

**Minutes**  
**of the MAYLAND PARISH COUNCIL**  
**LAWLING PARK COMMITTEE**  
**meeting held in the Lawling Park Hall**  
**on Tuesday 26<sup>th</sup> April 2016**  
**at 7.30 p.m.**

**Present:** Cllr Spires (Chairman)  
 Cllr Duncan  
 Cllr Pettitt  
 Cllr Oatham (*arrived 8.21 p.m.*)

**Clerk:** Mrs J Massenhove

**112. Apologies for Absence**

Apologies were received from Cllrs Evans and Lund. Cllr Oatham had advised that he may arrive late.

**113. Declaration of Interests**

Cllr Pettitt declared a non-pecuniary interest in item 124 Flooding, being a Bakersfield resident.

**114. Minutes of the Previous Meeting**

Cllr Duncan proposed accepting the minutes of the meeting held on 22<sup>nd</sup> March 2016. Cllr Pettitt seconded the proposal, all in favour. The minutes were signed and dated as a true record.

**115. Public Discussion** including regular hall user groups

No residents were present.

**116. Clerk's Report**

Each LPC member has received the Clerk's update on matters from previous meeting. The status of each item on the Clerk's Report was noted and several outdated items closed.

**117. Lawling Park Hall**

Fire Protection – Cllr Spires proposed accepting a quotation totalling £416.30 for annual maintenance of the fire alarm system (two six-monthly visits), monitoring device (including installation) and fire extinguishers. Cllr Duncan seconded the proposal. All in favour. Clerk to action.

Rats – action already taken by MPC staff was noted. It was agreed to continue to monitor the situation and await feedback from hirers.

**118. S106 Expenditure**

Cllr Spires reported that he had met with a possible candidate to prepare a specification for, and project manage, works to be carried out at Lawling Park Hall. It was agreed that the Committee would like the final decision to engage him to be made by full council, but that it recommends doing so.

**119. Tennis Courts**

Cllr Spires proposed accepting a quotation of £2840 for replacement of 28 broken tennis court fence posts with galvanised tubular posts. Cllr Duncan seconded the proposal. All in favour. Clerk to action.

**120. Play Areas**

The Clerk reported that an order has already been placed for a number of small parts required for maintenance of the play equipment.

Cllr Spires proposed purchasing the manufacturer's repair kit (cost £56) for effecting repairs to rubber matting surfaces. Cllr Pettitt seconded the proposal. All in favour. Clerk to action.

It was noted that the slides in the toddler area were damaged by vandalism soon after they were installed, but their condition has not deteriorated significantly since then. It was also noted that the annual play site inspections are imminent.

#### **121. General Area and Maintenance Report**

Cllr Spires reported that he had met with the welder and a method of enlarging the footprint of the lighting columns and securing with chemically set fixings has been devised. This should serve to stabilise the columns.

*Cllr Oatham joined the meeting at 8.21 p.m.*

In addition, the manufacture of protection frames, to be installed independently of the columns to protect them against being nudged by vehicles, was discussed.

Cllr Spires proposed accepting a quotation totalling £1420 for the manufacture and installation of protection frames and enlargement of the lighting column footprint for the three lighting columns within the main parking area at Bakersfield Car park. Cllr Duncan seconded the proposal. All in favour. Clerk to action.

#### **122. Maldon District Council's Parks Byelaws**

Information is currently being sought from Maldon District Council, regarding its byelaws relating to parks and open spaces and their relevance to parish council park areas.

Cllr Oatham had found an old document referring to certain byelaws and stating that the 'Lawlings Playing Field' is covered by them. Clerk to send a copy of this to MDC and ask if they have corresponding current documents.

#### **123. Picnic Areas**

The siting of picnic and garden areas was discussed - although it was noted that a decision relating to this has already been made by full council. Cllr Pettitt stated that her understanding was that it was the intention to create a picnic area and a separate garden area, each meeting different requirements.

The requirement for picnic tables and appropriately sited litter bins was discussed. Cllr Oatham observed that the upkeep of a garden area needs to be considered.

*Cllr Oatham left the meeting at 8.55 p.m.*

It was agreed that specification/pricing information should be sought regarding picnic furniture and litter bins, so that expenditure on these may be agreed at the next full council meeting.

#### **124. Flooding**

The Clerk updated the Committee on the current situation with regard to flooding to the rear of Bakersfield and Katonia Avenue properties: -

- French drain at Bakersfield
  - The parish council has approached MDC requesting a copy of the original planning application for the Bakersfield development, to see whether it may be possible to determine the original position/route of the french drain from the plans.
  - Shirley Hall, Environmental Health Manager at MDC, has approached Lee Sencier, ECC Watercourse Regulation Engineer regarding any possible funding.
  - It is planned that Ms Hall, and hopefully Mr Sencier, will meet with representatives of the parish council, probably around the middle of May, to discuss how to proceed.
- Flooding of Katonia Avenue residents' gardens and the playing field
  - Lee Sencier visited residents' properties in December 2015 and advised that a CCTV investigation should be carried to determine whether a piped watercourse

exists between their properties and the manhole located along the south-western boundary of the end property. (If this was the case, the drainage could potentially be re-established along this line.) The case was added to ECC's register of schemes for funding. Mr Sencier advised that, unfortunately, it may be that the only option to resolve the problem for the properties at the low spot where all the surface water accumulates is to re-instate the open watercourse to their rear gardens.

- D Cllr Mrs Penny Channer is aware of the issue, has given her backing for action to be taken and is following progress.
- Shirley Hall was able to secure the use of a CCTV camera from the Rangers and brought the survey forward. A foul water blockage was found in the parish car park and was referred to Anglian Water. The camera was put down two roadside gullies which proved to discharge into the rear garden of the neighbouring property. An attempt was made to lift the manhole cover in that garden, but it was rusted shut and a contractor had to be called in to lift it on a separate occasion.
- Work to the manhole cover has now been carried out and, from this being done, we understand that there is a 300mm concrete branch coming in from the gardens upstream, which is good news.
- The next stage is continuation of the CCTV investigation, and we await the outcome of that. (We are advised that the best case would be that tree roots have damaged the pipework in the gardens that have flooded and ECC can assist with funding the repairs.)

**125. Vandalism and Anti-social Behaviour**

Nothing to report.

**126. CCTV**

Cllr Oatham had suggested signage, once the defibrillator has been installed, informing that the device is being monitored by CCTV. Clerk to obtain quotation for this.

**127. Items for Next Agenda**

Picnic areas  
 Flooding  
 Rats  
 Hall upgrade

The meeting closed at 9.15 p.m.

**Date of next meeting, Tuesday 24<sup>th</sup> May 2016**