Trevor handed round some pie charts which showed the strength of support for the views expressed by those who had attended the open day.
  - b. The charts reflected the views of well over 100 respondents.
- 8. The Vision:
  - a. Three committee members had prepared draft vision statements based on the open day feedback analyses. These were read out at the meeting.
  - b. Trevor and Dave agreed to meet to create a single draft document for the committee to consider.
- 9. Next Steps inc community events:
  - a. It was agreed that we should hold an event in June along the lines of the "big lunch" initiative – perhaps on the recreational field, or the Cardinals – or both. Details to be agreed, but we should confirm the date asap. Tom expressed his interest in organising a band if that is what we want
  - b. Trevor mentioned we could consider a "Local Housing Needs Survey. The group felt that if we do this, we should use a professional consultant.
- 10. Planning support meetings:
  - a. There is a workshop in Bodmin at 10.30am on 8<sup>th</sup> March. Those interested in attending should confirm this via Whatsap so we can coordinate travel.
- 11. Neighbourhood Watch:
  - a. Dave has written to Torpoint and is awaiting a response. Dave has proposed a slightly unconventional NW structure – i.e. using himself as the central coordinator for the parish, communicating with the 20 or so volunteers via Whatsap or similar.
- 12. Parish Council elections:
  - a. There are now 4 members of this committee who have expressed an interest in becoming a member of the PC.
- 13. Assignments: any updates
 

History of Parish	c/f
Implications of Cornwall Local Plan	c/f
Environmental report	c/f
Traffic and transport	c/f
Recruitment of new committee members	c/f

11. AOB: None

Next meeting at Dave's Den – 7.00pm Monday 27<sup>th</sup> February.

## **Appendix: Recreation Field – Peter Jones (Notes from Presentation)**

- Peter moved into Hatt 26 years ago and promptly joined the group of parishioners who were involved in leasing the field and preparing it for recreational use.
- The field was leased by the PC. Initially it was a single field which was rolled and mowed. A netting was erected to shield it from the road and a car park area was designated.
- The field was originally run by the PC who set up the “Hatt Youth Sports Association” to administer it. Ray ? in Hatt initially ran things. Mick Roach? took it on when Ray moved.
- The PC then decided it did not want to be involved and asked for the “Association” to take it on, with the PC paying for it’s upkeep and insurance.
- Peter (who was chairman of Saltash United Juniors) and John Grimer (involved in local rugby) took on the mantle, aided by Selina Robinson who became secretary.
- The plan was to use the facilities as a sports field and also a play park for younger children.
- The main pitch has a hump in it and lots of local teams didn’t like using it. Eventually Saltash Juniors stopped using the field and it fell into disrepair.
- Issues:
  - The younger teams didn’t like to use the main pitch which was churned up by the older players. A second smaller pitch was created at right angles to the main pitch.
  - The main pitch was then used mainly by East Caradon Rangers who unfortunately folded. The goals were subsequently vandalised and had to be removed for safety reasons.
  - Saltash United Juniors then rented the pitch for two years and provided new goals in lieu of two years rental.
  - The second field was then leased with a view to it being used for rugby.
  - However, rugby teams are not keen to use a field where there are no changing facilities.
- The association raised funds to improve the play area e.g. via NHS grants and PC match-funding.
- Funds were used for acquisition of park equipment. Also some items were donated.
- Most of this as now been removed due to vandalism and the wood rotting.
- Unfortunately, larger grants to replace equipment are subject to minimum 5 year leases – The maximum leases so far have been 4 years.
- After some reluctance on the part of the owners recently to renew the lease, it has now been secured for a further 4 years. This includes both fields.
- Peter has now moved out of Hatt, Selina has resigned and John Grimer is too busy to continue on the association committee. It is now time for others to take it on.
- The balance of funds is circa £1700.
- The Association is separate from the PC, with its own constitution.
- Duties:
  - Keeping an eye out for available grants and filling out the odd application forms.
  - Organisation of the committee which recently has met less than once a month.
  - Ensure that the PC insures the fields, and arranges for the grass to be mowed. And to liaise with Zurich who inspect it.
  - (A professional Risk Assessment has been carried out.)
  - Liaise with those renting pitches – (mainly Junior football)
- Tim Jeffrey (07508 541995) who lives in the village is happy to join the committee and can liaise with Saltash United Juniors.
- Mervin has also expressed an interest in helping.
- There has been no further interest from rugby clubs.