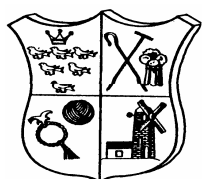


HAILSHAM TOWN COUNCIL

STRATEGIC PROJECTS COMMITTEE



REPORT (Minutes) of the Strategic Projects Committee held at the Fleur de Lys Council Chambers, Market Street, Hailsham, on Wednesday 2nd September 2015 at 7.30 pm.

Prior to commencement of formal business, a period of not more than 15 minutes was assigned for the purpose of permitting members of the public to address the Committee or ask questions (on matters relevant to the responsibilities under direction of this Committee) at the invitation and discretion of the presiding Chairman.

Mr Tattam of 2 Mountain Ash Close addressed the Committee regarding a piece of land he had purchased to the back of his property, from Redrow Homes. He stated that the garden was beginning to establish, and had become a part of his families' home.

The Chairman moved to change Dog Park (agenda item 11) to the first item on the agenda

SPC/3 /15/19 **Committee members present**

Councillors: B. Beckett, L. Collinson, Ms A. O'Rawe (Vice Chairman), Mrs. B Holbrook, P. Holbrook, Mrs M. Laxton, M. Pinkney, P. Soane (Chairman) Mrs S. Van der Geyten

Officers in attendance: J. Harrison, M. Caira, K. Giddings
Other Councillors in attendance: N. Collinson, N. Coltman

20 **Apologies For Absence:**

None were received

21 **Declarations of Interest**

None were received.

22 **Confirmation of Minutes**

RESOLVED to note the minutes of the Strategic Projects Committee meeting held on Wednesday 23rd June 2015

23 **Matters Arising**

Councillor P. Holbrook requested to know whether Lilac Sky had been contacted regarding sponsoring a dog bin in the vicinity of the new school at Ingrams way. K. Giddings advised this matter was on the agenda and she would advise the Committee on this in her verbal update.

24 **Dog Park**

A report was circulated prior to the meeting

Councillor Mrs M. Burt requested the Committee consider the creation of a dog park, created with natural resources, to create a play area for dogs. She advised a dog park could also be used to help educate dog owners in the problem of dog fouling. M. Burt considered a park would create a play area for all types of dogs to use safely. The Town Clerk advised that if the dog park was placed within a public open space, such as the Country Park, it would not be possible to charge for the use of the park, and the park would still be open to other members of the public to use. However signs could be placed in the park stating that the preferred use of the park is for dogs and their owners.

Some members expressed concern that a very large space would be required for this type of park and dog walkers who do not wish to use the park but wish to walk their dogs elsewhere may be criticised for this.

Members agreed that extra dog bins will be required for the park, however some of the existing dog bins could be used for the facility.

- 24.1 **RESOLVED** to recommend the start up costs and maintenance for a dog park are investigated and a detailed report is taken back to the Committee for further discussion

Councillor M. Burt left the meeting at 8.00 pm

25 **Public Toilets**

A report was circulated prior to the meeting

The Town Clerk advised that there had been numerous problems with the electronic arm on the toilet door and the electronic arm has now been switched off. He suggested the electronic arm is replaced with a lock. The toilets have been subject to some vandalism and The Town Clerk also proposed a metal cage type gate is installed over the door to heighten security for when the toilets are locked at night.

Councillor P. Holbrook considered the cage gate must be tightly secured to prevent it from damaging any vehicles.

- 25.1 **RESOLVED to recommend**

- i) the electronic arm on the toilet door is removed and replaced with a lock
- ii) £850 is allocated for the cage gate to be placed over the toilet door

26 **Wayleave Agreement**

A report was circulated prior to the meeting

M. Caira advised that the Town Council had been approached by British Telecoms PLC for a way leave agreement for access to Town Council owned land at the grass verge at the Grovelands Farm site, for the installation of a cable and junction box.

M. Caira confirmed British Telecom would make good any damage to the site.

Much discussion ensued over way leave agreements and N. Collinson suggested legal advice is sought to ensure the land in question is not subject to a covenant.

Members considered other way leaves on Council owned land and asked whether remuneration could be negotiated for these. It was agreed to take no further action until more information is available on this.

26.1 **RESOLVED to recommend** that before a way leave is granted, further investigations are carried out regarding Town Council way leaves and the possibility of compensation for granting these.

27 **Allotment Rents Review**

A report was circulated prior to the meeting

Members noted that in September 2014 the Parks, Open Spaces and Sports Committee had resolved to raise the allotment rents by £20.00 per plot, per annum. The allotment Society had recently written to the Town Council disputing the increase.

K. Giddings advised that with the £20 increase, the Town Council would be charging a higher rent than other Councils in the surrounding areas.

Much discussion ensued and the Committee agreed to lower the increase, suggesting a large plot be increased by £6.00 and a small by £4.00, therefore raising the rent for a large plot to £36.00 and a small plot to £21.00

Members agreed the rents for the allotment plots will be reviewed annually.

27.1 **RESOLVED to recommend** the rent increase proposed by the Parks, Open spaces and sports committee is revoked and amended to:

a £6.00 increase for a large plot (5 rods)

a £4.00 increase for a small plot (3 rods)

28 **Minibus Repairs**

A report was circulated prior to the meeting

M. Caira advised the gear box in the mini bus is in need of repair and will cost in the region of £2300. M. Caira reported the current estimated worth of the mini bus is £1500 and he suggested it may be more beneficial to dispose of the mini bus and purchase a new one.

Members were informed the mini bus is mostly run at a loss, it is not extensively used, but it is used for no charge, on a weekly basis by the Youth Café, every Friday, for the Friday night project. Members discussed the affect the loss of the mini bus would have on the Youth Café and it was suggested the Youth Café may be able to negotiate a deal with another local organisation to find other transport.

28.1 **RESOLVED to recommend** no further repairs are carried out to the mini bus and it is sold on for scrap

29 **Hailsham Cemetery Expansion**

Updated cemetery figures showing the number of graves and plots remaining in the cemetery had been circulated to members prior to the meeting.

The Town Clerk advised that the statistics show there are more years available in the cemetery land for burials and ashes than previously thought. However it is still necessary to purchase an area of land for extending the cemetery.

Councillor Coltman commented that the Council does not have the ability to offer

alternative burials, and this should be considered. Members discussed the possibility of including Hellingly Council in any negotiations for purchasing land to extend the cemetery.

29.1 **RESOLVED to recommend** that open discussions are carried out with landowners adjacent the cemetery to investigate the expansion of the site

30 **Welbury Farm Community Hall**

M. Caira advised that the building of the community hall had commenced and was due to finish in the spring of 2016. He stated that the management of the hall must be considered and also asked the Committee to decide which extra fittings they would like to be included in the build.

Members agreed the management of the hall can be decided at a later date. It was proposed the Council could manage the hall initially, perhaps for the first two years, after which arrangements can be made for the future management of the hall.

Members discussed the disabled facilities of the build and concern was expressed that the disabled changing room was not a sufficient size for the disabled requirements. It was suggested the disabled changing room could be swapped with the kitchen. The Town Clerk advised he would contact Taylor Wimpey to discuss the feasibility of this.

Members noted that with improved disabled facilities, the community hall could promote disabled events, such as Disability Awareness Day.

30.1 **RESOLVED to recommend:**

i) The Town Clerk will contact Taylor Wimpey to discuss the possibility of swapping the disabled changing room with the kitchen

ii) a hearing loop system, pa system, intruder alarm and fire alarm are installed in the hall before the completion of the build and the costs for these items are requested.

Confidential Business

31

RESOLVED that due to the special and confidential nature of the business about to be transacted, and possible disclosure of personal or legal information not in the public interest at the present time, the following items of business be transacted following the temporary exclusion of members of the Public and Press, in accordance with the Council's Standing Orders No.1 (e). The reasons for exclusion are: the early stages of any dispute and terms of tenders, and proposals, and counter-proposals in negotiations for contracts.

Item No 7. Land at Gleneagles Drive

The meeting then to be re-opened to the public at end of that agenda item

32 **Land at Gleneagles Drive**

32.1 **RESOLVED to recommend:**

- i) The purchasers are given permission to keep the Town Council land they purchased from Redrow Homes
- ii) The Solicitors are requested to provide £2000 worth of pro bono work for the

Town Council in compensation for neglecting to register the land under the Town Councils ownership

33 **Request to rent Town Council owned land at Pitreavie Drive**

A report was circulated prior to the meeting

M. Caira reported that a local resident had requested to rent a parcel of Council owned land at the back of his property. Members were advised that this was the first time this type of request had been put before the Town Council. Another request to rent this land on a long term lease for community use had been submitted by a local organisation, however. This had been discussed under confidential business and therefore could not be discussed further at the current time.

- 33.1 **RESOLVED to recommend** the decision whether to allow the local resident to rent the area of land at the Grovelands Barn site is deferred until the Town Council have liaised with the other party interested in renting the area of land there for a community use

34 **Dog Bins**

K. Giddings circulated a plan to the Committee showing the location of Town Council owned dog bins and Wealden District Council owned dog bins in the Town. Members were advised that Kier empty Wealden District Councils dog bins. Councillor A. O'Rawe stated that discussions are currently taking place at Wealden District Council regarding the allocation of new dog bins for new developments and she will update members once a decision has been made whether to make dog bins a compulsory part of new developments.

K. Giddings advised that she had contacted Lilac Sky and they had stated they may be able to fund one dog bin to be located in the vicinity of the new school at Ingrams Way.

Members agreed extra dog bins are required in the Town Centre. K Giddings was asked to contact local pet stores to see if they would be willing to sponsor a dog bin in the Town.

- 34.1 **RESOLVED to recommend** to defer the decision on whether to purchase extra dog bins until Wealden District Council have confirmed their decision on the compulsory allocation of dog bins in new developments

35 **Disabled Equipment at Town Council Playparks**

M. Caira reported he had contacted Taylor Wimpey to request disabled play area equipment on the new development at Welbury Farm and had been advised that it was not possible to request new equipment at this stage of the development. However he had been told by Taylor Wimpey there will be some pieces of disabled play equipment on the Welbury Farm site, but unfortunately Taylor Wimpey could not supply the exact details or the extent of the disabled equipment here, at this current time.

Members discussed the current level of disabled play equipment in the Town Council's play areas and agreed that further disabled play equipment will be purchased as and when new equipment is required.

There being no further business the meeting closed at 10.05 pm. The next meeting will be held on 21st October at 7.30 pm

