

Bartestree with Lugwardine Group Parish Council

Community Field Working Group

15th July 2024

7pm

Present: Siobhan Green, Ron Williams, Clare Gibbons, Jonathan Jackson

Following the previous meeting FW received information from Ruth Jackson that works could be carried out on the field under permitted development up to the size of 200 Cubic Metres and advised that further information would be required to gauge what that means in line with what we want to do. Prior to the meeting all members of the group were given the information from RJ that had been sent to WS, SG and FW, included below. FW suggested we should ask Jennifer Hilton Trout from S106 to the meeting, unfortunately she wasn't available to attend but SG had set up a teams call with her for 16th July.

1. Having looked at the plan and rough calculations of cubic meterage we determined that the track would fall under the 200m³ however we would be significantly over for the MUGA and mound, meaning we will require planning permission for some elements of the design.
2. JJ had some questions for JHT, SG noted these as being:
 - a. Can we just use the S106 money/tender for certain aspects of the field?
 - b. What will be the limitations by going to tender?
 - c. What will S106 cover?
3. It was noted that Hagley Court is now up for sale and therefore opens up the potential for the pedestrian access opposite the Godwins, something that we can revisit once there are new owners in place.
4. CG has requested following confusion over where the field actually is that we have the notice board made up and placed within the field facing the roadway initially to be relocated once we have everything in place. Her preference and that of the group is that it be a similar design to the ones at the front of the village hall incorporating Christophers favourite colours of blue and gold.
5. It was discussed and agreed that we should ask the PC to rescind the initial planning application until such time as we know what we actually require it for.
6. CG advised that she had been in discussions with the organisers of the tractor run and that this years event would be in memory of Christopher, they asked her which charities she wished for the money raised to go to and she has requested that 50% go to research into Duchennes and that 50% be given to help fund the field, last year they raised around £15,000, and this years event will be open for truck as well as tractors.
7. Following information from WS with regards to the official access rights for the field, JJ advised that he had spoken with the new owners of Stalls Farm who were more than happy with the current arrangements and with the planned access being slightly wider and further down.
8. Discussed the possibility of moving the gate to near the entrance of the roadway so as to eliminate the need for a second gate, and to potentially approach Safer Schools to help pay for this to be changed to an electric gate as they are

encouraging parents to use the hall, based on recent issues with the opening of the gate making it electronic would guarantee it opens and closes at the right time.

9. JJ expressed concerns over the mound, we will definitely need further discussions on how to secure it to stop kids using it as a BMW ramp.
10. It was agreed that we would ask WS to arrange a meeting with Blakedown to look into getting the project moving.

No date was set for next meeting.

Information received from Ruth Jackson

Dear Wendy

I attach the advice provided by Simon Withers Development Manager regarding permitted development rights.

You will see it is not just the height restriction but the cumulative effect of the development proposals.

In order to qualify for Permitted Development rights you will need to demonstrate this is achievable for all or some of the proposal. This information is required in support of the use of s.106 monies and without which we cannot sanction the use of the monies.

This is my summary of the plan submitted with the pre-application: (Plan and Design and Access Statement attached). To note this summary has been agreed by Simon Withers.

- The highest play equipment is shown at 4m (the MUGA) but the PC would need to confirm that other items (not as yet agreed, the plan is indicative) will not exceed 4m including any change in ground level if PD rights are exercised.
- The cumulative effect of all of the proposed works need to be taken into account, and the PC would need to demonstrate that the 200cubic metres capacity is not exceeded for PD. My understanding from the submitted information (Plan and Design and Access Statement both attached) is that work will include:
 - 1. Cycle/Walk/Jog Trail: no specification included but D and A describes it as being 2m width.
 - For PD rights PC need to confirm length, depth for construction, drainage etc, and calculate cubic area including construction depth
 - 2. Events Area/u14s Football Pitch: No specification included for works.
 - D and A describes it as meeting FF technical standards – this needs to be clarified
 - For PD rights PC need to confirm size, including run-off areas and any works to level/drain and calculate cubic area if works required)
 - 3. Main Entrance and Disabled Parking - 3 spaces : no details specification/construction/ drainage included.
 - D and A describes some community consultation undertaken with local residents (but not included with supporting information) PC would need to clarify that neighbours have been consulted (for their own peace of mind) particularly Hagley Croft and Lingfield, and Stalls Farm)
 - For PD rights - PC need to confirm specification details of both entrance and parking and calculate cubic area including construction depths
 - 4. Cycle Rack : no details supplied

- 5. Notice Boards: no details supplied
- 6. Container Store and Pad: D and A describes the Container in feet and inches - 20ft long by 8ft wide x 8.4ft high The concrete pad has no specification /dimensions.
 - 7. for PD rights the PC will need to calculate the cubic capacity including construction depth.
- Viewing mound with seats: D and A describes it being up to 1.5m high but no other dimensions e.g length, width.
 - For PD rights PC will need to calculate the cubic capacity
- 8. Beacon 3.5m high – it is assumed that this will be on level ground and not elevated above 4 m for PD rights
- 9. Picnic area: no details supplied
- 10. Outdoor Gym: no details supplied. D and A confirm that more consultation required to agree final equipment.
 - PD will need to confirm that this will be under 4m high for PD rights and calculate the cubic capacity of the area.
- 11. Petanque Terrain: D and A describes the materials but not the specification/dimensions.
 - for PD rights and calculate the cubic capacity of the area including construction depth
- 12. Teen Play Equipment – as no 10
- 13. Teen Pod Sheltered seat - as no 10
- 14. MUGA with max height over hoops 4m. D and A describes it as 25m x 15m but no specification
 - for PD rights and calculate the cubic capacity of the area including construction depth

I have copied in Jen Hilton-Trout as she is s.106 Project Manager for this project.

Kind regards
Ruth

Bartestree with Lugwardine Group Parish Council

Community Field Working Group

16th July 2024

2pm

Teams meeting with Siobhan Green, Jennifer Hilton Trout and Andrew Houston.

SG was initially filled in on the current money available which stands at £67,629 across the two pots. JHT and AH informed SG that the money could be used for the project and that they needed to be made aware of the phasing. SG advised that phase one is the pathway, disabled parking and MUGA base and gave the initial dimensions of the pathway as 2mtrs x 400mtrs x 0.3mtrs. AH worked this out as 120 Cubic Meters and therefore falling within the 200 Cubic Meter limit for permitted development. It was agreed that SG would send across the initial quote we had been given for the work as well as the phasing of the project. JHT and AH would then work out the formal dimensions for phase one to present to the procurement and planning working group as soon as possible, they would then be able to advise what can be done under