

BUCKTON FIELDS LIAISON FORUM

Minutes of the meeting held on Wednesday 25 May 2022 at 10.30 via Microsoft Teams.

Present:-

Attendees	Organisation
John Shephard	Unitary councillor, WNC, chairman
David Joseph	Bloor Homes - Senior Planning Director
Lucie Grundy	Taylor Wimpey – Sales Manager
Paul Watson	Preston Hedges Academy Trust, CEO
Hannah Rogers	Principal Buckton Fields Primary School
Ciara Wanstall	Boughton Parish Council - Clerk

1. Apologies were received from Oliver Machell, Molly Harrall, Rebecca Grant, Richard Stibbs, Helen Howard. The apologies were accepted.
2. The minutes of the last meeting on 1 December 2021 were noted and approved.
3. Update on POS 07 – Unauthorised Encampment:-

The Chair noted that Bloor Homes acted promptly in instructing bailiffs. David Joseph confirmed:-

- once the site was vacated, a third party contractor was employed to clear the site of hazards, particularly around the perimeter of the site.
- a small earth bund around the pumping station/sub-station boundary was created. Consideration was given to a fence but based on previous experience this method has proved to work.
- Bloor Homes propose to leave the bund in place and it will fall into the management regime with First Port (following the transfer).
- Bloor Homes are open to suggestions about the site but noted they are restricted from interfering with access to the sub-station.

The Chair reported that concerns were raised about access the site from a 4-wheel drive vehicle or a determined person with a shovel. He said suggestions have been made to install immovable posts to prevent vehicular access (with provisions made for grass cutting). David Joseph confirmed he would consider the suggestion of immovable posts further.

As Taylor Wimpey are new to the site, Ciara Wanstall wanted to advocate strong lines of communication with the Parish Council going forward. Noting that in this instance, the Clerk spoke to David Joseph directly and was able to put updates on the Council website so residents had a single source of information to alleviate concerns and understand what action was being taken.

4. Updates from developers on progress to date and program for next 12 months
 - a. Bloor Homes: David Joseph:
 - A meeting between Bloor, Martin Grant and First Port took place on 17 May. The meeting was satisfactory for all and it is hoped that the transfer to First Port will take place in June/July.
 - It is understood following the transfer, First Port will issue correspondence to residents, offering them the opportunity to become directors of the management company, if they wish. David will prepare a short note on this following the meeting.
 - All roads on Buckton Fields East (BFE) should be adopted in Spring next year.
 - b. Martin Grant: Richard Stibbs provided an update prior to the meeting:
 - BFE occupied all plots
 - Road being topped, minor street lighting works, BFE complete from highway point of view soon.
 - (Buckton Fields West) BFW – 90 legal completion 2020/21 last Wednesday. Going forward BFW 74 occupation, 21/22.
 - Adoption of highways in progress, topped all roads, minor street lighting, needs to be done. In the 12 month period, now running.
 - David Smith – S.278 – not been signed, everything on to maintenance.
 - c. Taylor Wimpey: Lucie Grundy:
 - Hopefully show homes/sale office will be ready and they will start selling by the end of September (approx.)
 - A badger set has been identified on site, so they are taking the appropriate measures.
 - Lucie queried if there was any restriction on signage. It was suggested she speak with Rebecca Grant.
5. Rebecca Grant was unable to attend but noted the following to the Clerk before the meeting:-
 - DA/2020/0840 - S106 is still not signed off, the agreement is being finalised.
 - WND/2021/0444 & WND/2021/0769 - Approved
 - In relation to POS7, David Joseph did email the confirmation from Steve Ellis that the relevant clauses in the S106 had been discharged.

6. Paul Watson reported the Trust is happy with the school's progression noting interest is very high for next September, which is ahead of expectation. He noted the construction company who built the school went into receivership so snagging issues are not fulfilled yet but this is being looked at. Hannah Rogers confirmed that the school has been a success since their opening in Sept 2021. They currently have 47 children and are growing their team of staff members ready for next year, which will hopefully welcome 60 more children.
7. The Chair reported there is an ongoing issue with WNC regarding spending the £2m provision on early years. John emphasised the need to have data/numbers regarding interest. He suggested the school, with direct contact with parents, could consider gauging interest and reporting back to him.
8. POS - Bloor/Martin Grant (or First Port if transfer has taken place):-

The Chair noted that a Community Infrastructure Levy (CIL) suggestion is to convert the LAP (Local Area for Play) on Meadow Green to a LEAP (Local Equipped Area for Play). As it is proposed the transfer to First Port will take place in the next 3 months or so, he hoped such conversations can take place in line with the Parish Council's CIL consultation period.

John noted that permission has been obtained from the developers for Parish Council activities on Meadow Green (Public Open Space) for the Jubilee Celebration on 2 June 2022. The Parish Clerk will provide copies of the Risk Assessment and Insurance to Bloor and Martin Grant.

9. Any other business

John queried the number of litter & dog bins on Buckton Fields. The Clerk confirmed Bloor have provided a map in respect of BFE but not BFW.

John stated he had hoped to raise union jack flags for the Jubilee weekend but he has not been successful in obtaining permission from Martin Grant as they feel the weekend will be a strong sales weekend for them.

10. Date of next meeting: 10:30am Wednesday 30 November 2022 by Teams

Action: David Joseph will look at posts to supplement the earth bund on the edge of the playing field to deter access.

Action: David Joseph will prepare a short note on the First Port transfer.

Action: Bloor Homes (possibly Adam Brown) to confirm the bin locations at BFW.

Action: Ciara to provide a copy of the Council's risk assessments and public liability insurance prior to the Jubilee event.

POST MEETING NOTE:

David Joseph provided the following update post meeting:-

- The intention is to transfer the freehold of the BFE open spaces all together to the management company (FirstPort being the managing agents in the first instance).
- The next stage of the arrangements with FirstPort are expected to underway in June/July after the satisfactory site inspections earlier in May.

At that time:

- FirstPort send out communications to residents, inviting them to stand as directors of the residents management company (RMC)
- If interested residents send in their "Notice of Willingness to Stand" as directors
- FirstPort, as Company Secretary, will then hold AGM with residents to vote in directors and appoint RMC Directors.
- Management arrangements are then formalised as plot purchasers transfers
- Given this timing the proposed enhancements, that could be funded by CIL receipts, should be discussed with the RMC given these might have a maintenance cost implication for individual residents.