

PETERSFIELD TOWN COUNCIL

Minutes of a meeting of the Grounds Committee held at the Council Chamber, Town Hall, Petersfield, on Thursday 12 January 2012 at 6.30 p.m.

PRESENT: Cllr P Marshall (Deputy Chairman) Cllr G Budden,
Cllr Mrs L Farrow, and Cllr W Organ

ALSO IN ATTENDANCE: Mr N Hitch (Town Clerk), Mrs S McMorran (Deputy Town Clerk), Mr P Jones (Maintenance Contracts Officer) and 8 members of the public.

G 0475 CHAIRMAN'S COMMENTS

The Chairman had no comments.

G 0476 ELECTION OF CHAIRMAN

Cllr Marshall proposed Cllr Organ as Chairman of Grounds committee and was seconded by Cllr Budden.

RESOLVED that Cllr Organ be elected as Chairman of Grounds committee.

Cllr Organ thanked members for electing him as Chairman of Grounds. He went on to thank the former Chairman Cllr Ayer who had recently resigned from the Town Council. Cllr Organ paid tribute to Cllr Ayer for his many years service to the Town Council and the Grounds committee.

G 0477 APOLOGIES FOR ABSENCE

An apology for absence was received from Cllr Ms Dickinson.

G 0478 APPROVAL OF MINUTES

RESOLVED that the minutes of the meeting of the Grounds Committee held on 17 November 2011 be approved.

G 0479 DECLARATIONS OF INTEREST

There were no declarations of interest.

G 0480 PUBLIC REPRESENTATION

Mr Andy Salmon of Petersfield Cricket Club advised those present that the original Cricket Pavilion on The Heath had burnt down in November 1976. When considering rental rates the Town Council needed to bear in mind that the Pavilion was re-built at the Club's expense and the rental paid to the Town Council was a rental for the land the building was on, not for the actual building. Mr Salmon went on to say that the Pavilion was owned by the Town Council. The lease had been being discussed for the last few years and it was hoped that the matter could be concluded in the near future.

Cllr Organ advised of his recollection that, although the Pavilion was built by the Cricket Club, a long lease on the land for the Pavilion was needed to

enable the Cricket Club to get funding for the build from Hampshire Playing Fields Association. Mr Salmon agreed and again stated that any rental paid should be for the land only. Mr Salmon also advised that the following area was included in the new lease: The Square, Outfield, WC block and land around the WC block and the Pavilion. This was all the land the Cricket Club were currently using and it was hoped that by including all areas the lease would be tidied up.

RESOLVED that the order of business be altered. The Cricket Club Lease would be discussed prior to the Maintenance Contracts Officers Report.

G 0481 **LEASE FOR CRICKET GROUND AT THE HEATH**

Members received and reviewed the new draft lease for the Heath Cricket Ground and Pavilion between the Town Council and Petersfield Cricket Club together with a report from the Town Clerk regarding outstanding terms and conditions which needed consideration by members.

The Town Clerk advised that the old lease was very poor and needed a good tidy up and sorting out. Any new lease would need the approval of the Charity Commission, which could take some time to be obtained. The Town Clerk and the Cricket Club had met on several occasions and had got to the point of the draft lease which was now before committee for their consideration.

Members queried that ownership of the Pavilion was with the Town Council. Although there was no problem if the Town Council did actually own the building it would make the terms of the lease somewhat different than if the Town Council did not own the building. Concern was also raised at the length of the lease at 66 years.

Members were advised that the 66 year term was the remaining term from the original 99 year lease and that the Town Council Solicitors had stated that the old lease meant that ownership of the building could be argued either way.

It was felt that key points needed to be identified and then another meeting should be held with the Cricket Club.

Some necessary amendments regarding wording of the lease were pointed out. Discussion also took place regarding the current grant funding for maintenance of the Square.

Following further consideration and discussion it was

RESOLVED that a working party be formed comprising of Cllrs Organ, Budden, Mrs L Farrow, Marshall and Ms Dickenson (3 members making the working party quorate) to discuss the lease and then a meeting would be held with the Cricket Club to discuss the Town Council's position and move the matter forward.

The Chairman advised that the Town Council had no intention of evicting the Cricket Club and that there was no problem if the Town Council were to take ownership of the building but that a meeting needed to be held prior to the

meeting with the Club.

G 0482

MAINTENANCE CONTRACTS OFFICER'S REPORT

Members received and noted the Maintenance Contracts Officer's report, a copy of which is attached to these minutes at Appendix A. Questions were taken regarding trees around the Pond, the stolen plants at the Avenue and trees on various sites.

G 0483

A R BURNETT FUNFAIRS

Members received a request from A R Burnett Funfairs that consideration be given to reducing the charge for the Easter and Spring Bank Holiday Fairs held on The Heath.

The Chairman advised that there appeared to be a perpetual cycle regarding the charges for fairs on The Heath. He felt that the pricing structure as a whole should be looked at. Members were advised that the matter needed consideration as the Easter Fair was due to take place in April.

Members were advised of the current rental and also that the rental for 2011 had been reduced to £250 per operating day with a returnable deposit and set up and de-rig charges.

Following further discussion it was

RECOMMENDED that the charge per operating day for the Easter and Spring Bank Holiday Fairs held on the Heath by A R Burnett Fun Fairs in 2012 be set at £250 per operation day plus the usual set up and de-rig charges and returnable deposit.

G 0484

LITTLE SCHOOL ON THE LAKE - THE HEATH

Members received a request from the Little School on the Lake that the outbuildings adjacent to the school be removed following an asbestos survey. The Town Clerk advised that all buildings were demised in the lease but that the outbuildings were not included in the tenants responsibilities. The asbestos risk from the report carried out by the Little School showed a low - medium risk. The sheds were used by them for storage.

The Maintenance Contracts Officer advised that the asbestos was reported in the asbestos survey he carried out in 2006. A copy of the report was available to any members. His report had identified areas of asbestos but his view now, as then, was that if the asbestos was managed that there was no risk. He went on to advise that, as he had reported to Council some time ago, the state of the building itself was hazardous. He had brought several options to Council previously with costings but no action had been resolved to be taken. His view remained that the building was still a hazard and should be removed.

The Town Clerk advised that the removal of the building was the responsibility of the Town Council as it owned the freehold.

The MCO advised that, from memory, the cost for removal of the building was in the region of £6,000. The cost of repair would be much more than this figure.

Following further consideration it was

RESOLVED that the MCO investigate the options for the outbuildings and report back to a future Grounds Committee for consideration.

G 0485

LOVE LANE SKATEPARK - PHASE 2

The Town Clerk advised that he had contacted the Petersfield Town Juniors Football Club who were content with the plans to extend the Skatepark. The Senior Football Club had also mentioned that they may be interested in helping with the provision of toilets for the site, providing they could also have use of them.

The Maintenance Contracts Officer advised that any change to the Skatepark would require a new planning application to EHDC. It was hard to estimate the cost of a Toilet block without plans and could cost anything from £30K - £100K depending on what was required. A detailed figure could only be provided once detailed plans were available.

The Town Clerk advised that members needed to give consideration to agree a footprint for the extended Skatepark and discuss if Toilets and floodlighting were required as part of phase 2. The cost of phase 2 would not be borne by the Town Council. The Festival for Young People intended to raise the funds.

It was agreed that it was important that what was provided was the wish of the young people using the facility. It must be a Council led design and the brief for the tenders needed to come from what the users required. It was also agreed that those companies approached to tender should provide plans with an outline brief from the Town Council. That way no additional architects' fees would be charged.

Following discussion it was

RESOLVED that

- a. The increased footprint should be the one envisaged by the Festival for Young People (an additional 500 - 550 square metres)
- b. The Maintenance Contracts Officer, Cllrs Budden and Ms Dickinson together with Mr Wells and a group of users from the Festival for Young People form a working party to discuss the plans and report back to the Grounds committee. The Deputy Town Clerk to attend to minute the working party meeting.
- c. Phase 2 to include the provision of Toilets
- d. The principle of floodlighting be agreed for Phase 2.

G 0486 **GROUND'S USERS MEETING**

Members received and noted the notes of the Grounds Users Meeting held on 12 December 2011.

G 0487 **CIRCUS ON THE HEATH**

Members received and considered correspondence from Circus World Entertainments seeking permission to hold a Circus on The Heath from 1 - 4 July 2012.

Following consideration it was

RECOMMENDED that permission for a Circus be given to Circus World Entertainments to hold a Circus on the Heath from 1 - 4 July 2012 with the site on The Heath to be agreed with Officers.

In view of the confidential nature of the business about to be discussed it was

RESOLVED that the public and the press be asked to leave the meeting.

CONFIDENTIAL

G 0488 **HEATH KIOSK CATERING CONCESSION**

Members received the form of tender and agreement for the Heath Kiosk Catering Concession.

It was agreed that Officers investigate a case for the running of the Kiosk to be brought "in house".

It was also

RESOLVED that the form of tender and agreement for the Heath Catering Concession be agreed subject to final amendments once bids were received and considered.

There being no further business the meeting closed at 8.06 pm.

Maintenance & Contracts Officer's Report
to PTC Grounds Committee.
January 2012

This report seeks to inform councillors of matters of interest affecting any of the public open space land which we own or manage. Members are reminded that its contents are not available for debate, but questions can always be asked and we will seek to answer them, however it should be borne in mind that if they involve the need for investigation or would be complex or lengthy, answers will need to be given outside of the meeting. If councillors consider that any matter on the report is in need of debate, the subject can be added to a future meeting's agenda for this purpose. ~ Town Clerk.

General:

- Naturally this is normally a fairly quiet time of year for Grounds Maintenance Contract works and I am pleased to report that I am not aware of any problems.
- Generally litter remains under control with nothing exceptional to report.

Love Lane Recreation Ground:

- Despite the recent weather, the skatepark continues to be well used.
- Another bench seat and two more litter bins have been installed. There is now a total of three bench seats and five litter bins at this site.

Bell Hill Recreation Ground:

- Some large tree boughs have come down in the recent high winds. They are on the western boundary of the recreation near to the goal posts. These are not causing an obstruction and does not represent a danger so are not high priority and will be dealt with in due course.

The Avenue:

- The New planting project to improve the area surrounding the pavilion was completed prior to the Christmas break. The results are very pleasing indeed and it is a great improvement to the area.
 - Unfortunately we have discovered that sometime over the break, thieves have managed to remove a number of the new plants, we estimate at least £200 worth have been dug up and stolen. Local residents and users of the facility have not reported seeing anyone taking the plants. This is very disappointing and such a shame as we have all worked hard to improve this area. I am discussing ideas with our contractor to see what can be done.

The Heath:

- The new playground is complete and has been very well received and used since it was opened.
- The water level in Heath Pond continues to improve and I am hopeful that it will soon reach the optimum level for this time of year.
- Due to the recent high winds, two trees (Willows) on the eastern banks of the pond came down across the millennium path and had to be removed as a matter of urgency.
- Three other trees have come down at various locations on the larger heath. These trees are not a danger or obstruction and do not present a problem so will be left in situ as part of the natural environment of the Heath.

Woods Meadow:

- A fairly large tree (Sorbus) has come down in the recent high winds and fallen across the access path and blocking it completely. This tree has been removed as a matter of urgency. There was also some minor damage to the chain-link fencing.
- The stream running through woods meadow had become so swollen that it had broken its banks and was flooding part of the field. Our contractor has cleared the stream and removed any blockages to the outfall so that the stream is now flowing normally and the flooding has subsided.

Tilmore Allotments:

- The access track around the allotments has become very soft and waterlogged with the result that several vehicles have become stuck and have had to be pulled out by tractor. We have decided to restrict access to the car park area only and are installing a post and signage to prevent vehicles from using the track, at least until ground conditions improve.

Rotherlands Conservation Area:

- Again, there are two trees that have been brought down at the access to the conservation area. These are being dealt with by the Rotherlands Conservation Group.