

## **EUXTON PARISH COUNCIL**

**NOTES** of PEAR TREE GREENS WORKING GROUP meeting held 2 December 2004, 7.15 pm at Euxton PC Community Centre, Euxton.

Present Cllrs E Jones (Chair), M Gray, E Sutton, G Witts.

1. Apologies
2. Notes of the last meeting

**Resolved:** Notes of the last meeting held 4 November 2004 were proposed Cllr Gray, seconded Cllr Sutton and agreed to be accurate record of the meeting and signed by the Vice-Chairman.

3. Update on Information Received

CBC had submitted further information to English Partnership regarding the third field which they had requested and were now considering. Indications from EP to CBC are that the proposal will now be fully acceptable and paperwork can now begin to be prepared.

Questions raised regarding the penalties for tenants being given notice to quit the land are still not answered completely and CBC would ask again for clarification on some points.

4. Ideas for changing the plans in light of additional field

The group discussed the acquisition of the third field.

The project would now be named Phase 1, 2 and 3. Phase 1 being the field closest to School Lane, which was the third field to be offered.

The group suggested that Phase 1 could be the creation of car parking and marking out of a football pitch for more general or casual usage to begin the project quickly and with the least spend. This should establish the start of the project and can be easily altered in the final stages to a more permanent arrangement when Phases 2 and 3 have been completed.

The group itemised some stages for the project (attached)

Clerk to correspond with CBC that the Council would like to view the terms of the lease before CBC secure the land on behalf of the Parish Council to ensure there is nothing in the lease which would conflict with the proposed project.

5. Precept

The group requested £5,000 to produce plans and surveys to present to the Planning Authority and £5,000 for the fund towards the project or to be used as the percentage contribution to the project required by grant organisations if grant monies are obtained. £10,000 in total requested.

6. Any Other Business



There being no further business the Chairman declared the meeting closed.



## INITIAL STAGES FOR THE PEAR TREE GREENS PROJECT

	STAGE 1	STAGE 2	STAGE 3	STAGE 4	STAGE 5	STAGE 6
<b>TIME</b>	ASAP	Up to 01/05/05	01/05/05	When Planning Permission Given	01/05/06	When funds permit
<b>PROGRESS TO BE MADE</b>	<ul style="list-style-type: none"> <li>✍ Final field permission to be received and details in the lease to be reviewed.</li> <li>✍ Obtain quotations from architects firms to survey the land, draw up plans to be used for Planning and carrying out the project, also research missing details of nearest services supplies eg. electricity and water.</li> </ul>	<ul style="list-style-type: none"> <li>✍ Receive architects plans for the whole project.</li> <li>✍ Council approve.</li> <li>✍ Submit to CBC Planning for Change Of Use.</li> <li>✍ Await acceptance from CBC Planning.</li> <li>✍ CBC to arrange submission of notice for the 01/05/05 or have English Partnership issue if the lease has not gone through yet.</li> </ul>	<ul style="list-style-type: none"> <li>✍ This is a fixed point in time for the notice to be served on the anniversary of the tenancy (if this is not done this will delay project by another 12 months).</li> <li>✍ No works can be done <u>on</u> the land until it is occupied by CBC or EPC on 01/05/06</li> </ul>	<ul style="list-style-type: none"> <li>✍ Submit project plans to funding organisations to obtain grants.</li> <li>✍ Obtain quotes for Phase 1 works</li> <li>✍ Line up a contractor to start when land is available.</li> <li>✍ Arrange offer to land occupier to sub-let of 2 fields following 01/05/06.</li> </ul>	<ul style="list-style-type: none"> <li>✍ Phase 1 create the initial field.</li> <li>✍ Other 2 fields could be sub-let back to the old tenant until monies allow start on phases 2 and 3 (this would safe money on land maintenance )</li> </ul>	<ul style="list-style-type: none"> <li>✍ When funding is in place Phase 2 can commence.</li> <li>✍ Notice given to land occupiers.</li> <li>✍ Contractor tenders.</li> </ul> <p>NB: Nothing can be done on phases 2 and 3 until grants secured or monies are raised through the precept.</p>
<b>COSTS</b>	<p>Funds precepted to pay an architect - not available until 01/04/05.</p> <p>Legal fees due to CBC to draw up sub-lease to EPC.</p>	<p>Cost of CBC Planning process.</p> <p>Possible legal fees for the CBC/EP to issue notice to tenants.</p>	<p>£4500 payable to the land occupier - confirmation required this is per field or to be paid each of the 3 fields.</p>	<p>Cost of Phase 1 works.</p> <p>Cost of upkeep and management of Phase 1.</p>	<p>Possible legal fees incurred in creating a short-term sub-let agreement.</p>	<p>Funds to be available to pay for part or a required percentage of Phases 2 and 3.</p>

