



MINUTES

Working Group for Project A Bearsted Golf Club 13th June 2022 pm

Present:

Cllr Tom Jenkins	BPC Councillor
Cllr Martin Broughton	BPC Councillor
Cllr Jon Hughes	BPC Councillor
Kim Martin	Representative of the Bearsted & Thurnham Tennis Club
Jackie Pearce	Representative of the Church Lane Allotment Garden
Hugh Byrne	Representative of the Church Lane Allotment Garden
Erin Sugden	Clerk to BPC
Kate Harrison	PR advisor

Apologies

Cllr Adam Powell

1. Apologies and absents:

As above.

2. Consider the results of the parking observation

Kim Martin and Hugh Byrne had provided the group with the data gathered from observing parked vehicles. They concluded that there were only a few times within the four-week period that the car park was full to capacity and there were increased numbers of vehicles parked on alternative roads. The two members recommended to the working group that they did not feel an extension to the car park was necessary at this stage. After discussion, the full working group concluded that they would recommend to the full council that no car park extension should be considered at the present time, but this does not mean it could not be considered in the future.

3. Review the requests from the Church Lane Allotment Association

The CLAA provided a list of provisions they would like to see should a new allotment garden be introduced. The working group felt that the list was reasonable, and they would attempt to see that the requests are included in any future specifications. The CLAA also provided a list of 'desires' that the working group could see as being an advantage and would consider these going forward.

It was suggested that the CLAA should recommend a standard size plot for which Bearsted Parish Council can agree.

The Clerk will look into official requirements to ensure any new allotment garden is classed as statutory.

4. Discuss the need for an archaeological survey

The Clerk reported that the archaeological survey completed when the Bearsted Woodland Trust was founded had been located and was in the Parish Office for anyone to come and read.

5. To review the Project Plan and Work Breakdown Structure

The working group discussed the definition of the success of the project. They agreed that the success would be fulfilling the transfer of land requirements and introducing a substantial number of new allotment plots for the community.

With this in mind and the recommendation that the car park extension will not go ahead the group talked through the following suggestion:

- Reduce the current Church Lane Allotment garden by 50-60%
- Provide land to the Tennis Club as stipulated in the transfer of land.
- Introduce a new allotment garden to include the suggested requirements from the CLAA.

The majority of the working group felt that the solution would safeguard the donated land, give an opportunity to some allotment plot holders to stay on the site that they suggest they wish to do and provide a number of new allotment plots with additional sporting facilities within the Parish.

This will be recommended to the Full Council.

6. Public Meeting

- i) To consider dates: 27th July 2022
- ii) It was felt that the contractor that carried out the Visual Impact Survey and Heritage Impact Survey would not be required to attend the meeting but the Ecologist would be beneficial to the meeting at a cost of £75 per hour. This will be recommended to the Full Council.
- iii) Format of the meeting: Stakeholders will be asked to put forward any questions they have about the project. It was suggested that a video will be put together informing attendees of a number of answers to their questions and other matters. Following this, a Q&A session will be offered with councillors and the expert being on hand to answer questions where possible. Brightmedia will assist with putting the video together.
- iv) Matters to be included: Findings from Lake Market Research, the new concept of the project, current position and legal requirements will be included.
- v) Consider whether revised specifications should be given to Purple Arbour to produce visuals for the public meeting: The working group felt it was going to be important to request Purple Arbour put together some visuals of the new concept of the project.

7. Funding opportunity – amenity allotment fund

A funding opportunity from Kent Community Foundation was discussed and the working group will recommend that all funding will be investigated by Cllr Hughes.

8. Correspondences

Cllr Hughes will respond to the resident who raised concerns about Project A.

The Clerk and Cllr Broughton will respond to a resident that raised many points regarding various areas of Project A.

9. AOB

Jackie Pearce wanted to know why allotment holders pay £875 pa when all other community organisations pay £1 peppercorn rent. In her opinion the allotments are a community organisation and the rent should reflect this. Cllr Hughes said in his opinion parish councils should not make money from allotments. Jackie suggested they had been

paying the tenancy fee for years with allotment holders maintaining the plot and paying for their own petrol – the Clerk suggested allotment holders could request reimbursement for petrol.

Cllr Jenkins concluded that allotment holders may just want to know where their money is spent.

10. Next meeting date - TBC