



Minutes
of the meeting of the
ORCHARD MANAGEMENT
COMMITTEE
held on Tuesday 27th September 2022
at 6.30 p.m.

Present: Cllr Chandler (Chairman) Cllr Haywood
Cllr Harding Cllr Spires
Cllr Bush Cllr Oatham
Ray Harvey Cllr Smith (arrived at 7.10pm but not on this committee)

Clerk: Mrs L Whitefield

In attendance: 1 member of the public

Cllr Chandler, Chairman of this committee, welcomed all to the meeting and advised that all those not on the Parish Council and members of the public would be excluded before item 8 was discussed as this was a legal matter and therefore confidential. Cllr Harding proposed to accept this, Cllr Haywood seconded. All in favour.

1 Members' Apologies for Absence

Dominic Hall gave his apologies

2 Declaration of Interests

R. Harvey lives adjacent to the Orchard

3 Minutes of the Previous Meeting

The minutes from the last meeting on 2nd February 2022 were not voted on as they are deemed to be invalid as the meeting was not formally set up until 15th March 2022 at the full Parish Council meeting. Any decisions on these minutes will need to be revisited and voted on again.

4 Public Discussion

A resident wanted confirmation that no meetings for this committee had been held since February 2022 and she wanted to bring the residents up to date. Cllrs Haywood/Chandler confirmed the following:

- Application to change the use has been declined. Committee to make decision whether to appeal this decision or not.
- No discussions have taken place since February 2022. Everything discussed is transparent.

The resident asked why the ditch to the rear of the orchard had not been maintained after initial clearance especially as Parish Council had asked others in village to maintain their ditches. Advised would need to look at again and cleared.

Cllr Chandler confirmed it was a disappointment not to get the planning permission to change the use of the orchard. Resident stated that her opinion was that it was turned down because it hadn't been looked into properly at the time of purchasing.

Cllr Bush wanted a list of the planning codes so could check the reasons for rejection. Clerk to send out.

5 **Planning Application**

Cllr Haywood has contacted Andy May from ACJ Ecology who has offered to help. He has a grant to build a pond which he is pushing for.

Cllr Oatham/Cllr Bush joined the meeting at 6.49pm

Discussion what orchard can be used for without changing use. To ask Andy Day for advice.

Cllr Oatham stated that if the orchard was causing too many problems then an option to sell it could be looked at. Cllr Haywood agreed.

Cllr Spires pointed out that from a previous Neighbourhood plan survey, that residents did want another nature reserve in the village.

Cllr Harding proposed that more information is obtained and then a decision is made at the next meeting whether to appeal the decision or not. Cllr Bush seconded this. All in favour.

6 **Fencing**

A quote has been obtained to install a fence to the rear of the gardens along North Drive backing on to the Orchard. This was to mark the boundaries. Quote discussed from Gary Bott.

Andy Day had previously suggested that boundaries are marked with trees already there to save costs.

Further costs would be incurred to clear the area to enable the fence to be installed. If trimmed the wrong trees then could be in trouble with MDC. Could wait until end of October when leaves fall.

Cllr Chandler proposed that a new fence be installed along the boundary to the rear of the houses in North Drive at a cost of £3,200 subject to all the other criteria being met and after liaising with Andy Day at MDC. Cllr Spires seconded this. All in favour.

Cllr Smith joined the meeting at 7.10pm (He is not on this committee)

7 **Additional Land adjacent to Orchard**

Cllrs Oatham and Haywood met Mr Wood to find out if the land he had previously offered was still for sale to form an entrance to the orchard. He advised by email that although previously he had offered the land for £7,500, he now would be prepared to sell it for £10,000 and a letter from the Parish Council asking for help with his planning refusal.

Councillors discussed that this was not an option as we cannot be seen to be favouring any one person with a planning application. Advice received from Emma Holmes at MDC who also confirmed that we cannot do this.

Clerk to respond to Mr Wood and ask to remove second condition to purchase the land.

Cllr Chandler proposed to purchase the additional land for £10,000 providing the condition is removed and that the budget of £18,000 set aside is not exceeded. Cllr Bush seconded. All in favour.

Public and non-councillors left the meeting at this point

8 **Adverse Possession Claim**

Discussion over letters from land registry received and responses given.

To wait for further advice from MDC and land registry and discuss at next meeting.

9 Matters for next Agenda

Advice from MDC

Fencing

Additional Land

Meeting closed at 7.46pm