

CCA Report for CPC meeting of 15th May 2025

Following what I said at the AGM, there are 2 current matters of mutual interest.

The first is the retaining wall near the SE corner of the building. After last winter, it presents a danger to the public. The footpath cannot be closed as it is the fire escape route to units 1 and 6. About 7m of wall needs to be taken down, the tree stump removed, the land re-graded and the wall rebuilt. This is theoretically the responsibility of CPC but CCA will deal with it.

In February a quotation of £3404 was obtained from Matthew Lee. The quotation formed the basis of a grant application to the Community Foundation. CCA was duly awarded a 100% grant to cover the entire cost of the work. I therefore instructed Matthew Lee Ltd to proceed forthwith, but they came back yesterday to say they are unable to do the work until next year. We now urgently need another builder who will work to our instruction and do the job within an acceptable time scale. If you have any suggestions please let us know.

Secondly, CPC holds a small piece of land in Station Gardens, an earlier Asset Transfer, currently used as a children's playground which is now decayed. The proposal has been put forward to move the playground to the village green site and to use the Station Gardens land to the village's financial benefit.

There are a number of possibilities, such as a simple sale for development or for it to be developed in the name of CPC. On the other hand there are a number of traps in the transfer document by which NCC would take a substantial part of any proceeds. Now there is a new parish council able to consider this at length, CCA offers to use its contacts and expertise to advise CPC on the most advantageous way to go.