# BERE FERRERS PARISH COUNCIL

At a meeting of the Open Spaces Committee held in the Council Chamber Bere Alston on Tuesday 16th May 2017.

Present

Cllr. P. Dennis Chairman

Cllr. H. Boot-Handford Cllr. M. Page-Bailey

Cllr. S. Hanson Cllr. D. Pengelly

Cllr. R. Maycock

**In Attendance.** Cllr. B. Lamb and Cllr. S. Munn.

**1158. Apologies.**

Apologies were received from Cllr. Leithall due to holidays.

**1159. Items of interest at the discretion of the Chairman. No action can be taken on these**

**items.**

1) Cllr. Pengelly – my request from the Headmistress of Bere Alston Primary School to ask the

Police to attend and talk with the pupils has taken six weeks; they will be

attending on Friday.

2) Cllr. Pengelly – Cardboard waste collection. Cllr. Pengelly contacted the Clerk who contacted

the West Devon Borough Council Locality Officer. There was some confusion with the dustmen as the collection of cardboard with garden rubbish was supposed to have stopped in April; this did not happen but the dustmen took it for granted that they should not collect cardboard. Mozza Brewer the Locality Officer had all the cardboard collected.

3) Clerk – there has been more problems with the Devon Air Ambulance landing lights, Toby

Russell could not get them to switch on when he tested them on Monday. After investigation by the workman both trips were tripped, the workman righted this and got them working. After considerable contact between Toby and MAT Electrics it was felt this was human error. MAT Electrics will arrange to put in the smoother as long as we pay for the component. Cllr. Lamb felt the cost could be taken from the monies collected.

**1160. Matters arising from the minutes of the 11th April and taken as read, to deal with**

**matters arising.**

Matters Arising.

Minute 1097(1) - Cllr. Boot-Handford reported that Will Westlake has been in touch with her about

CASCA.

Minute 1060 - The workman thought it best to call off the fitting of the mirror which was arranged

for Wednesday by Cllr. Hanson, as the weather is due to be bad. Arrange for another day.

Minute 1101(a+b) – Mr. Lindsay is working on the replacement gate and the fencing.

Minute 1107(2) – Horrabridge Parish Council have been in touch to set up a meeting to discuss

the shared mower. The Chairman is available after 23rd; Cllr. Maycock will come back to the Clerk with a date.

**1161.**  **Financial Statements.**

The Clerk circulated the finance sheets to committee members by email.

a) After discussions Cllr. Boot-Handford proposed acceptance of the finalised sheets for

Recreation for the end of the financial year 2016/17, seconded by Cllr. Hanson.

Cllr. Boot-Handford proposed acceptance for the finalised finance sheets for Cemetery for the

end of the financial year 2016/17, seconded by Cllr. Pengelly.

b) Cllr. Boot-Handford proposed acceptance of the Recreation finance sheets for May, seconded

by Cllr. Hanson

Cllr. Hanson proposed acceptance of the Cemetery finance sheets for May, seconded by Cllr.

Maycock

**1162. Report by Bere Alston Recreation Park Group.**

Cllr. Pengelly arranged with the manufacturer to come and repair the roundabout on Monday, but he did not turn up, they have made a new date for Thursday. Rhino will measure up and get the entrapment on the ship fixed. The group have received a grant of £1,000 from the Co-op.

**1163. Update on dog fouling.**

Cllr. Lamb stated he has put up 30 signs.

The Clerk reported that the Locality Officer needs to confirm the placing of a bin at Alexandra Drive, Bedford Street end.

Discussions then took place about the sighting of the second bin. It was agreed to seek the Locality Officers sanction on the sighting.

The cost by West Devon for emptying is £1.15 per bin.

Cllr. Dennis then brought up about supplying free doggy poo bags. Debbie Ashton had contacted Cllr. Pengelly with an offer of a free box, Clerk to contact Debbie to confirm we would like them, as Cllr. Dennis felt we should try circulating bags free in the pub, Parish Hall and Hope Cottage.

**1164. Quotes for re-instating entrance at The Down Recreation Field.**

Defer to next month.

**1165. To look at safe guarding policy.**

Defer to next month.

**1166**. **Request by Bere Ferrers Villagers Management Group to place an outdoor table**

**tennis table in the Bere Ferrers Recreation Field.**

a) Cllr. Munn explained that the villagers have had a donation of £1,000 they would like permission

to place an outdoor table tennis table in the Recreation Field at Bere Ferrers. Permission to put

in a concrete base and also where to place the table.

Cllr. Dennis agreed in principle, Cllr. Dennis and Cllr. Munn to meet members of the Villagers

Group to discuss position and report back to committee.

b) Cllr. Munn reported that the barn needs clearing of Ivy.

**1167**. **Report by Cllr. Hanson on the most viable safety surface for the Play Park The Down.**

**The Down Play Park Resurfacing Study May 2017**

1. **Objective**

The surface cover of The Down Play Park has deteriorated over time, and a new surface is now required. The study objective is to consider the comparative costs of different surfacing materials over a 10-year time span, taking into account the depth required for BS EN 1177 compliance, the installation cost, and the effective life of the different materials available.

The existing surface is approx. 150 mm deep partly composted wood shavings, except for the area around the new play equipment which is approx. 80 mm deep. BS EN 1177 requires a total thickness that complies with the CFH (critical fall height) criteria around the various play items, and for loose fill materials at least 100 mm additional thickness to allow for displacement over time. ROSPA have confirmed that credit can be taken for an existing thickness of suitable surface in calculating the new thickness.

The following materials were considered: Wood shavings, “play chips” (hardwood chips of 20-40 mm size), pine bark nuggets (typically 30-60 mm size), rubber crumb (usually granules made from recycled tyres), and rubber mulch (resin bonded rubber chips, as used around the new play area swings).

1. **Surface thicknesses and Lifetimes**

These have been based on vendor advice except for wood shavings which are based on past experience. The total area required is about 500 m2, of which the “old” area is 410 m2 and the “new” area is 90 m2. The “top-up” figures given make an allowance for degradation of the surfaces over their effective lives.

**Type New thickness required Lifetime Volume Required**

Wood shavings 100 mm + 20% top-up 1.5 years 60 m3

Play chips 100 mm + 20% top-up 3-4 years 60 m3

Bark nuggets 100 mm + 20% top-up 4-6 years 60 m3

Rubber crumb 80 mm\* 10+ years 42 m3 (17 t)

Rubber mulch 40 mm per quotation 10+ years Per quotation

\* For the “new” area, 100 mm has been assumed to take account of the substandard existing thickness.

1. **Cost Comparison**

A number of quotations have been obtained for play chips, bark nuggets and rubber crumb, and one for rubber mulch. The table below reflects the lowest quotation for each type. Historically, the Clerk has been paying £19/t for wood shavings, but this should be escalated to account for inflation, as should the quotations for repeat deliveries of other wood products. Costs reflect delivery only (i.e. excluding spreading costs or cost of geotextile membrane if required, which will probably be the case for the rubber crumb option). However in the case of rubber mulch, the cost includes supply and install including geotextile membrane, but excluding bark removal and foundation (30 mm MoT Type 1 will be required).

**Type Cost per resurface No. appl/10 yr. Total cost/10 years**

Wood shavings 60\*25 = £1500 6 £9000 + VAT

Play chips 60\*40 = £2400 3.5 £8400 + VAT

Bark nuggets 60\*60 = £3600 2 £7200 + VAT

Rubber crumb 35 bags\*225 = £7900 1 £7900 + VAT

Rubber mulch £6000/104 m2 1 £28850 + VAT

If the labour cost of spreading is £8/m3, this would add £2900 to wood shavings (£11900 total), £1700 to play chips (£10100 total), £1000 to bark nuggets (£8200 total) and £300 to rubber crumb (£8200 total). If a membrane is required for the rubber crumb case, this is likely to cost an additional £400, bringing the total to about £8600

**4. Conclusion**

There is little difference between bark nuggets and rubber crumb, but the final decision should be based on the acceptability of the anticipated surface quality (see samples) as well as the cost.

**5. Next Steps**

Once a decision on the surface type has been made, a full specification should be developed (e.g. whether a geotextile membrane is required, and whether spreading should be under taken by a Contractor or internally by the Council workman and/or volunteers), and then further competitive quotations sought by the Clerk against this specification. The project schedule should see the surface replaced before the autumn. My thanks to Cllr Pengelly for his assistance with this paper.

After discussions, Cllr. Boot-Handford would like to see the rubber chip and asked Cllr. Pengelly if BARP would look to getting a volunteer group to spread the rubber chip. It was agreed that Cllr. Hanson writes a specification for the Clerk to go out and get prices. Cllr. Page-Bailey proposed that Council look to using the rubber chip for the play park surface, seconded by Cllr. Boot-Handford.

**1168. Tree Review by the Workman.**

The workman could not get to the trees that needed inspection due to the Allotment being so overgrown. Discussions took place, Cllr. Munn said that Peter McEvoy the Allotment Chairman has been speaking with Mr. Endean and would like to try and get this plot tidy. Committee agreed to give 3 months to tidy plot, email to Peter McEvoy and letter to Mr. Endean.

**1169. Report on the meeting with B.A.U.F.C.**

The Chairman of Council, The Chairman of Open Spaces and the Clerk met with Mr. Westlake. It turns out that with a possible promotion in the league, the alterations the Club wish to make to the Pavilion is required to be done by 31st March 2018. They also need to provide a stretcher and a buzzer in the Referees changing-room to inform the teams when he is ready. They also need to put a hand basin and toilet in the referees changing room. The dug-outs are too small and have to be extended by 2ft. There is a possibility that a new F.A. ruling could be coming in which will mean the pitch is under size; it is 96.5m. but would possibly need to be 100m. Mr. Westlake said this was not a criteria. Mr. Westlake is still keen to go ahead with the CASC form and he will contact Cllr. Boot-Handford to help fill in the forms. The league has declined the team from going-up as they do not have things in place, but they have to be high enough up in the league to go up.

Mr. Westlake has said he will repair the damage caused by the land rover on the seat side up to the Pavilion.

**1169.** **Report by Cllr. Hanson on Green Burials.**

**Green Burials – Subcommittee Preliminary Conclusions**

The following observations have been drawn from views expressed at subcommittee meetings, and a telephone interview with Rosie Inman-Cook (founder of the Association of Natural Burial Grounds – ANBG)

1. **Vision**

The Subcommittee is unanimous in favour of a woodland burial ground to promote enhancement of nature and community. Site should be not-for-profit, possibly in some form of Trust if non-municipal, with possible bequest to Parish when the burial ground became full or the start-up costs had been written off.

1. **Allocation of part of existing cemetery**

**Pros:**

* Easy to set up
  + Council already own and operate site (relatively minor changes to existing processes and procedures required)
  + all agency permissions in place, including planning permission
* Low set-up cost
  + minor infrastructure only – probably less than £5k for fencing, hedging, paths, and initial tree planting
  + easy to assess plot purchase charges (probably competitive with other private burial grounds)
* Parish-only residents eligible (unless fee structure rules changed)
  + public demand easy to estimate (one per year max, more likely 0.5 per year)
  + size of site easily calculated from this (say 20 plots, or less than 1/10th acre total)

**Cons:**

* Unappealing location, especially if dog exercise field selected
* Hard to develop parallel operations (e.g. craft centre, children’s activities, woodland walks) unless a much larger area allocated
* Might inhibit “new site” options

1. **Development of New Burial Site**

**Pros:**

* Can select a site:
  + with natural beauty (e.g. river views, existing partly-wooded area)
  + large enough to accommodate non-parishioners and appropriate facilities (typically 5 acres or more)
* Some public support identified especially if located in southern half of parish (e.g. Bere Ferrers or Weir Quay)
* Site would be more attractive to non-religious or non-Christian religion clients
* Membership of the ANBG (initial annual subscription £100) may reveal options to negate some of the cons below.
* May be able to get charitable status, bringing tax advantages
* Once income exceeds expenditure, could consider offering site to Council to provide additional future income (though provision of counselling services and maintenance would have to be included in the agreement)
* **Cons:**
* Need to demonstrate a customer base (ANBG advises best sites have a large local population of middle class residents willing to contemplate their own mortality)
* Need a robust business model (many non-profit sites are failing due to lack of demand in early years, resulting in cash flow problems), so need to attract early large-scale investment
* No suitable site identified as yet
* High start-up costs – total £50k-£100k typical (ANBG data):
  + £25k-£50k for land purchase unless a bequest occurs, or a supportive landowner identified who will allocate a suitable parcel of land in exchange for future income from plot sales, plus
  + typically £10k-£20k for legal costs and planning work (e.g. bank loans, insurance, business rates, surveys, and agency permissions especially Highway and Environment) which may be written off if planning permission is refused, plus
  + at least £10k for infrastructure (e.g. access roads, car park, security facilities, and possibly buildings for administration, machinery and hospitality)
* Need to assess interest repayments, and maintenance and administration costs to develop cash flow profile
* Need to be able to offer unique benefits if there are existing nearby established sites (otherwise no competitive edge until established)
* Funeral directors mostly hostile (as less lucrative for them than cremations), so hard to obtain recommendations from them (ANBG observation)
* Income typically low for first few years (positive publicity usually arises from attendees at relatives/friends green burials, rather than from advertising)
* Must be able to offer counselling to the bereaved, and other services such as coffin/shroud supply – may need to develop skill base beforehand
* May have to deal with adverse public opinion, and suitable publicity will be required to overcome this

1. **Possible Business Models**

The following considerations are illustrative only – would need to confirm actual figures at the next stage.

**Part of Existing Cemetery:**

Assume Council loan of £4000 for perimeter fencing/gate, tree screening, paths, and initial woodland planting.

Current burial fee for residents = approx. £400.

Assume doubling this for green burial = £800 i.e. £400 generated per burial for Council payback.

Statistically, expect 0.5 green burials per year for residents, so £200 p.a. payback.

Thus payback term = 4000 / 200 = 20 years and required site size = 10-20 plots.

Cllr. Hanson summarised the two options;

Allocate part of the existing Cemetery Ground, or find an independent site not directly under

Council’s control.

1. Identify a site

2. Talk about how we set up a Trust fund.

The group is to continue in principal to take this further.

**1170. Routine safety inspection reports for the Parish Recreation and Play Parks.**

Cllr. Hanson reported on Sarah Park.

The litter bins outer case is broken. Cllr. Hanson proposed a new bin be purchased, seconded by Cllr. Page-Bailey

The Down

Perimeter fence – 3 posts and 3 crossbars missing, western side. 2 posts rotten/ broken, southern side. Clerk informed committee that the work is being done this week.

Wood surrounds - 2 Tripping hazard between old and new areas.

Ship climbing frame. Entrapment hazard (missing timber, top of steps near slide. Cllr. Pengelly has spoken with Rhino and they will eliminate this by putting in another step.

Cllr. Munn reported on Bere Ferrers Play Park;

Perimeter fence. Some post need attention Bere Ferrers Villagers have this in hand.

Seesaw Requires new seat rubbers.

Ivy growing on barn wall, as this is Councils barn the group have stated that the job is too big for

them to tackle. Clerk to ask Workman to undertake this.

**1171**. **Monthly Inspection of Allotments Bere Alston and Bere Ferrers.**

Cllr. Maycock stated that all allotments at Bere Alston at this time of the year seem okay

Cllr. Page-Bailey has not undertaken the inspection of the Bere Ferrers Allotments as yet.

The Clerk asked Cllr. Munn if the Allotment Association will be paying for Allotment 2 at Bere Ferrers, Cllr. Munn asked that a bill be sent to the Chairman.

**1172. Proposals from Committee for agenda for next meeting.**

1. Quotes for re-instating entrance at The Down Recreation Field.

2. To look at the safeguarding Policy

There being no further business the Chairman thanked members for attending and declared the meeting closed at 9.35pm.

Signed this 30th May 2017.

Chairman…………………………….