

WILBURTON PARISH COUNCIL.

Parish Councillors:-

Mr. Alan Yarrow
Mrs. Anthea Dodson
Mr. Victor Harris Tel.
Mr. John Seaman, MBE
Ms. Ann Sherwood

Mr. Peter Warren
Mr. Dominic Drane
Mr. Paul Massey
Mr. Chris Fella

Parish Clerk:-

Mrs. Gillian Woods

MINUTES of a Public meeting held on Wednesday 14th July 2010 in St Peters Hall

PRESENT:

Cllrs Harris, Yarrow, Fella, Dodson, Sherwood, Drane, Massey, Seaman, Hunt and Giles Dobson from Bidwells (representing Pell Estate and Hughes family) Approx 140 local residents were also in attendance.

TOPIC Pavilion, Recreation field and football pitch

Paul Massey thanked residents for attending the meeting and gave a presentation confirming the background, present situation and possibilities for the future. This included confirmation that the land was leased from the Pell Estate and not owned by the Parish Council. It is currently operated at a loss as maintenance costs, grass cutting, moles etc outweighs the revenue received for pitch hire of approx £5000 per year which is funded by Precept. The current lease expires in 14 years and the football pitch has a different lease which expires March 2011. It was when Parish Council approached Pell Estate to transfer the football pitch lease into their name and renew both leases that new options were raised. (Currently we cannot obtain any grants/funding due to not owning land and the length of the lease).

The Pell Estate wishes to relocate due to anti-social behaviour and parking issues.

The option offered originally was one field further along towards Stretham Road. The Parish Council investigated costs for this together with alternative locations. Recently, an alternative site at Station Road was discussed together with a 99 year lease, on both options to help obtain grants. Any relocation will be "phased" so that the football and cricket grounds have time to mature and be usable. Cllr Yarrow has spent a lot of time checking that the second ground is a viable option, measurements, slope, drainage etc.

Both options will have limited income to begin with, and any grant requests will need a comprehensive business plan – a longer lease and better facilities will help. Both will also involve huge costs and significant disruption.

The Football Club are keen to continue and have approached the FA for funding, but current facilities would pose a problem.

All sports organisations would require upgraded facilities, disability facilities, separate showers etc. (Both not able to be included in present ground.)

Option to stay at present location for remainder of lease, due to lack of any funding would require massive input from village for fund raising. There is little or no room for expansion i.e. hockey pitch or tennis courts.

The reason for the meeting was to advise Village residents of the current options, and to obtain their views before a decision was made by the Parish Council.

Giles Dobson, representing the Pell Estate confirmed that the Estate wished to continue to help the Village but do not want to increase lease on the existing land due to the increased antisocial behaviour and parking problems, but happy to relocate on a 99 year lease with larger plot and better facilities

Open forum questions/comments raised by residents

Antisocial behaviour. What evidence is there of this – villagers who walk and drive around the village have not seen any anti-social behaviour. John Seaman confirmed, as chairman of Local Environmental committee, that there had been no reports of vandalism for the last year for pavilion or recreation ground. Also stated that felt that a member of the Pell Estate should have attended the meeting – Beau Pell would have attended !

Present field is quintessential to concept of village life – cricket being played on a field openly on show in the heart of the village.

Would lease be renewed in 14 years at present location ? this could not be confirmed or denied. The decision would be made at that time. Also, there was a possibility of the football lease not being renewed in March and land being returned to grazing.

Would there be enough enthusiasm in village for use of new facilities? Plenty of interest – currently have youth cricket members and looking to start youth football teams. Also possibility of other youth sports (hockey, tennis etc)

Any intention to build on current site? No intention to build on current site in future and planning approval would be zero.

Would it be possible to extend lease 25-30 years on current ground and would double yellow lines down Station Road help change the Pell Estates minds – Giles to check and confirm although suspects it would not because of the other issues.

Recreation ground by default could be regarded as a village green due to length of use of land since 1947 and renewal of formal leases - could Parish Council apply to register land as village green? This avenue and archives to be explored. The previous clerk could have archives that detail previous leases/rents/ previous loan goes back to 1930's.

The motivation and intentions of the Pell Estate was questioned, as village residents living as close, had not seen any antisocial behaviour. Long term – trustees (who mainly live in London) want to protect the Hughes family, who want to move recreation ground with better facilities to a different location and present location back to grazing land.

There have been frustrations dealing with the Pell Estate – it was felt that opinions were not appreciated and responses took too long.

Would we have to pay for two leases in transmission period of moving? Giles Dobson confirmed no only one lease would be payable in transmission period.

Why not give to village, or let them buy, on the understanding that it was only to be used as a village green? Presently no - trustees want to retain some control as also own some land around and want to have involvement in structures put up etc.

Would new pavilion have social club as well ? Possibly yes.

Would there be any contribution from the Pell Estate for drainage etc? No would have to be grants.

Barbed wire fence that has been erected by the Pell Estate was raised – it was confirmed this was being addressed.

How are we going to get grants in current economic climate and now have lots of restrictions as to where villagers are able to walk on Estate grounds. No grants for current site – massive fundraising would be required.

Losing football pitch on current site would have major impact on fireworks.

Other locations were explored but not forthcoming.

Possibility of keeping where it is with an extension to the lease and to include the football pitch – villagers were unanimous in supporting this. Appreciated but not an option.

Possibility of moving the pavilion onto the football field instead? Giles Dobson to take suggestion back to the Pell Estate.

Meeting closed.