Meeting with Dorset Council Estate Management May 9, 2019

* Corry Provan, Dorset Council
* Martyn Colvey & Alf Bush, LMPC

**Lytchett Astro and Rear Field**

PC Plans:

Stage 1 - the PC has cleared the area between Wareham Road and the Astro for off-road car parking for the school. The school are installing a new monitored gate to provide access into the rear of the school. At the same time the school will not open the gate by the new hall, which will then encourage usage of this cleared parking area.

Stage 2 – to develop the remainder of the Astro area and the connection to the Rear Field to install new sporting facilities for the village. These would include tennis courts, changing rooms and a full-size pitch on the field. The stage 1 car park would then double up and provide parking for the new sports facilities.

DC is still required to hold the land in reserve for potential school expansion and would therefore propose a long lease over the whole area – 99/100 years. This would allow the PC to gather funding for the development; DC would include a reducing payback clause on these costs.

Planning application for stage 1 is required due to lease terms. However, as discussed, probably best if a single planning application is submitted to cover the full area and project scope. DC suggested they would review the current lease and look to expand it to cover the additional field. The current agricultural tenant has a 2-year break clause next due in September and that could be the optimum time.

**Eldons Drove Lane**

PC/School Plans:

Install a monitored gate in the corner of the school field with access to the Eldons Drove along a lane. This would be for pedestrian access and would allow parents and children to enter the school area without having to walk along Wareham Road. The lane is partly surfaced at the Eldons Drove end. The PC would create a pathway down the eastern side to the gate. This would not compromise the gate access to the field, but would need liaison with the lessee of the field in sharing the lane

It was agreed that school usage did not require lighting since the gate would be opened only at school open and close times. Any children staying after school would use the main entrance as today.

DC also said they would investigate the ownership of the fallow parcel of land by the gate and advise.

DC would provide a licence for this project and usage, which should be jointly set up with the school. A licence would allow this work to proceed imminently. In order to make a start on the project before the winter months set in. DC to advise current tenant of prospective plans so that PC work can be coordinated in that respect

**Library**

PC Plans:

The PC wants to secure the library building for the future and enhance it to create a village hub. This includes developing the rear courtyard as additional meeting rooms and facilities with a separate entrance. The PC wants DC Library Service to continue to provide library services as they are.

The PC currently pays for 1 hour of library time and provides Citizens Advice access for residents twice a month. The library is open 21 hours per week and has on average around 9 hours of usage outside these hours. Around 60% of that is for library sponsored groups and the Library Friends.

DC will update the PC with current running costs and the scheduled maintenance costs. The proposal is to grant the PC the building/land freehold with a contract for library services based on sharing the running costs based on library/non-library usage. The PC plans to create a charitable trust to ‘own’ the library in order to be able to raise funds more easily.  It was discussed that with the library service as the major user, business rates would probably be still applicable.