

Bosden Farm Allotments – Meeting – Thursday 17<sup>th</sup> August 2017 – 7.30pm – The Harvester

Attendees:-

C R	W L
P M	A H
M S	B H
R G	G G
D C	A C
L R	P R
D H	S H
A N	J S
S W	C M
S M	R H
A H	H M

Apologies:-

S M	V S
G S	H S
A T	F S
D O	L B
W M	W D

1) Welcome and Introductions

2) Update from meeting with Ian Keyte

We had a meeting with Ian Keyte of Carillion Services as requested by Paul Edgeworth – Property Services Manager at SMBC.

Ian explained that the member interest is high in the Council. We are hoping that just a pre-application enquiry is required but we need to have further discussion with the Planning Officer and are awaiting their details.

The land is currently owned by the Local Authority and is classed as local open space. Ian discussed our expectations. If the pre-application goes ahead, it could take between two weeks and two months. It may however, need to go through the full planning procedure.

Concern was expressed regarding the access through Nightingale Close through the woodland that is paid for by the residents on the close. It is felt that residents will walk through the woodland that has now been opened up by the Council and that this will increase fees due to their potential liability for anything that happens on that land.

There was extreme concern expressed that the Allotments Association had moved this project on without communication with the residents. It was explained that we have tried to publicise as much as possible our aim and we really do want to work

with residents with this project but at present; we are in the early stages of planning with the council.

Concerns to be discussed further during AOB.

### 3) Actions from previous meeting

- \*Advertising to continue to increase interest in the project.
- \*The list of costing remains a work in progress. Soil testing could cost £1500-£2000 but we would need advice as to the level of testing required.
- \* We will be having a stall at The Farm Fest to promote interest in the allotments project.

### 4) Arrangements for Farm Fest

- \*Arrangements were discussed for cover on the Farm Fest stall.
- \* People can approach the stall for any information regarding the project.

### 5) Site Visit Arrangements

- \*C R offered to arrange some local site visits for viewing and those interested in finding out further about how allotments work.
- \*There is an Open Day for the Hazel Grove Allotment site on Sunday 3<sup>rd</sup> September – 1-4pm.

### Any other Business:-

Concerns were expressed around the table from residents:-

- 1) Parking on Nightingale Close
- 2) Increased traffic
- 3) Increased parking on Kingfisher
- 4) Vandalism and noise
- 5) Increase in anti social behaviour
- 6) Tool sheds will be a magnet for people looking to break in and steal
- 7) Privacy for the houses on Nightingale who just have a fence between themselves and the site
- 8) Increase in footfall through the woodlands which are paid for by the residents of Nightingale Close
- 9) Highlighting the land to the Council for other uses.
- 10) Retrieving balls and toys that may go over the fence.
- 11) Smells.
- 12) Unsightliness

Many of the issues and concerns raised were discussed in the meeting as follows. However, further consideration needs to be given as to the best methods to resolve issues such as resident privacy and screening from the allotment site.

MS of Dial Park Allotments and Stockport Allotments discussed some of the concerns raised:-

Parking:-

MS explained that he has been on his site for the last five years and the largest number of cars he has seen at one time is five or six. It was expressed that people will be encouraged and will be likely to walk given that the majority of the waiting list live on the estate. Concern was expressed regarding people using their cars regularly to collect things. There will be times when people will need to use their cars but we want to have parking on site and people using the allotments will be there at different times of the day.

Vandalism, anti social behaviour and theft:-

Working on an allotment is confined to daylight hours. There won't be any artificial lighting on the site and nothing to encourage antisocial behaviour. The site will be fenced all the way around and locked for access by plot holders. Thorny planting also can be added for security, and incidentally benefit wildlife. We will need a secure storage container for large equipment and a tool store.

Privacy and view:-

There have been concerns expressed regarding the privacy for residents backing onto the site. Screening could be placed there in the form of trees and bushes but advice needs to be sought regarding the most appropriate method to address this, given the need to avoid any problems with roots, and the time required for anything to grow tall enough. It was also reiterated that sheds and glasshouses would not be allowed on the plots and that we would have the right and power to enforce this.

Footfall through the woodland area paid for by the residents:-

Concern was expressed that the allotments would encourage people to walk through the woodland to the allotment site. The residents of Nightingale have to pay for this woodland and there is concern regarding increased fees if more people use it due to wear and tear the residents potentially being liable for any accidents on the land. It was discussed that there are only a couple of residents on the waiting list that live on that side of the estate. One of the residents present expressed that he wouldn't travel that way on foot and would go through the passageway on Linnet Close to the site. However, this is clearly a contentious issue and is something that the association need to take into consideration when constructing rules and amending the Constitution. Residents expressed that they feel that the Association needs to liaise with the Property management company regarding this. The contact details for the Property management company were given to the Chairman. This is not directly related to the allotment site and the access will be on Kingfisher Road.

Housing:- It was expressed that the proposal for Allotments may have highlighted the land to the Council for other uses. We don't know of any other planned uses for the land and we were informed by Ian Keyte that the site is currently classed as Local Open Space. MS discussed the GMS Forum and that housing has to be agreed by the Secretary of State.

MS discussed that other allotment sites have been given statutory rights and if it's possible to have this for this allotment site, it would protect it.  
It was expressed that to leave the land as it is was damaging to gardens and fences.

Smells:- MS expressed that allotments do not smell. Using well rotted manure does not smell, any fresh manure can be covered up. We will ask plot holders to keep compost bins away from boundaries.

Questions were asked:-

- 1) Why do we need to have so many on the waiting list if we only have so many plots?  
It is important to have the numbers on the waiting list. It shows that there is an interest in this site and also ensures that there are people to take on plots after people leave.
- 2) Why don't we grow fruit and vegetables in our own garden?  
Whilst we have gardens, these are often not large enough in size to grow what we want to grow. We have children, dogs etc that also require space and keeping and going to an allotment is a hobby in itself.
- 3) Why in this area? There aren't many allotments in residential areas.  
MS expressed that the majority of allotments are in residential areas and many have houses backing onto them.

Actions:-

\*CR to contact Ian Keyte regarding Planning Officer details.

\*Committee to meet to discuss further, the concerns raised by residents and explore any possible avenues.

Next meeting:- To be confirmed – A list of contact details has now been formed and therefore emails and posted minutes can be sent out. Please contact the [bosdenfarmallotments@yahoo.com](mailto:bosdenfarmallotments@yahoo.com) email or telephone: 07398 094 634 with any queries.