

Minutes of the Footpaths & Allotments Committee Meeting**Held on 7th March 2011 at 7.30 p.m. in the Bush Room**

Present: - Cllrs. Brian Davis (Chairman), Peter Taylor, Hannah Richmond, John Cutland,
Terry Hunt. Mrs Erika Booth
Mr. Bob Phillips (Clerk)

Before the meeting the Chairman welcomed Mrs Erika Booth, the secretary of Alveston Allotments Association who had agreed to join the Footpaths and Allotments Committee.

1. Apologies for Absence

None

2. Evacuation Procedures

Evacuation procedures were noted

3. Public Participation

None.

4. Declaration of interests

Mrs Erika Booth is an allotment holder and member of the Alveston Allotments Association.

5. Minutes of the previous meeting5.1. Minutes of the previous meeting held on 6th Dec 2010**Resolved:** The Minutes of the meeting were agreed and signed by the chairman.5.2. Matters arising
None

5.3. Outstanding Actions

5.3.1. (6/4/09) Clerk to write to Footpaths Group. Action to Clerk
See below.

5.3.2. (3/8/09) Clerk to collate walk information re. Revisions to text in Walk Books. Action to Clerk
See below.

5.3.3. (3/8/09) Clerk to discuss with SG the possibility of using their mapping facilities and also if any help was available to support the Council with Booklet production. Action to Clerk

Previously, the above three actions have been deferred until time allows for the Footpaths Project to be re-started. The committee felt that we should no longer delay actions but the Clerk should determine what actions would be most suitable to progress the Footpath Project.

FP 110307-1 To review the "Walks Books" updates and assess their suitability for publication. To research the options for mapping and discuss the availability of help from the Environmental Link Groups, also the SG Public Rights of Way Liaison Group. Action to Clerk

5.3.4. (5/10/09) Clerk to purchase "no smoking signs" and arrange fitting to all Bus Shelters. Action to Clerk

The signs had been purchased and were now awaiting fitting.
A volunteer was sought to carry out this simple task. (7/3/11)

- 5.3.5. FP100607-3 Clerk to purchase the paint and request Bryan Painter to carry out the remedial work on Bus Shelters 6 & 8. Action to Clerk**
Ongoing (7/3/11)

- 5.3.6. FP101206-1 Clerk to discuss with the owners of the field adjacent to the allotments if there is a possibility of gaining a pipe access across their land to the A38. Action to Clerk**
The Clerk reported that he had spoken with the landowner and was told an easement for a water supply pipe across their land was not to be allowed. Action closed.

- 5.3.7. FP101206-2 Clerk to investigate and report back any support available from SG, the PROW Liaison Group or other resources to progress the validation of outstanding footpath reports. Action to Clerk**
The Clerk reported that the SG PROW Liaison Group chairman, Peter Bird (who is also a member of Thornbury Ramblers had been suggested as a likely source of some help in updating our footpaths reports.

FP 110307-2 To arrange a meeting with Peter Bird and some of the footpaths committee to discuss some of our outstanding footpath issues. Action to Clerk

- 5.3.8. FP101206-3 Clerk to investigate and report back any support available to progress the Footpaths Walks Revision Project. Action to Clerk**

See action under tem 5.3.3.

6. Bus Shelters

Bus Shelter No 3 opposite the Masons Arms – despite several requests, CY Street Furniture had still not carried out the work requested under Purchase Order 10-003. We should now be considering which of our bus shelters to renovate this year and were hoping the work could be undertaken by CY Street Furniture. Unless they complete the work as ordered very quickly, they would not be considered for future orders.

FP 110307-3 To request that CY Street Furniture urgently undertakes the uplift of Bus Shelter No 3. . Action to Clerk

The re-painting of the inside of the two stone shelters is in hand.

7. Allotments

No progress had been made with the allotment land lease; we were still awaiting a response from the landowner's solicitor. The landowner has made contact with her solicitor to urge immediate action.

Two signs had been delivered and were awaiting erection at either end of the access path to the allotments.

Following a meeting with the landowner, a general update has recently been sent to the Alveston Allotments Association. It included comments about the renewal of the informal permission; the site lease; cultivation of common areas; boundaries and the need to cultivate up to the boundary; parking and the problems in Forty Acre Lane and one or two still parking on the landowners land.

- 7.1. Water Supply – the Clerk reported the current estimates to obtain an easement over neighbouring land and installing a water supply. The estimated cost of the easement was £4k plus the amount of “consideration” to be paid to the landowner. Additionally the Water supply connection would cost approx. £1k plus a further £500 for laying the pipe work. The total estimate was approx £5.5k plus the “consideration”.

Cllr Peter Taylor was not surprised at this estimate and suggested that without knowing the “consideration” the Parish Council would be foolhardy to commit to this water supply. He suggested that excessive “considerations” were not unusual and could easily take the total cost to £15k.

Cllr Terry Hunt supported the need for extreme caution as in his experience these matters could very easily become extremely expensive.

Cllr Hannah Richmond suggested that the allotment holders could be encouraged to gather rainfall and use water butts.

The Clerk reported that our allotment setup costs to date were £1118 with unknown legal costs to be added. If the legal costs were £1k, without the “consideration” to the neighbouring landowner included, our total estimated cost of allotment setup was £7.6k. The costs will be recovered over some years with an estimated income of £875 per year and annual costs probably less than £200. Using these approximated figures and assuming the “consideration was less than £2.5k, the allotments were fully occupied, the payback period would be about 15 years.

Setup costs to date	£1.1k
Legal costs (estimate)	£1k
Water supply - obtaining easement	£4k
Water supply – connection	£1k
Pipe laying	<u>£0.5k</u>
	£7.6k
Landowner “consideration” (assumed)	<u>£2.5k</u>
Total setup costs	£10.1k

Income = 35 plots x £25 per year = £875 - £200 (Mtce costs) = £675 per year

£10.1k setup costs ÷ £0.675k = 14.9 years

The meeting concluded that the risks to the Council were too great to proceed with the water supply without much more accurate estimates. Alternative routes were suggested.

FP 110307-4 To establish more accurate estimates for the water supply and easement over land adjacent to the allotment site. To discuss with Bristol Water alternative routes for the supply pipe. To seek other alternatives to supplying water to the allotments. Action to Clerk

FP 110307-5 To discuss with SG people if they had views on what “rights” we may have regarding the provision of water to the allotment land. Action to Clerk

- 7.2. Allotment Licence Fees – When the original invitation was made to the allotment holders and we had anticipated the lease arrangements would take only a few months to resolve, the plot holders had been informed that any rent due would be backdated to the date cultivation started. In most cases this would be April 1st 2010. This means that most plot holders would be due to be invoiced for two years rent as from 1st April 2010 assuming the lease is completed soon. The committee were asked for their views.

Mrs Erika Booth was clear that she would expect to pay what was owed.

Cllr Brian Davis said that as the plot holders had already had a full year of use and had been advised of the requirement from the very beginning, they should be charged back to 2010.

Resolved: To backdate all allotment rents to 1st April 2010 when the lease was finalised.

8. Footpaths

8.1. Footpaths Report

No footpath reports had been received since the previous meeting.

8.2. Footpaths Walks Revision Project

See item 5.3.3

9. Correspondence

None

10. Any other business

None

The meeting ended at 8.30 pm.