

**Findern Parish Council**  
**Clerk: Mrs Clare Orme**  
**Findern Parish Rooms, Lower Green, Findern, Derbyshire. DE65 6AD**  
**Tel: 0771 9599132**

**MINUTES OF THE MEETING RE HILLSIDE PLAYING FIELD HELD ON 3<sup>RD</sup> MARCH 2016 AT  
FINDERN PARISH ROOMS COMMENCING AT 2PM**

**Present:**

Cllr M Goodall (in the Chair)  
Cllr R Brook, Cllr Johnson and Cllr S Brook

**Also Present:**

Zoe Sewter representing SDDC

6 Members of the Public with an interest in the Hillside Playing Field.

**AGENDA**

**1. Proposed Improvements to Children's facilities on Hillside Playing Field**

The following items were discussed:

- The Fete Committee had completed a survey asking people what they would like to see or what people would like on the Hillside Playing Field.
- People unanimously have said that they would like this area developed as part of the survey as it is very tired and run down.
- People have asked for the play area to be improved and people would like more sports facilities for all age groups.
- The group were wanting to put a plan together to be able to improve this area.
- There had been drug problems in that area in the past and anti-social behaviour.
- There was no Youth Club in the Village anymore and there was nothing for the children to do.

The Chair of the Parish Council explained that the Parish Council agree with what was being said and they would also like to see this area developed, but we had a lot on our agenda at present. The Chair explained that she has already spoken to Zoe Sewter at an Open Spaces Meeting held at SDDC in relation to this and how funding could be obtained to develop this area with better facilities. Zoe Sewter had agreed to meet with the Parish Council at an appropriate opportunity and that is why she had come along today.

The Chair explained that the Parish Council had not taken on this area due to long standing issues but this was not a reason not to look at what could be done on the Hillside Playing Field.

The Chair reported that a Multi Use Games Area had been identified in that area during the Parish Plan Process.

Zoe Sewter explained the following:

- The Hillside Playing Field was owned by SDDC
- When SDDC took the land on from David Wilson Homes, it was transferred to SDDC as Open Space, however it was transferred with covenants attached to the land.

- In terms of access SDDC have a permissive right of way over the land still owned by David Wilson Homes. SDDC have a 99 year lease to cross this land, however there are certain restrictions attached to this.
- There are protected trees on the land.
- The main covenant on the land is the fencing at present this is post and rail but the Parish Council Clerk thought that this, under the covenant should be metal fencing but SDDC do not have the money to change this at present, which is why the Parish Council would not take the area on as the Parish Council do not have the money to complete this work either.
- It was reported that although the covenant had not been enforced this could change at any time.
- If the area was to be developed costings for the fencing would need to be worked into the project.
- If we look at developing the area a plan and costings would need to be completed first, then funding would need to be obtained.
- The other part of the covenant is that it rules out anything that would require planning permission for example building a pavilion.
- It is not known at present who currently benefits from the covenant being in place.
- To change the covenant would mean instructing a solicitor and starting a legal process which would be costly and time consuming.
- SDDC could do some improvement work under permitted development for example refurbishing the play area, adding drainage to the football pitch etc.
- If a Multi-Use Games Area is required this may involve planning permission and would not be allowed under the covenant.
- SDDC have no money to do this kind of capital work and funding would need to be obtained to do this, however SDDC would help with this process.
- An Assurance was given that SDDC had no plans to sell the land off for development now or in the future.
- The Parish Council have a license with SDDC in relation to Hillside Playing Field. The Clerk asked Zoe to email her a copy of the agreement over if possible as she had not seen the agreement.
- Zoe explained that somebody would need to draw up a masterplan for the site so that she could understand what was needed, to have different options and to manage expectations etc. This will then dictate the direction of the route that any project takes.
- Zoe said that she would need to know what priorities were required for example refurbishing the play area to be able to take this project forward.

It was reported that the Parish Council owns the King George Playing Field but this is a little too far out of the village. It is used when the children come out of school and in the school holidays but other than that, it is not used a great deal.

The Chair asked the residents in attendance if they wished to take this on as a group on their own or did they wish to work with the Parish Council as well as SDDC. The group said that they wished to work together on this project however they would do a lot of the work if required for example meeting play equipment companies etc.

The Chair explained that this could not be completed under the umbrella of the Fete Committee, the reason being that the money obtained through the Fete Committee had to go to the Village Hall as part of the agreement. The Village Hall was a registered Charity and could not give money or grants to a Local Authority. The group at the meeting agreed that this would not be under the umbrella of the Fete Committee.

The chair reported that she and the Vice Chair had spoken to Toyota and they may be interested in helping to fund this type of project, however they don't have a lot of money to give away but it's a start.

**Resolved: Everyone in attendance at the meeting agreed that they would like to see some kind of development at the Hillside Playing Field**

**Resolved: It was agreed to look at the refurbishment of the Children's Play Area first.**

**Resolved: It was agreed that the play area required fencing off so that dogs could not get into that area.**

**Resolved: The Clerk to email Abby a list of play equipment providers, Wickstead, Playdale and Streetscape and their telephone numbers.**

**Resolved: Abby to arrange to meet with all three companies to ask them to put a plan together including costings.**

**Resolved: The Clerk to email Abbey Zoe Sewter's contact details.**

## **2. Funding**

Zoe Sewter said that she would speak to Ian Hey at SDDC to see if he could help the group with finding grant funding to take the project forward.

Some Play Equipment Companies could also help to identify pots of money for this type of project.

Some match funding may be required by funders giving grants.

It was reported that the District Council may start up their Community Grant system in the future and this may be a good source of funding.

## **3. Guarantee from SDDC re the future of Hillside Playing Field**

Zoe assured the group that SDDC had no plans to sell the Hillside Playing Field now or in the future.

## **4. Maintenance of proposed equipment**

Zoe agreed that SDDC would be responsible for the maintenance of any new equipment installed as part of this project as the landowner.

**Signed.....Dated.....**