



Minutes
of the meeting of the
ORCHARD MANAGEMENT
COMMITTEE
held on Wednesday 2nd February 2022
at 7.00 p.m.

Present: Cllr Chandler (Chairman) Cllr Haywood
Cllr Harding Cllr Spires
Cllr Morris Dominic Hall
Ray Harvey

Clerk: Mrs L Whitefield

12 Members' Apologies for Absence

None

13 Declaration of Interests

G. Morris and R. Harvey live adjacent to the Orchard

14 Minutes of the Previous Meeting

Cllr Spires proposed accepting the minutes of the Orchard Management Committee held on 17th November 2021. Cllr Harding seconded. All in favour.

15 Public Discussion

None

16 Entrance to Orchard

Cllr Haywood explained situation with purchase of additional land from Geoff Wood. The original plan was to purchase this land at a cost of £7,500 but Mr Wood does not want to use a solicitor and wants us to pay him the money directly before any legal documents are drawn up. We have advised that we cannot do this. Therefore, we need to look at other ways to form an entrance without moving the fence.

Three options were presented to the committee:

- i. To go ahead with the purchase of the land from Geoff Wood without using a solicitor, and installing another fence to create 110 metres of alleyway. After advice this could take over a year to complete and pay the monies;
- ii. To go ahead with the purchase of the land and then moving the fence over by 8 feet to create a path;
- iii. To not purchase the land, keep the fence where it is and put the path where the land is at present; to pipe the ditch in some places and create path right into Orchard using passing places to allow for disabled access.

Quotes have been received from various contractors for installing a walkway, piping the whole ditch, adding passing places. Different ideas coming from various contractors for best way to do this. The most reasonable quote from Gary Bott to put a walkway in and pipe the middle part is £9,500.

The five metre buffer will still be available for most properties backing on to the orchard apart from those who have already taken some of this land and then theirs will be less.

The possibility of the gate being installed to the right of the path against the end house to allow the resident living there an open aspect and still enabling the orchard to be secured.

A handrail could be installed along the side of the ditch

Cllr Chandler confirmed that discussions are based around the map received from Mr Wood's solicitor as there are several maps in circulation.

Cllr Chandler/Cllr Harding expressed they are not happy with the idea of not using a solicitor and the need to purchase this properly and be transparent, as well as the idea of the alleyway not being a good idea and could attract youths, drug dealers and groups to gather.

Cllr Haywood proposed after all discussions that the Parish Council do not purchase the additional land from Mr Wood, to leave the fence where it has been put and to put a pathway on the land using ideas from the different contractors. This will save money, make the entrance safer and be better in the long run. Cllr Harding seconded this proposal. All in favour.

Cllr Haywood will draw up an exact specification for all contractors to quote from and then a decision will be made once the planning has been received to change the use from agricultural to a nature reserve. The £18,000 already reserved will then be used to build this pathway, install a gate and do all works necessary to form the entrance.

17 Planning

Cllr Haywood proposed that Cllr Harding, Cllr Chandler and Tom Moss work together to create a plan of the orchard showing the pond, glades, and pathways in preparation for a planning application to trim any trees necessary to carry out this work. Cllr Chandler seconded this. All in favour. Clerk to speak to Tom Moss regarding help with a planning application for change of use.

18 Pond

Pond will be added to planning application so that trees can be trimmed for this. Andrew May from ecology is putting an application through for a grant for this pond. Awaiting response.

Parking for Orchard will be on the entrance to the George Cardnell Field. It does have a covenant on this land and we have to ask for permission if we want to do anything on it. Grass mats can be added to enable parking.

19 Matters for next Agenda

Meeting closed at 20.29