

Parish Council of Alfrick and Lulsley

Minutes of the meeting of the Parish Council on Thursday, 27th October 2022 at 1900hrs in the Village Hall, Alfrick.

Present: Cllr B Martin, Chair,

Cllrs: Ms B Prodger, R Ashton, N Catlow, T Clarke, A Crockford, G Lowe, G Messervy-Whiting,

C.Cllr Ms K Hanks, D. Cllrs Ms S Rouse, P Whatley, S Warr, Parish Tree Warden, G M Brewin (Clerk).

Apologies: Cllr

Visitors: One visitor and two candidates for co-option to the council.

Public Question Time prior to the formal meeting;

No questions.

Reports:

C.Cllr Ms K Hanks reported on the start of the project to review the size of the County Council and the progress of the parish council's request for an extension of the 30mph speed limits to the road from Alfrick Pound to Alfrick and the Suckley Road past the Knapp Nature Reserve and on to Stichins Hill.

District Cllrs Ms S Rouse and P Whatley reported on the activities of the MHDC noting the South Worcestershire Development Plan, and support for local Leisure Centres.

The Tree Warden noted the need to clear a broken fir tree in the Jubilee Plantation and queried the status of four oak trees on the new Clay Green Farm development.

The formal meeting commenced at 19:45hrs

AGENDA

1.

a) Members' Apologies for absence

All members were present.

b) Fill the vacancy caused by the resignation of Cllr E Mutter by co-option.

Note; MHDC Electoral Services has confirmed no request for an election.

The two applicants Mr A K Hinton and Mr I M Golden-Laydon introduced themselves to the council and answered members' questions. On a paper ballot Mr Hinton received 7 votes and Mr Golden-Laydon received 1 vote.

Mr A K Hinton was therefore co-opted to the council. He signed the Declaration of Acceptance of Office and joined the council.

The Chair thanked Mr Golden-Laydon for offering his services to the council.

2.

Members' Declarations of Interest

There were no declarations of interest in agenda items.

3.

Confirm the minutes of the last meeting held on Thursday 29th September 2022 (circulated in advance)

These were agreed as a true record and signed by the Chair.

4.

Financial Matters;

a) Note the following payments made under the 'Delegated Action' procedure since the last meeting.

23/09/22 Coppice Creations, Playing Field Equip. £2475.00 inc vat

30/09/22 4memorialbench, (Bench Fixings), Playing Field Equip. £391.00 inc vat

05/10/22 PKF, External Audit fee. £360.00 inc vat

All noted

b) Note Bank Acc at 27/10/22 - £31072.04 - noted.

c) Approve Payment – Clerk's Expenses, April – Oct. £533.07 - approved

d) Consider a donation to S. Worcs. CAB (note last donation - £200 Nov. 2019) (letter circulated in advance)

A donation of £200 was agreed.

e) Consider installing a Bench (c£500) as on Playing Field or Shelter (c£8,000) at the Bus Stop, by the War Memorial. (details circulated in advance)

After a discussion the Chair proposed that a Shelter would be most the appropriate choice and this was agreed. The clerk was asked to update the previous quotation for a decision at the next meeting.

5.

Planning and Environmental Matters;

a) Note the clerk's delegated response to:

Application No. M/22/01285/HP, Oakwood, Crews Hill, Alfrick, Worcester. WR6 5HF

Proposal, Erection of two-storey rear extension

This Council has no objection to this application.'

Noted.

b) Respond to:

Application no. M/22/01313/CU, Natures Edge Cabin, c/o Cheapside Cottage, Alfrick Pound WR6 5EZ

Change of use of home office cabin to short term holiday let (retrospective).

After a discussion it was agreed to support this proposal as a contribution to the local economy.

6.

New Tennis Court - S106 funded project.

The Chair reviewed the informal discussions of 18th Oct. (see appendix - a)

The clerk reported that the Village Hall Committee had instructed their solicitor to prepare a draft 99 year lease for the whole area at the rear of the Village Hall. Once this was available the project could be defined with a view to presentation to MHDC for approval.

7.

Review the arrangements for future Alfrick and Lulsley Horticultural Show use of the Council's Playing Field.

The Chair set out the principles on which he considered the future relationship with the 'Show Committee' should be based. See appendix -b

During a wide-ranging discussion the following points were raised: a requirement that the 'Show Committee' make a formal request each year for a 'short lease' on the playing field covering the whole of the activities from initial set-up to final clear-up, a signed agreement including a nominal payment towards the council's additional costs, the requirement that the council as landlord to the event receives a formal risk assessment of the whole event, recognition of the council's right to have a stand at the show.

The clerk was asked to prepare a formal proposal which could be put to the 'Show Committee', for consideration at the next meeting.

8.

Clerk's Report -

The clerk read out a letter from St Mary Magdalene Parochial Church Council noting the excellent state of the village War Memorial and thanking those concerned with its upkeep.

9.

Items for the next meeting

a) Appointment of a 'finance committee' to review the situation and propose a budget and precept for 2023-4 for approval at the January meeting of the council. The clerk to circulate a financial review and proposals in advance.

b) New Tennis Court - S106 funded project.

c) Horticultural Show use of the Council's Playing Field

10.

Confirm the date of the next meeting: November 24th 2022 at 7pm proposed.

Agreed.

The meeting closed at 21:00 hrs.

Minutes confirmed.....

24/11/2022

appendix -a

Parish Council of Alfrick and Lulsley

Notes of the informal meeting called by the Chair of the Parish Council on Tuesday, 18th October 2022 at 19:30hrs in the Village Hall, Alfrick.

Present: Cllr B Martin, Chair,
Cllrs: Ms B Prodger, R Ashton, A Crockford, G Lowe, G Messervy-Whiting,
Mr R Steele, Chair Village Hall Committee (VHC), Ms D Jardine, Alfrick Tennis Club (ATC).
G M Brewin (Clerk to the Council).

The meeting was called by the Chair following a discussion on the proposal for a new Tennis Court funded by a MHDC S106 Grant of c£80.000 at the council meeting on 29/9/22 viz;

From Minutes 29/9/22

6.

New Play Area and future S106 funded projects.

b) Consider the letter from the Alfrick and Village Hall Committee regarding a new tennis court on the hall's land. (circulated in advance)

At this point the Chair involved Mr R Steele, Chair of the Alfrick and Lulsley Village Hall Committee in discussion with members on how best to proceed to secure a new public tennis court from S106 funds. It was generally considered that the key issue was the ongoing cost of maintenance etc that the Village Hall and Tennis Club would be unable to meet given that the new facility should be free and open to all.

After a wide-ranging discussion the Chair proposed:

a) That the Council agreed in principle that it would be advantageous for it to take over the project subject to a resolution of outstanding details.

b) That the way to resolve these details would be to hold an informal meeting between councillors and representatives of the Village Hall Committee and the Tennis Club prior to a formal resolution in council.

c) That the clerk requests a formal definition from MHDC on how/what the S106 funds can be applied.

These were agreed.

Opening the meeting the Chair referred to the minutes above.

The clerk circulated a response to c) above from Mr M Hammond, MHDC. viz;

The Section 106 agreement is very specific in terms of how the funding can be spent. Namely for "the provision of a playing field and tennis court at Alfrick and Lulsley Village Hall".

From past conversations with Richard Ashton. We believe that the purchase of neighbouring land to provide an additional playing field is not viable. Consequently, progression of the tennis court project is the only viable option. In terms of what we would consider as eligible items within a tennis focused S106 grant application from the parish council (or village hall if they do indeed lead on an application). We could consider funding:-

the cost of constructing the court, including the perimeter fencing and incidentals such as posts and net.

the installation of a path to provide safe access to the tennis courts, bench/tables to provide seating areas for spectators, potentially a contribution to car parking if it is needed to service the tennis courts – However, there is already a car park on site so this would have to be clearly justified and is likely to only be supported if additional funding was being provided from other sources.

In terms of the comment below about "the on-going cost of maintenance... given the new facility should be free and open to all".

I can confirm that you are able to generate income through fees and charges from users of the court. As long as there are 'periods' when the facility would be freely open for community use.

Our recommendation is that you would charge the tennis club a fee for exclusive use of the courts at set agreed times throughout the year. This would give them reassurance that they have access for scheduled training and matches. At other times it is available to local residents.

You could also introduce a donations tin, and ask users to make a contribution to use the facility which is then ring fenced to put into future maintenance.

I would also suggest that as long as the specification is of a good quality, the facility should last a number of years with very little maintenance. Furthermore, some of the precept from the additional dwellings within the community would help you to swell your budget for public open space maintenance.

I hope this helps and if you are able to agree to the terms of a long term lease with the village hall committee, I look forward to receiving an application from A&LPC.

The clerk had also circulated a plan based on a contractors site map showing the scope of the proposed project which had been sent to MHDC for comment. See appendix.

The Chair then led discussions on the various points of the MHDC explanatory note – above - and the council's views on the project.

The following points were clarified -

The Village Hall Committee could not sell the site to the Parish Council. However it could be the subject of a long lease. Possibly 99 years, nominal rent c£100/yr

The legal costs of the lease could be included in the project cost – to be confirmed

The boundary of the land would be as proposed.

The VHC would instigate the legal process for the lease and advise costs to A&L PC

Costs of fencing/securing the site to be obtained by A&LPC

ATC would consider how to organise a Court Reservation System – possibly an extension of the Village Hall system and methods by which ATC would have priority use of the court from its members. Also allocation of income from membership fees.

ATC had some funds that could be used for project items.

Ancillary items could include – an outdoor table tennis table, outdoor exercise equipment, picnic table, seating, car parking spaces.

Specification of the court etc to be agreed – there is a need for maintenance costs to be kept low – not necessarily the lowest cost specification.

This would be agreed with the council's preferred contractor based on previous quotations for a MUGA/Tennis Court on the same site. A comparative cost to the same specification would be obtained.

Electrical cables and drainage pipework to be assessed and defined by A&L PC & VHC.

A&LPC would develop a project timetable and costs to be discussed with MHDC prior to a formal application for the S106 funding

Possible opening – Summer 2023.

G M Brewin 21/10/22

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appendix -b

12th October 2022

Alfrick & Lulsley Parish Council recognizes the work of the Alfrick Show Committee which results in the appearance of the Show on the first Saturday in September each year. The Show results in income which is distributed to local charities.

The Parish Council, which owns the village playing field, makes it available to the Show Committee for the show to take place. Further the Parish Council undertakes to present the field in a fully useable condition for the occasion. The field will be made available to the Show Committee for 4 days around the date of the Show during which time insurance liability for activities and for equipment on the field must be covered by the Show Committee and evidence for this provided to the Clerk.

Further the Parish Council requests that a free of charge stand space should be made available on Show day, at a location to be agreed, for use by the Parish and District Councils, to publicise local interest matters.

B W Martin

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