



# Broadstairs & St Peter's Town Council

## ALLOTMENTS AND LAND SUB-COMMITTEE MINUTES

**Monday 29<sup>th</sup> October 2018**

**Present:**

Cllrs. J. Bayford, Matterface and M. Saunders

Ex-Officio: Cllrs. D. Saunders and Binks

Town Clerk: Danielle Dunn

Deputy Town Clerk: Christine Chappell

General Public: Allotment Tenants from Norman Road and Nash Gardens/Prospect Road

**Minutes marked \* require  
a resolution from the Finance and General Purposes Committee**

**226 ALLOTMENT HOLDERS' OPEN MEETING**

Norman Road tenants discussed the differing level of commitment by tenants to working their plots. Deputy Town Clerk advised that a couple of current tenants had made her aware of a change in their personal circumstances which had meant periods on non-working. Apologies were made for the delay in allocating new tenants to vacant plots and confirmation given that only one remains empty and that calls are being made to people on the waiting list. Confirmation was given that all new tenants are advised that their plot needs regular work. Tenants requested a visit to the site by the Sub-Committee.

The Nash Gardens/Prospect Road tenant did not raise any issues.

Norman Road tenants advised that dogs were often off leads in the Children's Play Area adjacent to the site. Concern was raised about the lack of enforcement of the "No dogs are allowed in this area." Thanet District Council Committee members agreed to bring this to the attention of the Parks Department.

**227 ELECTION OF CHAIRMAN**

RESOLVED unanimously that Cllr. Matterface be elected as Chairman of the Committee and that Cllr. J. Bayford be elected as Vice Chairman of the Committee.

**228 APOLOGIES FOR ABSENCE**

Cllr. Buckley was not in attendance

**229 DECLARATIONS OF INTEREST**

Cllr. Matterface declared an interest in Agenda Item 7 – Culmer's Amenity Land, being the Chair of CT10 Charities.

Christine Chappell declared an interest in Agenda Item 7 – Culmer's Amenity Land, being a Trustee of CT10 Charities.

**230 MINUTES**

RESOLVED to receive and approve the minutes of the meeting of 30<sup>th</sup> October 2017.

**231 NORMAN ROAD AND NASH GARDENS/PROSPECT ROAD ALLOTMENTS**

NOTED the update from the Deputy Town Clerk. (See attached report)

AGREED that the Deputy Town Clerk will chase any overdue rent invoices by letter on Thursday 1<sup>st</sup> November with a payment extension to Friday 9<sup>th</sup> November. After this date, the termination of lease process for unpaid plots will be undertaken and they will then be offered to prospective new tenants on the waiting list.

AGREED that allotment site visits will take place on Monday 19<sup>th</sup> November at 10.00am at Norman Road and 11.00am at Nash Gardens/Prospect Road.

**232 CULMER'S AMENITY LAND**

NOTED the update from the Deputy Town Clerk. (See attached report)

NOTED that the Deputy Town Clerk will contact Bradstow School about the damaged willow fedge again after the Poppy Prom in the Park event.

**233 MOCKETT'S WOOD**

NOTED the update from the Deputy Town Clerk.

AGREED that the Deputy Town Clerk will explore ideas for raising the profile of the Wood to visitors and residents.

**234 DEFIBRILLATOR**

NOTED the update from the Deputy Town Clerk. (See attached report)

AGREED that a list of other possible defibrillator sites will be identified for future projects.

**235 PIERREMONT PARK**

NOTED the update from the Deputy Town Clerk. (See attached report)

NOTED that the outstanding tree works to remove deadwood will be undertaken in the New Year, once the lights have been removed.

**In accordance with Standing Orders 3d & 11 the allotment tenants left the meeting.**

**236 FUTURE MAINTENANCE ARRANGEMENTS FOR TOWN COUNCIL OWNED LAND\***

DISCUSSED the three options, Commercial Contract, In house and Working with Ramsgate Town Council for the maintenance of all current and possible future Town Council owned land. Current sites to be managed and maintained Pierremont Park and Culmer's Amenity Land. Potential sites to be managed and maintained Mockett's Wood, Victoria Gardens and the remainder of Pierremont Park.

RESOLVED to approve in principle to use powers under S136 of the Local Government Act 1972 to pay Ramsgate Town Council's grounds maintenance team to maintain the Town Council owned sites in Broadstairs.

**237 FORWARD AGENDA ITEMS AND ANY OTHER BUSINESS**

Administrator  
Meeting closed at 8:15p.m.

**Tenants' Open Session  
And  
ALLOTMENTS AND LAND SUB-COMMITTEE MEETING  
Monday 29<sup>th</sup> October 2018 at 7.00 p.m.**

**Deputy and Town Clerk's Report**

**Agenda Item**

**6 NORMAN ROAD AND NASH GARDENS/PROSPECT ROAD\***

*To consider any allotment matters and to make recommendations as required.*

**General Update:**

**Norman Road**

Three current tenants and one new tenant still have their rent to pay before the end of this month.

One plot is currently vacant. This should be allocated during the coming week.

Since the last meeting, there has been one formal eviction of a tenant for not working their plot to a satisfactory standard. The remainder of the plots have been predominantly well maintained, however one plot continues to give concern and is being regularly checked.

Norman Road currently has 25 people on the waiting list, with the person at the top putting their name down in June 2017. During the last year, we have welcomed 6 new tenants to the site.

17 people have put their name down since the last meeting in October 2017.

The works to the trees on the TDC boundary at the site were undertaken on a very cold, wintry morning in February and were well received by the allotment holders.

The same contractor will be visiting the site this week, to look at quoting for some remedial tree work on a cherry tree that borders two plots, near the double gates.

A skip was provided at the site in mid-July to allow for the removal of non-recyclable rubbish. Another one will be arranged during next year, if the tenants require it.

After the installation of a new meter and the provision of regular meter readings, the disputed high water meter reading in October 2017, is now with the Southern Water leak application team for resolution. This is being chased regularly.

The water will be turned off during Wednesday 31<sup>st</sup> October 2018 and the anticipated date for the switch on is Monday 1<sup>st</sup> April 2019.

The site is always a pleasure to visit as the tenants have great community spirit. Geoffrey continues to be invaluable in watching over the site and letting Christine know of any concerns that need addressing. All tenants are of course always very welcome to contact the Office at any time with suggestions or issues that may arise.

**Nash Gardens/Prospect Road**

7 current tenants still have their rents to pay before the end of this month.

All plots are currently occupied, however if any rents remain unpaid on the 1<sup>st</sup> November and are not settled within a week of the reminder being sent they will be offered to people on the waiting list.

During the last year, we have welcomed 3 new tenants to the site. Most plots are well cared for; however, tenants are reminded that one of the clauses on the agreement is that it is the responsibility of all plot holders to cut the grass on the path surrounding their boundary.

Nash Gardens/Prospect Road currently has 24 people on the waiting list, with the person at the top of the list putting their name down in April 2017. During the last year we have welcomed 3 new tenants to the site.

15 people have put their name down since the last meeting in October 2017.

Again, the water will be turned off during Wednesday 31st October 2018 and the anticipated date for the switch on is Monday 1st April 2019.

The paving slabs in front of the first shed were re-laid at the end of October 2017.

In the last couple of weeks, a local tree surgeon has kindly donated and delivered a couple of truckloads of bark chippings to the site. Originally, it was hoped that tenants would use this to top up the coverings on the paths, but with the recent rainfall it is probably now best used as a mulch. Further deliveries can be arranged, if the tenants wish to continue to receive bark chippings.

A non-recyclable rubbish collection for the site has yet to be arranged. Early spring is penciled into the calendar for this.

## **7 CULMER'S AMENITY LAND\***

The new lease was completed on 27<sup>th</sup> April 2018, with a term of 20 years from 4<sup>th</sup> February 2013. It was registered with HM Land Registry on 4<sup>th</sup> October 2018.

### **General Update:**

A rough sleeper was evicted from the wooded area in November 2017.

Unfortunately, in recent weeks the willow fence / hedge has been damaged by what looks like a car reversing into it. Bradstowe School have been contacted to see if they can assist with any repairs.

## **8 MOCKETT'S WOOD\***

*To consider any Mockett's Wood matters and to make recommendations as required.*

### **General Update:**

The Friends of Mockett's Wood continue to work hard to preserve and maintain this 2-acre Woodland for the enjoyment of local people and visitors to St. Peter's.

However, problems persist with fires being lit, small camps being made, litter being left.

The volunteers have been advised to continue to report any concerns to the Town Council Office and local St. Peter's ward Councillors. If necessary, they contact other agencies, such as the Thanet District Council Community Safety Partnership and local PCSO's.

## **9 DEFIBRILLATOR\***

*To consider any defibrillator matters and to make recommendations as required.*

### **General Update:**

The Town Council adopted the listed telephone kiosk on Broadstairs and St. Peter's Harbour Arm in order to install and maintain a heart defibrillator for Broadstairs. The defibrillator is fully operational and provides emergency care for a person suffering a heart

attack. The care is provided under medical instruction and is intended for use until an ambulance crew can arrive.

The installation is visually inspected by volunteers provided by Tesco, Broadstairs High Street: They submit weekly reports to the Community Heartbeat Trust. This ensures that any repairs or replacement parts can be ordered without delay. Mike Dadd, South East Coast Ambulance Service British Heart Foundation Healthcare Practitioner, also regularly checks the kiosk and defibrillator and advises on the ordering and fitting of the replacement parts.

There are ongoing issues with the power supply to the kiosk that were initially thought to be the responsibility of BT, however this has been identified as possibly related to a faulty RCD switch. An electrician is being contacted to take a look at this and make any necessary repair.

Over the Spring and Summer months, the volunteers from the Broadstairs Harbour and Seafront Group renewed some of the metalwork, replaced broken glass, replaced the "telephone" signs with "defibrillator" signs and rubbed down then undercoated and painted the whole of the kiosk so that it is back to looking shiny and red.

The

The Town Council adopted the Chandos Square phone box in March 2018 and have purchased a defibrillator to be installed, once repairs and painting are complete and new signs have been installed. It is anticipated that some of this work will be undertaken by the Community Payback Scheme in the coming months. The defibrillator will be registered with the Community Heartbeat Trust and it is hoped that it will be also be inspected by the volunteers from Tesco, Broadstairs.

## **10 PIERREMONT PARK\***

*To consider any matters relating to the areas now owned by the Town Council and to make recommendations as required.*

### **General Update:**

As part of the Community Asset Transfer of Pierremont Hall, the area of Pierremont Park to the front and sides of the building was transferred into Town Council ownership. Shortly after the transfer a formal tender process was undertaken to find a grounds maintenance firm to manage and maintain this area of the park. Unfortunately, only two tenders were received and neither were deemed suitable for the contract (refer confidential min 42). Following the tender process, one of the applicants was approached and employed on a self-employed daily garden rate to maintain the area until the end of this civic year.

Management of the park has included two formal planting schemes, paid for through the Broadstairs in Bloom Gardening Budget and supplied in accordance with the Town Council retained flower contract.

Tree work has also been undertaken in the park, trees were surveyed, pruned and maintained in October.