



Broadstairs & St Peter's Town Council

ALLOTMENTS AND LAND COMMITTEE MINUTES Monday 21st October 2024

Present: Cllrs J Bright, J Hobson (arrived 19:04), E Orhan, S Roberts
Deputy Town Clerk: Julie Belsey
Members of Public: 4

78. OPENNESS AND TRANSPARENCY

The Chairman reminded those present of the right to record, film or broadcast any meetings of the Council, committees and subcommittees is established following the Local Government Audit and Accountability Act 2014.

79. APOLOGIES FOR ABSENCE

Late apologies were received from Cllr J Nichols.
Not in attendance: Cllr K Pressland

80. DECLARATIONS OF INTEREST

There were no declarations of interest.

81. MINUTES

RESOLVED to RECEIVE and APPROVE the minutes of the meeting held on Monday 8th July 2024

82. MATTERS ARISING FROM THESE MINUTES NOT COVERED ELSEWHERE ON THE AGENDA

Item 75(ii) Cllr Roberts brought up the issue of the person staying in a tent on Balmoral Gardens and any issues it may raise with the Town Council taking on the gardening there. Councillors will raise this again with Thanet Council.

83. QUESTIONS AND/OR OBSERVATIONS FROM THE ELECTORATE OF BROADSTAIRS & ST PETER'S

None

84. ALLOTMENT HOLDERS' OPEN MEETING

- At Nash Gardens allotments they have set up a WhatsApp group to discuss sharing seeds etc.
- Discussion was held regarding encouraging wildlife. Allotment holders were encouraged to have hedgehog houses, insect hotels and small ponds/water features if they wanted to encourage more wildlife and insects.
- Plot 1A at Nash Gardens is currently being looked after by another plot holder whilst the hirer is recovering from illness.
- A Norman Road plot holder asked that allotment plot hirers remove any self-seeded sycamore saplings from their plots as if they are allowed to grow, it renders the plot and those around them virtually useless as they grow extremely quickly and depletes the water in the ground.

85. NORMAN ROAD AND NASH GARDENS ALLOTMENTS

- i) The Deputy Town Clerk will send the ideas and recommendations from the open meeting round to all allotment holders in an email.

Non-recyclable waste removal will be arranged for during the early part of 2025.

- ii) The Deputy Town Clerk received a quote of £300 (inc VAT) for the reduction of the large Bay tree that is growing between plots 3B & 6/4A.

The quote of £300 (inc VAT) for the tree to be reduced down and trimmed back was AGREED,

- iii) There are currently 45 people on each site's waiting list.

The Committee AGREED to close the waiting list and to review the situation in October 2025.

Due to the high interest in allotments, discussion was held regarding obtaining additional land for allotment plots should we be made aware of pieces of land becoming available. If this should happen in the future, discussion to be held to see if this is viable.

86. MOCKETT'S WOOD

- i) The Committee received the Management Plan and suggested amendments and additions from the Friends of Mockett's Wood volunteers.

The Committee APPROVED the Management Plan for implementation

The Committee discussed the employment of a part time fixed term Woodland Officer to help organise the plan of works with the Friends of Mockett's Wood and its implementation. The Woodland Officer would undertake some of the works required, help guide and organise the volunteers in the first year of the Plan.

The Committee RECOMMENDED the employment of a part time (20hrs per week) fixed term for one year, Woodland Officer, for the implementation of the Management Plan at Mockett's Wood. The position is to be reviewed at the end of the first year.

87. CULMERS AMENITY LAND

- o The vandalised CT10 Charities bench has now been delivered and was put together and fixed in position by the Town Council's Operations Officer and Gardener.
- o The lease for the land (leased from CT10 Charities) will be increased by £880 per year. The lease is reviewed every 5 years and increases by the RPI/basement in December of each year.
- o As we lease the land, discussion was held regarding the potential uses for the land – i.e. tasty planters, additional trees, and to follow up on the idea from a representative of the Town Team last year for graffiti art on the pathway leading through the amenity land. The land has the potential to be a more creative area. Cllr Bright will visit the area and report back with ideas/thoughts.
- o We have received a quote for works on a tree that has been brought up in the tree survey and also by the home owner due to it now growing over the roof and into the gutter areas.

The quote of £360 (inc VAT) for the sycamore tree to be pruned back to give 2m clearance was AGREED.

88. PIERREMONT PARK GROUNDS

In July the Committee agreed to the fixing of the wooden fence at the rear of the Music Room, which was scheduled in for October. The Facilities Team have now re-looked at the fence and a lot of the wood has begun to rot, so a quote is being sought for the replacement of the whole of the fence.

89. VICTORIA GARDENS

The Gardeners are still making a huge impact within this area, and we do receive a lot of positive comments both on social media and day to day. We are waiting for the licence for this area to be renewed but have received verbal confirmation that this will be happening.

The Gardeners are continuing with the clearing of areas and also the upkeep of the areas that have been cleared. It is planned that new ideas for the flower beds will be looked at and put into place ready for next year.

The Committee gave their official thanks to our Gardeners, Vanessa Vinall and Colin Ewins for the amazing job that they have done throughout the year, and a thank you to Vanessa for sharing of her huge amount of knowledge within this area.

90. ADDITIONAL LAND LICENSED FROM THANET DISTRICT COUNCIL

TDC are in the process of adding on Balmoral Gardens, the two circular beds within Pierremont Park (memorial rose bed and bed close to Pierremont Hall), and we have also added on the flower bed around the war memorial to our cultivation licence. We have also included the Fosters Avenue environmental committee project within this licence application, so all land is under one license rather than individual.

Following a meeting with Dan Gooch of Thanet District Council, Cllr Mike Garner and BSPTC Officers, our Gardeners have cleared the war memorial beds. Dan Gooch arranged for the paving around the memorial to be repaired and for the memorial and surrounding area to be cleaned. This has all been undertaken and is now ready for our gardeners to replant with more suitable plants prior to Remembrance Sunday. The Grounds Maintenance Contractor for Pierremont has cut back the hedges so that the poppy railings are on show, and our Operations Officer has repainted the poppies.

Cllr E Orhan left the meeting 20:06

91. TREE SURVEYS

The Committee received the tree surveys which are a requirement by our insurance company.

Works were AGREED and a quote for these works will now be sought.

The Deputy Town Clerk will pass the Norman Road allotments tree survey to Thanet District Council to undertake the necessary works on their trees.

92. GROUNDS MAINTENANCE CONTRACT

The Committee received the draft tender for the Grounds Maintenance Contract which is due for renewal in April 2025. The draft was agreed with the removal of the removal of:

“Potentially harmful weedkillers and pesticides are to be avoided. When spraying appropriate signs must be displayed and remain in position for a suitable time. Weed spraying to be performed by appropriately qualified operative using MAFF approved chemicals and in accordance with Health & Safety procedures as specified by the Health & Safety Executive.”

This section will be replaced with:

“The use of Glyphosate is not permitted along with any other harmful weedkillers or pesticides.”

The Deputy Town Clerk will arrange for this tender to be advertised with a closing date during the 1st week of January 2025. The top graded potential contractors will go before Committee to approve the contractor for April 2025 to March 2028.

Following discussion with the Town Clerk, this item will be placed on the Community Assets Agenda for the meeting taking place on 20th January 2025 for approval of the contractor.

93. ALLOTMENT AND LAND BUDGET 2025-26

Initial recommendations for the 2025-26 Allotments & Land Budget

Budget Area	2024/2025	Notes for 2025-26	2025-26
Allotments – both sites general maintenance, non recyclable waste clearance	2,500		2,500

Culmers Amenity Land – includes lease, grounds maintenance contract, sundry tree works, sundry maintenance work	10,000 (Lease 6967.63 Contract 1545 Trees 1480)	Lease increase New Grounds Maintenance Contract	10,500
Mockett's Wood – includes volunteer's grant which has been brought in-house, emergency tree work, additional tree maintenance on boundary with Church Court Grove, any additional contractor works	5,500	Add on Management Plan works.	7,500
Tree Survey and Works – annual tree safety inspections at Mockett's Wood, Pierremont Hall, Culmer's Amenity Land and Norman Road Allotments, plus works required	3,500	1,500 for surveys 2,000 for works	3,500
Pierremont Planting – for any additional planting required at Pierremont Hall	4,000	Works in addition to the grounds maintenance contract.	4,000
Pierremont Grounds Maintenance – for Grounds Maintenance Contract	10,035	New contract from 2025 – to include planters and winter maintenance	11,355
Victoria Gardens	5,000	Add on Maintenance & planting of Balmoral Gardens Planting and maintenance of 2 x circular beds at Pierremont Park War Memorial Planting New Gardener - additional tools & work clothes.	6,000

94. FORWARD AGENDA ITEMS AND DATE OF NEXT MEETING

Date of next meeting: Monday 10th March 2025

Meeting Closed at 20:20
Deputy Town Clerk