

**Charney Bassett Parish Council
Charney Hall and Field Trust**

**Joint Liaison Group
Meeting – Thursday 5th August 2021 (at Jalna)**

(DRAFT) Minutes

Present: David Roberts; David Nellist; Trevor Brown (CBPC)
Neil Dobson (Meeting Chair); David Sibbert; Lucy Gildersleeves (CHAFT)

- 1 Apologies for Absence – None
- 2 Adoption of the Agenda – Agreed as circulated
- 3 Minutes of Meeting of 18th January 2021 – Agreed, s/t changing 7b (line 4) to read “PC opted not to be represented at this time.....” (Action: TB).
- 4 Matters Arising – 7b: agendas/reports/minutes from 18th January 2021 onward to be included on new webpage. Page text to be circulated/agreed. (Action TB). Draft minutes to be added following circulation to the Group: any responses to be made in 2/3 days.
- 5 Information Exchange:
 - a. Fete: LG and Evelyn Campbell coordinating. Charney Field woodland display being discussed. CBPC to contribute info about PC. (Action: LG to confirm space available etc).
 - b. Hall: feasibility study on improvements (e.g. acoustics) reporting by year end. To include consideration of Broadband Ultra where OCC grant being offered. CBPC likely to be asked to input (Action: DS).
 - c. CHAFT structure: discussion taking place on options for group(s) to manage Charney Field (land parcel). All such working groups and sub-committees would be led by one or more CHAFT trustees, would operate within terms of reference set by CHAFT, would report back regularly to CHAFT and would refer to Trustees any recommendations which carried financial or management commitments.
 - d. Platinum Jubilee: CHAFT investigating free plantings for use in woodland replanting. CBPC to consider possible location for a specimen planting (Action: TB).
- 6 Management of Charney Field and Hall – CBPC draft letters to Charity Commission and TOE circulated and agreed (Action: TB to send, making reference to ACRE). S/t satisfactory answers PC to be asked to agree Community First advice on ownership of Hall and Field (Action: TB to include on CBPC agenda). CHAFT to consider whether to engage solicitor to amend Land Registry Title to confirm PC *as custodian trustee* or whether to rely on MoU. If the former, whether to ask for a CBPC grant and, if so, providing reason and amount requested (Action: ND/DS).

Discussion on various specifics as follows:

 - a. Possible fragmentation of Charney Field to leave Bridle Path (BP) and Charney Wick Ditch (CWD) with CBPC. Arguments for and against as rehearsed previously. Not supported by CBPC, Chaft have not voted on this yet but that removal is not the preferred position. CHAFT now likely to continue to discuss best management options for the Charney Field land parcel.
 - b. Possible CBPC involvement in Woodland (and other) Groups. Danger is CBPC compromising its role as custodian trustee. But ok if a member of CBPC became

involved purely as an individual resident (with no remit to represent CBPC or feedback information). Alternative options for future CHAFT consideration are to:

- Relieve CBPC from role as custodian trustee;
 - Change from unincorporated to incorporated charity (not requiring a custodian).
- c. Financial assistance from CBPC for management of Charney Field. Principle included in draft MOU. Detail required on how much (£). Needs to be supported by a costed long term management plan (**Action: CHAFT**).
- d. Future management plan for CWD. Recent advice offered informally by Craig Blackwell (former Biodiversity Officer at OCC). Proper survey needed to establish flora and fauna present (including any protected species) and recommendations for how best to manage. Steps being taken to identify suitably qualified person to lead, but may also need to consider engaging a paid consultant (**Action: TB to make further enquiry of Craig Blackwell**). CHAFT members indicated that they would also follow up with Rachael Chippendale (**action LG**)
- 7 MOU – agreed it should be possible to make next draft much shorter. Decision on which organisation to lead to be left until next meeting. (**Action: All - to consider content**).
- 8 AOB – date of next meeting to be left for responses to letters (item 6).
1. Agreement on action points – The Chair tabled a draft road map on behalf of CHAFT, outlining key issues and possible actions (copy attached to these minutes). Ownership of Hall & Field. See also 6 above. Letters already produced by TB. CHAFT agreed this should be sent. (**Action: TB**).
 2. Land Registry Documents. See also 6 above. Date was removed (**Action: DS to advise on costs and report further for discussion at next meeting**).
 3. Bridle Path/Charney Wick Ditch. See also 6a above. Reference to PC removed. (**Action: CHAFT to produce paper**). JLG agreed, subject to CHAFT agreement that first step is to get a bio-diversity report.
 4. Woodland Project (include copse). See also 6b above. (**Action: Woodland Group to circulate management plan once approved by Management Committee, No date set, LG**).
 5. Field Safety. (**Action: CHAFT**).
 6. Formation of Sub-Committee(s). (**Action: CHAFT**).
 7. Deferred Items.
 - a. Whole Field Plan. See 6a above.
 - b. Subvention. See 6c above.
 - c. MOU. See 7 above.

Draft Minute prepared by TB and includes initial comments from all members of the Group

MEETING OF JOINT LIAISON GROUP

5th August, 2021

Management of Hall & Field

KEY ISSUES /DRAFT KEY ACTIONS

1. OWNERSHIP OF HALL & FIELD.

CHAFT- The properties are held by the trustees on trust as a village hall and recreation ground. The Trustees have full legal and financial management responsibility for the two properties

ACTION: PC to confirm agreement or otherwise to the above statement in the light of any information received from TOE/ Charity Commission (insert date)

2 LAND REGISTRY DOCUMENTS

CHAFT has agreed in principle that action be taken to amend the documents to indicate the PC is the custodian trustee. Solicitor's costs are being established.

ACTION: PC to give indicative support or otherwise by 10th August?

3 BRIDLE PATH/ CHARNEY WICK DITCH

ACTION : CHAFT/PC to produce draft positional paper for liaison with affected residents/landowners providing factual information on, for example (insert date)

- Management plan
- Maintenance responsibilities
- Riparian responsibilities,
- Vehicular access
- Respective roles of CHAFT and Parish Council

DRAFT