

BERE FERRERS PARISH COUNCIL

At a meeting of the Open Spaces Committee held in the Council Chamber Bere Alston on Tuesday 12<sup>th</sup> March 2019

Present

Cllr. P. Dennis	Chairman
Cllr. H. Boot-Handford	Chairman of Council
Cllr. P. Crozier	Cllr. R. Leithall
	Cllr. D. Pengelly

**In Attendance.** Cllr. B. Lamb.

**3151. Apologies.**

Apologies were received from Cllr. Hanson due to holiday.

**3152. Notification of items for information at the discretion of the Chairman. No action can be taken on these matters.**

- 1a. Cllr. Wager – Allotments Bere Alston the hole is still in the entrance and the post has been pulled out and thrown in the hedge.
- 1b. The large gate into the dog exercise field was wide open when I drove past this evening.
- 1c. Hedge cuttings with some very nasty dog rose branches need removing in the Parish Hall Play park.

**3153. Matters arising from the minutes of the 12<sup>th</sup> February.**

Matters arising.

Minute 3048 (1) The Clerk reported that the Cemetery roof has been repaired, the Clerk read the following letter from SMA Roofing; "We were unable to erect the scaffolding tower we hired and took to site as the inside of the building was too full of timber leaving no space to erect, we normally use a portable scaffold for safety inside on all asbestos sheeting jobs instead, as well as crawler boards on the roof.

All the asbestos sheeting debris was removed from site, our men even moved timbers inside to get at the asbestos that had fallen inside and they cleared as best they could without the shed being emptied, our men always remove our debris and leave the site clean and tidy, and we do not do any deep cleaning work.

We also had to cut a chase and insert 8 1m of new lead cover flashing to the abutment wall dressed over the new metal sheets this was missed by our surveyor who could not get access due to ruining his clothes with the anti-vandal paint attempting to gain access to survey the roof.

We were not going to charge for this item as an extra as the money allowed for the scaffolding compensates for the cost of installing the extra lead".

Discussions took place with regards to the level of contamination in the building, Clerk to contact the company and ask if they would certificate that the building was safe to enter.

The workmen advised our workman that the kids had been over the metal roof and suggested bird fencing around the edge of the building. Discussions took place and it was agreed that the anti – vandal paint be used.

**3154. Financial Statements.**

The financial statements were emailed to all committee members. Discussions took place. Cllr. Pengelly proposed approval of the statements, seconded by Cllr. Crozier.

**3155. Report from BARP.**

- a) Cllr. Pengelly reported that the girls are looking to plant some flowers in the play area for the Britain in Bloom Competition.
- b) Cllr. Pengelly has been in touch with Rhino who have confirmed they will be down on Monday the 25<sup>th</sup> March to put in the wooden edging surround around the basket swing. Cllr. Dennis has had concerns shown from Victoria Social Club with regards the closeness of the basket swing to the smoking room, as they feel it could be used to get onto the roof. Discussions took place and Cllr. Dennis asked that consideration be taken of the concerns shown by the Victoria Social Club.  
Discussions then took place with regards to surfacing the area.  
The Asst. Clerk contacted Soft Surfaces regarding the rubber crumb that Rhino would supply but not lay as it is not certificated. They stated that if a material is not certificated then it should not be used. Council would be unable to show a duty of care if an accident happened as the material has no British Standards Certificate.

Cllr. Pengelly proposed that we go ahead and order the bark chip for the time being to be able to finish the job and claim the TAP grant, seconded by Cllr. Crozier.

**3156. Any updates for the Bus Shelter at Pilgrim Drive.**

Cllr. Lamb was asked if planning permission would be required, he has received the following; In respect of the bus shelter, the dimensions and volume would fall within the tolerances set out in the interpretation to Class A and I also consider that its provision would reasonably fall within Class A(b) as the provision of either a passenger shelter or public shelter, both of which are permitted development under Class A of part 12 of the General Permitted Development Order 2015. As such it is my conclusion that this can be carried out as permitted development and therefore it won't be necessary to make a planning application to the Council.

**3157. To discuss any progress on Sarah Park drainage.**

Cllr. Pengelly now believes the spec is not correct for the surfacing at Sarah Park as it now requires the rubber chip to be laid at 300mm. It was reported that the Sub-Committee has not met for some time. This Committee feels the Sub Committee needs to meet urgently. Discussions took place and it was felt that there is a need to get the specifications and cost for the work right.

**3158. Update on Sub-Committee road infrastructure Cemetery.**

Cllr. Dennis reported that the sub-committee met last night, Jeremy Maddock has the plans drawn up for the main areas and the road structures.

There are three options as follows;

Options 1 - Road layout as per Jeremy's plans with a new drive along the Southern Boundary, alongside the trees, linking the existing Drive up to the Caretakers Workshop to the existing driveway by the compost/Dog Walking Field entrance down to the main entrance Lych Gate, therefore starting new burials from Smith's Cross area towards the Caretakers workshop to allow this work to be done.

Option 2 - Just putting a turning circle by Caretakers Workshop and using the existing driveways (Baz to see if it's feasible) also starting new burials from Smith's Cross area towards the Caretakers workshop to allow this work to be done.

Option 3 - Storing the trailer in dog exercise field within a new storage unit, also for storage of materials, therefore not needing any new driveways.

We now need to contact Undertakers and Grave diggers to clarify what materials we should use on the roads and paths.

Cllr. Lamb had sought clarification as to whether Planning Permission is required for this work from Development Management; "With regard to the new road layout within the Parish Cemetery, I am not familiar with the land, but providing it does not involve significant changes in land levels/gradients and would simply involve the laying of a hard surface with, presumably, a minimum of ground work preparations for the foundation/base then I consider that this would most likely fall within permitted development rights available to Parish Council's under Part 12, Class A(a) of the General Permitted Development Order as the construction of '...works on land belonging to or maintained by them required for the purposes of any function exercised by them on that land...'. As such it is my conclusion that this work can be carried out as permitted development and therefore it won't be necessary to make a planning application to the Council".

### **3159. To meet with BAUFC to discuss football pitch security of tenure.**

The Clerk explained that the representatives from the club could not attend.

Mr. Moore has written a letter with regards to the problems facing the lease of the pitch. Cllr. Dennis was also given a document from the Devon F.A. In it, it states "Football Pitch. Security of Tenure. Where a club does not own the freehold of their ground then evidence of adequate security of tenure must be provided".

Cllr. Leithall has no problems in leasing the Pavilion but the pitch is a different matter.

Cllr. Dennis proposed that to move this forward we arrange for a sub-committee to deal with this.

Cllr. Leithall, Cllr. Crozier and Cllr. Boot-Handford agreed to make up the sub-committee.

### **3160. Routine safety inspection reports for the Parish Recreation and Play parks.**

#### **Bere Ferrers**

Cllr. Wager has been down to Bere Ferrers there is not much wrong down there, the ivy is encroaching on the end of the barn and there needs to be something done to define the boundary of the Car Park. Cllr. Lamb suggested that when the cycle track is flattened they use the soil to make a bank; he will speak with Diana Mitchell. Cllr. Lamb to action.

#### **Bere Alston The Down.**

The Clerk reported that the kissing gate wood is rotting. Clerk to ask the workman his opinion on what needs repairing.

### **3161. Community Composting.**

The Clerk met with Dan Meek who explained that there will be a need to change the lease to a Common Law Lease. Also there are many considerations to be looked at in starting a Community Composting Scheme; he will put all this in an email for Council's consideration.

Cllr. Lamb felt that interest has been lost in this project and we do not really wish to change our lease. However we will look at the information when it arrives.

### **3162. Correspondence.**

#### **1. Baz Hayler. This is an information email.**

I had a knock on my door by someone reporting that the Cemetery water tap would not turn off. I have tried to contact the Clerk via landline and text her mobile with no answer so I tried to call Cllr. Boot-Handford and Cllr. Page-Bailey with no luck.

With not being able to get hold of anyone to get authorization I decided to go and sort the tap out. The information is correct the tap does not turn the water off.

I have not got another tap so I have turned the water off from the mains.  
Will have to get another tap.

- 2) Richard Pegg- Just a short note to ask permission to dig in a nature pond at our allotment No 10 Bere Ferrers. It will be about 6' by 4' feet with a small deep area for frogs, but mostly shallow.  
Hope that's all Ok with you. Look forward to hearing from you.  
The Clerk has checked with the National Allotment Society website- Wildlife friendly pools- make a pond, keep it ice free in the winter by floating a ball on top and ensure that it is safe for other plot holder's children.  
Discussions took place and it was felt that it should have a mesh covering over it for safety reasons.

**3163. Questions from any members of the public present at the discretion of the Chairman.**

- 1.) Mr. Paul Willmott – the piece of land at Quarry where the trees are is a disgrace it is getting very badly overgrown with brambles and before long you will not be able to cut the pathway through.  
Discussions took place and Mr. Willmott was asked if he could undertake the work, he agreed to clear the brambles.

**3164. Proposals for next meeting.**

- 1. Sarah Park drainage.
- 2. Sarah Park basket swing.
- 3. To inspect the updated Plans for the Cemetery,

There being no further business the Chairman thanked members for attending and declared the meeting closed at 9.30pm

Signed this 26<sup>th</sup> day of March 2019.

Chairman.....