

## Meeting notes 26.7.23

### SRAA & APC working group

Present: Martin Crabtree (MC), Elaine Hartford (EH), Mel Lawrence (ML), John Turley (JT)

For Formula Land: Richard Brown (RB), David Christian (DC)

For Hurdcott: Simon Watts (SW)

Liz Holland APC clerk for notes with help from JT

The main focus of the meeting was to review plans for the car park redevelopment, also looking at the access track (this is from the car park to the plot site) and the internal track through the plots

1. JT emphasised the need for year-round safe access through the car park, for both vehicles and pedestrians and to/from the plots for pedestrians with bulky/heavy material. The SRAA does not believe this to currently be the case due to regular waterlogging of the area. SW confirmed this assertion and felt that the access track is also at risk of deterioration. He said that the current covering on the car park area has degraded so that it is now useless, and similar treatment would produce the same result.
2. JT stressed the health and safety responsibilities of the landowner and the licence holder in this matter. This follows legal advice from the NSALG which considered this is likely to be a shared responsibility. EH & ML said they were not in a position to decide then and there how APC may interpret that responsibility
3. All acknowledged that the 2011 planning decision only provides for car parking for 6 cars and that the surfacing should be grass matting with no overlay. JT observed that current weather conditions with regular excessive rainfall requires a reconsideration.
4. It was further acknowledged that the planning decision covering construction approvals only covered the access from the Highway (which Longford organised and paid for) and the car park (which APC organised and paid for). There was no application regarding the access track except an agreement to keep it mowed. JT pointed out that the access track is included in the Licence map, and felt should be considered to be integral to the site itself.
5. ML asked why there have been so few increases in plot rental fees. It was argued that no reasonable increases could have amassed funds to deal with the scale of this project. The SRAA fund's purpose is to cover utility bills and minor expenses for repairs to fencing etc. Other sites may have higher fees, but this depends what the fund is intended to cover.
6. SW & JT felt that merely renewing the matting would not be an adequate solution
7. EH stated that spending a great deal of precept money on something which is likely to be dug up in any housing development application seems hard to justify, but all agreed that there needs to be a satisfactory temporary, but effective, solution.
8. DC said it was true that the area is unlikely to remain the access but there are no immediate plans to submit an application. He was unable to offer a timescale, though.
9. He also acknowledged that any planning approval will likely require better access to the plots. He assured all again that FL intends to sell ownership of the allotments (only) on approval of planning permission at the whole site
10. SW felt the best surface would be a membrane overlaid with road plainings (similar to that used at the entrance gate).

11. The clerk agreed to phone WC Planning and see what variations to the existing permission they might agree without the need for a new application **ACTION: clerk**
  - a. *WC Planning replied on Thursday: APC will need to apply for a variation to the existing permission or submit a new one. Either will cost a similar amount and take the same amount of time*
12. Current quotes are:
  - Car park £7,900
  - Access track £4,950
  - Internal path £3,500
13. SW said he was assuming he could get the work done as one order to minimise plant hire costs etc. so doing all 3 projects at the same time made sense & saves money
14. The current contribution offered by FL is £1,500 but DC acknowledged that was based on the original quotes we all saw (which put the car park redevelopment at £2,100 +VAT). He did not suggest an increase on site that day but said they can look again.
15. ML insisted APC will need to see 3 quotes for this work in order to make a decision
16. JT agreed to pursue these **ACTION: JT**
  - a. *JT updated us to say he has amended the plan and asked Hurdcott to re-quote + IDVerde and Bawdens*
17. JT later suggested work to stabilise the car park could be varied by reducing the area which would need plainings and therefore reduce the cost – see attached diagram\*\*
18. ML agreed she and EH would propose that APC pick up half the cost of the car park work only **ACTION: APC agenda and ML/EH at 7/8/23 meeting**

On other matters:

- EH said she will speak to adjacent landowners whose trees are overhanging the site **ACTION: EH**
- EH insisted any changes to the licence are a matter between FL and APC and do not necessarily involve the SRAA

Liz Holland 30.7.23

**Suggested Partial Repairs to SRAA Car Park\*\***

