

Cheddleton Parish Council

MINUTES OF THE WETLEY ROCKS/TOLL BAR PLAYING FIELD COMMITTEE MEETING HELD IN THE METHODIST CHURCH, WETLEY ROCKS ON TUESDAY, 21st. NOVEMBER 2023.

ATTENDANCE Councillors - M. Ahmad, D.S. Bagnall, M.F. Cunningham.
Member - M.M. Bagnall.

Clerk - Ms. L.J. Eyre.

1. APOLOGIES - Apologies were received from Councillor Miss. V.L. Salt, it was resolved to accept these.
2. ELECTION OF CHAIRMAN - Councillor Cunningham, proposed by Councillor Ahmad and seconded by Mr. Bagnall, therefore Councillor Cunningham was duly elected Chairman for the ensuing two years.
3. ELECTION OF VICE-CHAIRMAN - Councillor Bagnall, proposed by Councillor Cunningham and seconded by Mr. Bagnall, therefore Councillor Bagnall was duly elected Chairman for the ensuing two years.
4. MINUTES OF THE MEETING 25th. OCTOBER 2023 - It was resolved to accept these as a true record and signed by the Chairman.
5. MATTERS ARISING - No items were raised.
6. CORRESPONDENCE: - No Correspondence.
7. ANNUAL INSPECTION OF WETLEY ROCKS/TOLL BAR PLAYING FIELDS - The Clerk reported that the inspection was carried out 5th. April 2023 and Steve, the handyman has worked his way through the report and made amendments and repairs apart from replacing upright which they reported as not structurally sound. Steve checks all equipment weekly, and it is not in any danger of collapse. The report highlighted that the whole of the Trail Trim is getting to the end of life as the wood is in poor condition. A quote has been obtained in June from Proludic for a replacement in metal and in wood, but we are looking at between £13-£17k thousand but the quote is now out of date and as a member of Fields in Trust a 15% discount on the equipment was not applied. The Clerk has obtained information from Support Staffordshire of possible grants to replace the equipment and they would work with us to obtain a grant. The Clerk reported that the drainage on the area is an issue reported by Jim Gibson, so this also need to be looked at and as part of the project get a report to sort out the issue and any works that need to be carried out. We would need to also obtain 3 quotes for the play equipment and there are several companies that offer discounts for being a Fields in Trust member being Playdale, Streetscape, and Wicksteed. Ask their advice as to what the area would suit. The Clerk will speak to Tom Neale who surveyed Bridge Eye to ask what would solve it. And Wetley Rocks in the corner by the main road is also a problem so look at both for a solution.
8. WETLEY ROCKS PLAYING FIELD - RENT REVIEW - The Clerk reported that the current rent is £420, and the new agreement is proposed at £700 in a twenty-year lease. In the talks with Balfours the managing agent for the Diocese in February 2023. She contacted them again in September on receipt of the next invoice for payment to ask where we were with

regards to the new lease. A set of heads of terms were issued which were discussed and a few issues raised with regards to the rent review every 3 years at market value so this was mentioned as it was difficult to give a market value on a play area as they are quite unique so there may be a better option of RPI increase. All these terms would have to be agreed and a solicitor would be the best to ask for advice. We had agreed to pay for the costs of a solicitor to draw up the lease and Balfours have stated that this will be £1250 plus VAT. Also, the terms mention about the 3 trees to be removed and that at the end of the term all trees may need to be removed. Councillor Bagnall asked what the usage is like on the area. Mr. Bagnall stated that it is used quite a bit as there are some younger families along Randles Lane and it is used for football training for a football team who have provided their own goals. Councillor Ahmad stated we need to provide a play area. The new lease will not be done very quickly but looking to get it finalised by March 2024. The tree management remains the Diocese responsibility for those covered by the Tree Preservation Order.

9. **WETLEY ROCKS PLAYING FIELD - GENERAL CONDITION OF THE FIELD** - The Clerk will get Tom Neale to report what is required to sort out the drainage and report this back. This may need to be dealt with by the Diocese, Severn Trent, or Staffs County Council if it is a Highway issue.
10. **WETLEY ROCKS PLAYING FIELD - ANY WORKS TO BE CARRIED OUT** - Steve, the handyman has done the flags and the 2nd entrance and wall that was reported on Randles Lane side where stones had been removed and a hole in the wall. Mr. Bagnall also reported he had repaired a bench too. He asked if another bin could be provided near to the benches so that families using them have somewhere to put the rubbish as the bin is right down the field. The Clerk reported that Steve had stated that some equipment may need to be painted in better weather. All members to check before the next meeting. Councillor Bagnall asked for a plan of the two fields. The Clerk agreed to send the latest Inspection Report and a google map of the two playing fields to members.
11. **TOLL BAR PLAYING FIELD - GENERAL CONDITION OF THE FIELD** - Councillor Cunningham stated that we have covered this by drainage and equipment.
12. **TOLL BAR PLAYING FIELD - ANY WORKS TO BE CARRIED OUT** – Already discussed.
13. **FORWARD AGENDA ITEMS** - No forward agenda items.
14. **CONFIDENTIAL ITEM - FINANCIAL REQUIREMENTS 2024/25** - Members were provided with Budget information to discuss future requirements for the next years precept.

Chairman