

**UNADOPTED
POLEGATE TOWN COUNCIL**

Minutes of the Buildings & Land and Business Plan Joint Committee meeting held on Monday 16th September 2013 in St George's Church Hall, 110 Eastbourne Road Polegate at 7.30pm

Present: Cllrs M Clewett, T Voyce, Mrs J Voyce, H Parker, Mrs M Piper, M Cunningham, Mrs C Berry, E Board (8)

Not Present: Cllr J Harmer (1)
2 members of the public

Minute No.	Subject/Resolution	Action
10716	Election of Chair Cllr M Clewett was nominated and seconded It was recommended that council appoint Cllr M Clewett as the chair of Buildings & Land and Business Plan Joint Committee VOTE All in favour	
10717	Election of Vice Chair Cllr T Voyce was nominated and seconded It was recommended that council appoint Cllr T Voyce as vice chair of the Buildings & Land and Business Plan Joint Committee	
10718	To Agree Terms Of Reference A discussion took place on the terms of reference and how amalgamating the two committees could expedite other decisions. It was agreed that the terms should be amended to include all buildings and assets of all areas, including other locations. It was also agreed that the committee should meet at least quarterly and this would be included in the terms of reference. It was recommended that the two committees (Buildings & Land and Business Plan committee) merge permanently and to merge the terms of references of the two for all buildings and assets. New terms of reference will be drafted. VOTE All in favour	JO
10719	Apologies for absence Cllr Mr J Harmer	-
10720	Declarations of Interest in any items on the agenda None	
10721	Opportunity for Public comment None	
10722	Lottery bids/S106/Brightling Road Leisure Ground related land project and issues a) S106/play equipment The committee discussed the amount of earmarked and general reserves, the likely reduction in grants to the Town Council (£30,000) and s106 money (£21,334.59). The committee discussed other local areas and age gyms. The general consensus was that an age gym would be a well used asset, the location and suitability of the Brightling Road Leisure Ground was doubted. The lack of drainage on Brightling Road Leisure Ground was discussed as the main reason for this. Although the committee agreed that the drainage was a priority, to make the area more useable, members did not generally support taking a loan to carry out the required drainage work. The committee discussed the suitability of putting an age gym at the Oakleaf play area and the clerk was asked to investigate whether there	JO

	<p>was adequate room for an age gym at The War Memorial Recreation Ground, which was considered to be a better location for all ages of users. The clerk was asked to investigate the costs of maintaining an age gym. The clerk was asked to investigate the size required for the age gym and request to Network Rail regarding that size plot of land adjacent to Black Path. The clerk was asked to investigate the possibility of obtaining a parcel of land at Black Path (with a view to using for either allotments or an age gym).</p> <p>It was recommended that council request the clerk to investigate the possibility of an age gym at Polegate War Memorial Recreation Ground VOTE 6 for 2 against (Cllrs E Board, M Cunningham)</p> <p>b) Car Park The provision of a car park at Brightling Road (near William Daly gates) was discussed. The clerk was asked if she could obtain an A3 sized map of the area for the committee for the next meeting. The committee discussed the legal requirements and possible planning rules and regulations regarding the installation of a car park. The committee referred back to the drainage as problem. The car park was put on hold until the drainage issue has been resolved. A councillor commented on the delays likely between approval of any development plans and deliver of any benefits to the community. A councillor commented that the issue of drainage should be resolved before the other items are considered for progression. He also commented that if the money was available for some of these items they should not be delayed unnecessarily.</p> <p>It was recommended that council do not seek to install a car park until the drainage issue at Brightling Road has been resolved. VOTE 7 for 1 against (Cllr E Board)</p> <p>c) Sports facility/toilet block Committee discussed the merits of a toilet block and sports facility, but agreed that there were significant issues with the potential development of the land behind Brightling Road. A councillor also commented that there was the possibility of CIL money. The clerk stated that it was likely that most of the development would take place on non Polegate town Council land and therefore the Town Council may not get significant sums of CIL. Until any plans came in it was difficult to estimate how much if any would be given. The committee discussed the footfall and location of any potential access. A councillor commented that the development was landowner led and Wealden District Council may not have a say in what goes where on the parcel of land.</p> <p>It was agreed that a sports facility/toilet block would be put on hold pending the resolution of the drainage problem. VOTE 7 for 1 against (Cllr E Board)</p> <p>d) Drainage The committee discussed the problems with the drainage the estimated costs of resolving the problem and the lack of funding</p>	<p>JO</p> <p>JO</p> <p>JO</p> <p>JO</p>
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to deal with the issue. It was agreed that resolution of the drainage issue would make the land far more useable. A councillor commented that it may be better to wait until the potential development was underway as the appropriate contractors would be on site who may be able to resolve the drainage issue. A councillor commented that the work was detailed and needed to be fairly accurate and therefore the payback team would not be the best suited to carry out the work. A councillor commented that there were other priorities such as the High Street toilets (which may need to be funded by the Town Council if the District Council aim is to close them. A councillor stated that there was likely to be a long time delay before the development at Hindsland went ahead (if at all) and that in the meantime a provision should be made to carry out the works and an earmarked reserve be added to each year to be able to carry out the work after a specified period of time, based on the estimated costs. If this involved a precept increase that would need to be considered. A councillor stated that there was likely to be large budget cuts this year as it was probable that the council would receive a cut of at least £30,000 in income of from the district council. He stated that most of the projects were not particularly viable until the drainage issue had been resolved. A councillor asked if they could make this decision and commit the next term of councillors to this expenditure. A councillor commented that whilst the issue of relocating the offices and potential costs involved, should other large amounts of expenditure be considered at all. (A councillor asked if the clerk could find out the rateable value of the surgery). A councillor stated that a financial risk assessment would be ideal for the funding.

It was resolved that the clerk would look into the costs of the drainage and prepare a financial risk assessment based on creating an earmarked reserve over a period of years with the goal of carrying out the drainage to make the land more useable. VOTE All in favour.

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e) Access across the council land as shown in the Local Plan and the provision of allotments on the land at Brightling Road, behind Heron Ridge. The clerk was asked if there was a right of way across the land. The committee discussed the pros and cons of having any access across the land and what type of access was most suitable for the area and what may be requested in the future. Committee members generally agreed that there may be benefits to having access across the land, but that a cycleway or footway was preferred. Some councillors were totally opposed to any access except that for the use of pedestrians.

Cllr Clewett left the room at 8.53, the vice chair took over.

Cllr Clewett returned at 8.55.

A councillor commented that the land at Black Path may be suitable for allotments and this should be investigated. A councillor asked if putting allotments on that land would restrict what could be done in the future. The clerk stated that it could. A councillor commented that to make a decision now could restrict access that in the future may be desirable.

A proposal was put and seconded to put allotments on the land and a footpath to allow access.

A vote was taken 3 for 5 against The motion was lost.
No further proposal was put. A councillor questioned the duration of the lost vote, the clerk stated that the decision was valid for 6 months unless 5 signatures were obtained to overturn that decision, but that as the proposal was lost at vote and the vote was to out a recommendation to full council, the recommendation could be not accepted by full council.
A councillor asked to put that motion at full council (to reject that recommendation vote).

f) Roadway/disabled access
The committee discussed how the drainage would also affect this decision and the finance issues surrounding the provision. A councillor asked if the clerk could look at alternatives (Cotswold stone, wood with wire netting) and to investigate suitable materials for disability access by contacting some local groups and organisations and if necessary by getting professional advice on the best surfaces. A councillor asked about the maintenance required on a tarmac roadway. The clerk was asked where the proposed roadway was supposed to go. The clerk stated that the resolution was going from the gate to the bridge and then up to the mini railways enclosure with a small turning area/parking area for a few cars and then on as a path through the gap in the trees into the meadow area. A councillor commented that there may be planning issues to consider. The clerk confirmed that planning would be required.

It was recommended that the clerk investigate setting up an earmarked reserve to budget for the roadway/pathway in the future and that council look at this option at budget time. VOTE All in favour

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g) Signage for the Meadow
The committee discussed the signage and the type of signage that had been resolved. The clerk clarified that the finger posts to the Meadow were already installed, but the resolution had been for a nature trail style sign to be installed in the meadow showing some of the species and wildlife there. A picture from a local artist was circulated to show the type of sign that could be produced. The committee discussed the level of the sign and possible issues with vandalism. It was agreed that Alan Everard would be asked to produce the watercolour at an approximate cost of £250 to be funded from the Brightling Road ear marked reserve. Details of the signs would be brought back to the group for a decision on the style and location.

It was recommended that Alan Everard would be asked to produce the watercolour at an approximate cost of £250 to be funded from the Brightling Road ear marked reserve. VOTE All in favour

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The committee discussed the merits of having sculptures in the Meadow area as suggested by the disability group, but concluded that this was an unsuitable location.

It was recommended that no sculptures be put in the Meadow area. VOTE All in favour

A councillor asked about the management of the Meadow and pond area. The clerk confirmed that the spoil heap had been placed where it could do least damage and was to be moved and used refilling around the benches and other areas. The brambles and "stream" areas were to be tackled by the payback team who were keen to help, once they had completed another area at Wannock. A councillor stated that there was a natural spring in that area. The clerk stated that she had not seen this in the papers but would check. A councillor asked if the trees could be pruned. The clerk stated that some had been done but if the council wished for a more radical pruning it may be better to employ a contractor to carry out the works, possibly by using the money from the remainder of the insurance tree works budget for that area. A councillor asked if the clerk was aware that the bike rack shelter had been damaged. She stated that she was but that repairs may be costly. A councillor stated that he could assist in finding a cheaper but suitable replacement for the panels. It was agreed that a contractor should carry out the pruning and prices would be brought back to full council to resolve.

It was recommended that prices should be obtained for the pruning of the trees at the Meadow as required and the quotes and details would be brought back to full council for a decision. VOTE All in favour.

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h) Skate Park

The committee discussed the issues of vandalism surrounding the skate area but agreed that it would keep the skate area. The clerk informed the committee that there was an agenda item at the next full council from the police requesting to have the ramps professionally sprayed (graffiti) to discourage further damage and to involve the users in this. The committee agreed that an area for the younger skaters would be useful. A councillor asked about the provision of litter bins. The clerk stated that there were already a number of bins but they were not always used. The clerk stated that the police had suggested a skate event be held as the children were keen to help raise money for the improvements, this would also assist in obtaining grants.

It was recommended that the beginners skate park area and revamping of the skate area would be pursued with the funding coming from grants and possibly fund raising. VOTE 6 for 1 against (T Voyce), 1 abstention (E Board)

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i) BMX Track

The committee discussed whether the area was used any more, and the costs associated with the removal of the soil there.

It was recommended that the BMX track remain as it is for the time being. VOTE All in favour.

j) Tennis courts/MUGA

The committee discussed the problems with maintaining any new court and one court would probably not be enough.

It was agreed that a tennis court should not be pursued.

It was recommended that the clerk should remove the tennis court/MUGA from the lottery bid items and council should not pursue the provision of tennis courts. VOTE All in favour

A councillor asked if an A3 map could be sent to all committee members to see the area that is being considered prior to the next meeting. The clerk agreed that she would do this.

The meeting closed at 9.56 pm