



Clerk's report to the Full Council Meeting on Wednesday 15th January 2025 at 19:30, Kelsey Hall, Ifold.

Agenda Item:

6. Planning Matters

See Clerk's Report

6.1 Recommendation: - to note any update.

1. Local Plan Examination.

See District Councillor report. Local Plan and revised NPPF – A full report on the December 2024 changes to the NPPF is due to be presented to the Development Planning and Infrastructure Panel on 21st January. Officers are hopeful that there will be no impact to the emerging Local Plan, although we await the Inspectors' definitive comments to be certain

6.2 Neighbourhood Plan

1. Recommendation: - To note the update.

The Local Green Space "call for further sites" has been included in the Winter Newsletter sent out on 7th January 25 and this will be reiterated in the Church Newsletter and on Facebook and is on the website.

The Neighbourhood Plan Consultant has advised the updated Draft Plan will be sent through ahead of this meeting and will be for noting. It will be sent through when received. This can be discussed in detail at the NP Working Group Meeting on 21st January 2023 7pm Winterton Hall.

6.3 Martin Grant Consultation on Planning Proposal for Land at Loxwood Place.

1. Recommendation: - To note any update regarding communications with Loxwood PC regarding this site.

Loxwood NP Steering Group are discussing the site with a boundary close to the Parish Boundary with their Consultant. They want to achieve a solution which protects the western side of the site from any future development should the eastern side be included as a site in their Neighbourhood Plan. They will reply to Plaistow and Ifold PC in due course.

7. Financial Matters

See Clerk's Report

2. Budget Against Expenditure at 31st December 2024

Recommendation: To review the budget spreadsheet. The spreadsheet sent out with the agenda is the draft spreadsheet produced at the Finance Working group Meeting for final review at the Finance Committee meeting on 14th January 25.

If there are any changes to this spreadsheet, these will be advised ahead of the Full Council meeting on 15th January 25.

4. Precept 25-26

Recommendations: To note the recommendation and calculations from the Finance Committee for the precept 25-26.

The recommendations will be reported to Full Council from the Finance Committee meeting held on 14th January 2025 on the day of the Full Council meeting via email.

In advance of this date the draft Precept calculations arising from the Finance Working Group meeting held in December 2024 is sent out with this agenda.

8. **Play Parks**

See Clerks Report

1. Kelsey Hall Playpark:

Recommendation: - to receive an update on this project.

A quote has been received from the fencing contractor for the simplified fence and gate design. The design was forwarded to Playdale Ltd who reworked their quote. (see attached layout design)

The Tree Surveyor Gale Consultancy will be assessing the trees in the Play area for any works required on 26th February 2025.

Fencing £2213.33

Playdale £13824.85

Total £16038.18

Estimated further expenditure:

Tree survey £360 and any Tree works no est.

Bin and bench £2000

Signage £250

The Finance Committee have taken this into account in the precept calculation.

2. Lady Hope Play Park

Recommendation: - to receive an update.

Vita Play have been chased to carry out the inspection and also to carry out the Zip Wire maintenance and resurfacing required which is overdue.

9. **Clerk's update & items for inclusion on a future agenda**

See Clerk's Report Recommendation: - To receive general updates and resolve to add any matters arising to a future agenda in relation to: -

1. Winter Newsletter: Distributed by email on 7th January also on the website will be used on Facebook and advertised in the Church Newsletter article.

2. Tennis Courts:

Kevin Allard's Response in relation to the Lease from Luttmann Johnson to the Youth Club which expires in March 2027.

Question regarding the lease of the outdoor sports area 33. On a separate, but related point, Jane Bromley's email to me of 3 December 2024 asks whether the Landlord and Tenant Act 1954 means that the youth club has right to require the

landlord to renew that lease. The Landlord and Tenant Act 1954 does give the youth club a renewal right (subject to certain exceptions that are probably not relevant in this case), but the right would be for a new lease on substantially the same terms as the current lease except the rent payable under the new lease would be full market rent and it would be limited to a maximum term of 15 years unless the landlord agreed otherwise. The same position applies in respect of the 1971 Lease (from the PC to the Youth Club).

3. Cricket Pavilion Electricity: The existing contract with SSE is to expire on 28th February 2025.

Three quotes for renewal have been obtained. The usage is minimal and so it is the service charge that is relevant.

SSE £0.725 per day

Octopus £0.4719 per day (a three month deposit is required £101.76 based on 1000 units usage all will be refunded in the first three bills.

E-ON £0.56 per day.

4. Biodiversity Working Group Dead Hedge Project: The posts for the hedge have been put in but require further work to embed deep enough. Material now required to fill between the posts. Discuss arrangements.
5. Winterton Hall CIO:

Preliminary Investigations Summary of Actions by Kevin Allard (See full report circulated).

I recommend taking the following next steps:

- a. Ask the Youth Club if they have a colour copy of the 1971 Lease, and if they do forward that to me;
- b. Depending on the outcome of the first step, ask the youth club trustees if they are willing to make a statement of truth confirming that they occupy the whole youth club site (other than the outdoor sports area) as tenants of the parish council;
- c. Once the above points are confirmed, I can speak with Angela Milligan regarding the points referred to in paragraph 25 and the extent to which we need to involve the Charity Commission.
- d. I will liaise with Jane Bromley to prepare the statements of truth / statutory declarations to support the Land Registry application for first registration.

Estimated legal fees

The standard hourly rate of £150 will apply to work carried out from this point. Given that the uncertainty around the land not forming part of the 1951 Land it is difficult to give firm estimates at this stage, but I anticipate fees for time costs of around £3,500 to £4,500 to cover the registration at the Land Registry of the Land shown edged blue on the Registration Plan and the transfer of that land to

the CIO. Together with registration fees. Kevin advises there is currently a backlog dealing with Land Registration of about a year but the transfer to the CIO can go ahead once the application is made.