

Wiltshire Council
Rights of Way and Countryside Waste and
Environment
County Hall,
Bythesea Road
Trowbridge
Wiltshire BA14 8JN

Our Ref: sjw/dict5/232484/1
Your Ref: SM2015/10
Date: 24 October 2016
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By First Class Post and e-mail to sally.madgwick@wiltshire.gov.uk

Dear Sirs

Application 2015/10 to Add Public Footpaths to Definitive Map and Statement at Leafy Lane, Box

Our Client: Leafy Lane Playing Fields Limited ("LLPFL")

1 Background

- 1.1 We act for Leafy Lane Playing Fields Limited.
- 1.2 We write further to the order made by Wiltshire Council under Section 53(3)(c)(i) of the Wildlife and Countryside Act 1981 to add paths detailed in the application by Springfield and Cliff Residents Association to the Definitive Map and Statement. The paths concerned cross woodland which belongs to LLPFL.
- 1.3 These representations are intended to be in addition to the representations already made by LLPFL in this matter. LLPFL's representations are contained in Annex 1 of the Decision Report prepared by Sally Madgwick and dated 16 February 2016.
- 1.4 The Order dated 1 September 2016 has been made on the basis that officers of Wiltshire Council are satisfied that, based on the evidence before it, the requirements of Section 31(1) Highways Act 1980 are met for either the period 1995 to 2015 or, if the statutory provision cannot be applied because of the objectives of LLPFL Limited, for the period 1975 to 1995.
- 1.5 Although they do not intend to rely on it, Officers also consider the Common Law test is satisfied.

2 Statutory Test contained in section 31(1) Highways Act 1980 for the Relevant Period of 1978 -1998 ("the First Relevant Period")

- 2.1 The Statutory Test set out in section 31(1) Highways Act 1980 requires that;

"Where a way over land, other than a way of such a character that use of it by the public could not give rise at common law to any presumption of dedication, has been actually enjoyed by the public as of right and without interruption for a full period of 20 years, the way is deemed to have been dedicated as a highway unless there is sufficient evidence that there was no intention during that period to dedicate it."

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2.2 The Statutory Test is not satisfied for the First Relevant Period.

2.3 Use of the way was not 'as of right'

- 2.3.1 For use to be 'as of right' the use must be exercised without force, secrecy or permission. Any use of the path during the First Relevant Period has been exercised with force, if at all, and not as of right.
- 2.3.2 Mr Padfield, owner of the land during the First Relevant Period confirms there were no stiles at that time and that gates were locked. He recalls that people might have got over the railings but no stiles existed. Mr Padfield has confirmed to LLPFL in an e-mail dated 13 October 2016 that *"There were no stiles or gates for access". Evidently it was not possible to access the woodland during the First Relevant Period without exercising force.*
- 2.3.3 LLPFL has adduced evidence from Mr Hancock, a local resident of the site who confirms *"[from 1968] no one used the wood for recreation either for themselves or their dogs. The fences were all in good order".*
- 2.3.4 Further, Mr Beattie's recollections from the late 70s and early 80s confirm *"there was a metal fence all around the wood which you had to climb over to get in and that it was 'Private Property'. I also vaguely remember friends and myself being chased out by the farmer on a couple of occasions".*
- 2.3.5 Evidently use during this period use was not as of right given that Mr Padfield took steps to 'chase' people off of the land.
- 2.3.6 Mr Padfield has provided to LLPFL correspondence between Mrs Hair, the Chairman of the Rudloe Action Group ("RAG"), and Mr Padfield which was exchanged in 1995. In that correspondence Mr Padfield states that he is prepared to grant access provided the residents made a payment for use of the woodland of £300.00 per annum. This amounts to an offer to use the footpath by means of a licence. If RAG sought permission to use the footpath in 1995 they did not use the footpath 'as of right'. The response from Mrs Hair states "No further action re. funding to rent or purchase the land [...] our community group will co-operate with regard to access to and on the area eg. signposting". The response from Mrs Hair confirms the RAG group accepted they needed permission in order to access the land and they did not use a path in the woodland 'as of right'. We enclose a copy of the members of RAG, 4 of whom have submitted evidence in support of use of the footpath.

2.4 Use of the way was not without Interruption

- 2.4.1 An interruption means some actual and physical stopping of the enjoyment (*Merstham Manor Ltd v Coulsdon and Purley UDC*). Use has held to be interrupted where a gate across a path was locked even though people continued to use the route by going around the gate (*R v Secretary of State for the Environment ex parte Blake*). Mr Padfield is unequivocal in his statement that *"we kept gates padlocked".*
- 2.4.2 It is accepted that the land was fenced and not maintained to be accessible to users meaning the use cannot have been without interruption. Further, the woodland was used for the grazing of livestock meaning the fences and gates would have been in place during the First Relevant Period.

2.5 Full period of 20 years

- 2.5.1 The User evidence for the First Relevant Period is unpersuasive. Many of those adducing user evidence for the First Relevant Period do not distinguish their recollections of using the area between the First Relevant Period and the Second Relevant Period. It is our submission that the permissive use which has existed since LLPFL owned the Land has altered people's recollections of the period prior to the creation of the permissive footpath by LLPFL in 1999.

- 2.5.2 User evidence from Mrs Crowe (10) states that "*a previous owner/occupier put up stiles once the paths became wider and it was obvious that the public were using the wood for recreational purposes as the bars of the fence by the stiles on Leafy Lane were gradually removed*". It is evident that there was not a full period of 20 years use prior to the acquisition by LLPFL in 1998.
- 2.5.3 The User evidence from Box Parish Council referred to at paragraph 10.6 of the Councillors report represents duplication. Our client understands that the councillor referred to, who has used the path regularly, is Mr Barstow who has independently provided User Evidence in contributing to his wife's evidence.
- 2.5.4 It is evident that much of the User evidence which has been adduced has been prepared by residents motivated to 'protect the woodland' from development after LLPFL marketed the land affected by the proposed paths for sale. We refer to the various press cuttings enclosed which demonstrate that the residents have been invited to support the campaign in an effort to have a right of way registered in order to prevent a sale. The evidence, none of which is supported by a statement of truth, has evidently been produced in response to the campaign of the Springfield and Clift Residents Association rather than on the basis of factual recollection. The user evidence is beyond partial evidence and clearly motivated by the campaign and it has been given undue weight by the Council.
- 2.5.5 The 'well-worn tracks' did not arise until the 80s, late in the First Relevant Period. LLPFL have adduced photographs which show that there was no walkway between points A and B of the map annexed to the Order during the First Relevant Period. The right of way was created by Leafy Lane Playing Fields Limited as a permissive path only. Prior to the work to cut back the path the way had been significantly overgrown.
- 2.6 *There is sufficient evidence that there was no intention during that period [The First Relevant Period] to dedicate*
- 2.6.1 Mr Padfield confirms "*While in our ownership we kept signs erected to make people aware that it was private land and there were no rights of way, we have also kept gates padlocked [...] no stiles existed*". Mr Padfield recalls maintaining those signs and other users recall seeing them. In an e-mail from Graham Padfield to LLPFL he states "*Signs were displayed saying Private Land, I think they also said No Public Footpath. I remember putting the signs up myself. They were nailed to trees out of reach of vandals*"
- 2.6.2 The officer states that "*there were some signs and no one can show or state what they said*". They are recalled by other users and their intention was to deter trespassers. The officer makes a step that there was no intention during that period to dedicate. Mr Padfield, maintained signs, actively deterred users when he saw them and kept gates locked. There is sufficient evidence, including the statement of the land owner himself, that there was no intention to dedicate during the First Relevant Period. Mr Davies' user evidence referred to at paragraph 10.7 of the Officer's report confirms the stile to access the woods only existed three years before the land was transferred to Leafy Lane and the permissive path was created. Mr Padfield was aware the land was popular but he did not tolerate the use of the land for walkers and he did not believe or intend a public path to exist.
- 2.6.3 Evidently Mr Beattie's recollections demonstrate that there was no intention on Mr Padfield's part to dedicate. Barriers to access were maintained. The acts of Mr Padfield in limiting access, putting up signs, and 'chasing people off the property' amount to a lack of intention to dedicate. The fact that Mr Padfield might have been unsuccessful on some occasions does not mean he acquiesced to the exercise of the right, he went out of his way to deter its exercise which is demonstrable of a lack of intention to dedicate.

3 Statutory Test for the Relevant Period of 1995 – 2015 ("the Second Relevant Period")

3.1 The Statutory Test set out in section 31(1) Highways Act 1980 is set out at paragraph 2.1 above. The Statutory Test is not satisfied in the Second Relevant Period.

3.2 As of Right

3.2.1 It is the stated objective of LLPFL to;

"advance and improve the education and physical, mental and social well-being of the community by the provision of sporting and recreation amenities ,grounds and facilities of all kinds by walkers has been permissive by LLPFL, it is not as of right, and the use has been subject to interruption" and

"provide for the inhabitants of Corsham and surrounding areas in the interests of social welfare facilities for the recreation and leisure time occupation with the object of improving their conditions of live".

3.2.2 In pursuance of those objectives LLPFL permits the use of a footpath around the edge of the playing field. LLPFL has historically displayed signs on the property some of which still remain. Eight of the users having submitted evidence referring to the signs which are evidently effective.

3.2.3 The signs states;

"We are pleased to welcome walkers and dogs in the designated areas coloured green on the adjacent plan marked by signs on the site. This area has been developed for the enjoyment of local residents and walkers. Please make sure that dogs do not enter the playing field areas coloured red because it is used by young children, sportsmen and women. This approach follows the firm recommendation of the Playing Fields association who have highlighted potential problems when dogs foul playing areas."

3.2.4 The sign is permissive in nature but carries with it restrictions. The sign communicates LLPFL's intention which is to permit local residents to use the path, subject to observing the rules attached. The existence of the sign welcoming dog walkers means that use, since those signs have been in places has been by right as opposed to as of right. User is permissive in the case of invitees, the signs displayed by LLPFL permit users as invitees and accordingly the use has not been as of right. Express permission defeats a claim that user is as of right, and the signs amount to express permission.

3.2.5 It has always been the intention of LLPFL to create a permissive path and not a public right of way. The intention to invite residents is evidenced in the letter from Mr Graham Cogswell to Mr Turner which states;

"An extended dog walking area is being provided around what is in fact a privately owned site, we have always intended that the site be sensibly used by the whole community".

3.2.6 We enclose extracts from the minutes of meetings of the LLPFL Management committee which confirm that the woodland has been managed as private land subject to a permissive path.

- 3.2.6.1 The minutes of the meeting of 30 March 2005 confirm that signs and gates have been maintained.
- 3.2.6.2 The minutes of the meeting of 26 November 2003 confirm that LLPFL have maintained fencing in order to prevent people from 'just walking in'. They also replaced signage confirming the land was property of Leafy Lane and private property.
- 3.2.6.3 The minutes of the meeting of 26 March 2003 confirm that where individuals used the woodland without permission they were reminded not to do so,
- 3.2.6.4 The minutes of the meeting of 9 May 2001 confirm that LLPFL have continued to repair perimeter fencing throughout their ownership.
- 3.2.6.5 The minutes of the meeting of 29 November 2000 confirm LLPFL have maintained a padlock on the entrance to the woodland.

Clearly the path has been created as a permissive path and consequently the user is not 'as of right'.

3.3 Without Interruption

- 3.3.1 There have been regular instances of interruption during the Second Relevant Period which prevent the Statutory Test being satisfied.
- 3.3.2 In 2010 LLPFL put padlocks on the access at the gate between points A and B on the plan as a consequence of acts of vandalism to club property. That case of interruption is evidenced in the letter from the Ministry of Defence Community Police Office to local residents which states "*You may have recently been affected by the appearance of a padlock securing a gate in the fence that forms the left-hand boundary of the field to the end of Park Avenue*". After discussions with the police and local residents the lock was removed.
- 3.3.3 In 2013 LLPFL also put obstructions on the route marked A – B out of health and safety concerns arising from necessary works to trees in the area. Those obstructions to use of the path represent an interruption.
- 3.3.4 LLPFL has been cognisant of the consequences of allowing a permissive path and has regularly obstructed it, on an annual basis, in order to prevent a claim that a public path has arisen. During the annual tournament weekend programme sellers place themselves between points A, and E to deny access to dog walkers as the sports are ticketed. A plan showing the location of the programme sellers is enclosed. This act of obstruction is evidence that use of the right of way has not been as of right and it has been regularly interrupted. Shutting a path for at least a day a year has been accepted as a standard method of demonstrating an intention not to dedicate (*Rugby Charity Trustees and Merriweather and British Museum Trustees*). A single act of interruption by a landowner is of much more weight upon the question of intention than many acts of enjoyment (*Poole v Huskinson*).

4 Identifying the path

- 4.1 In order to satisfy section 31(1) 'a way of such character' the route must be definable. Our client does not accept that there is an identifiable path between points B and D and points E and C of the proposed footpath. The officer describes the paths as "*easily identifiable well trodden paths*". The woodland to the north east of our client's property is dense and the paths between B and D and E and C cannot be easily identified. Users of the permissive path take various routes through the woodland and there is not a clear and identifiable path between these points.

5 Common Law Test

- 5.1 Use as of right, for a sufficient period, will give rise to a claim that a right of way arises as a result of common law. It is noted that the Order is not brought forward on this basis.
- 5.2 For the reasons set out above it is the position of LLPFL that since 1999 use of the woodland for walkers has been by right as invitee of LLPFL and not as of right. Accordingly, any successful claim under Common Law Test relies on the First Relevant Period.
- 5.3 If the use as of right can be established prior to LLPFL's acquisition it is clear that there was no intention to dedicate on the part of Mr Padfield given the signage he recalls maintaining on the land.
- 5.4 Where there is a claim that a public right of way has been dedicated it is for the claimant to prove that it can be inferred by the landowner's conduct that he had actually dedicated the route as a public right of way. The Officer's conclusion is that "*no-one has been able to say what Mr Padfield's signs said exactly and accordingly whether this would be sufficient to rebut the presumption of dedication*". In the case of the Common Law test it is for the claimant to prove that it is inferred that the landowner dedicated the route. In circumstances where it cannot be ascertained what those signs say the claimant has not discharged that burden of proof and any doubt should be exercised against the claimant.

6 Width of the Path

- 6.1 Without prejudice to our client's position that a footpath does not exist it is noted that the description of the footpath in the Schedule to the Order specifies the width of the path as 2 metres. Given that the trees are densely packed in parts of the woodland the width of the existing permissive path does not extend to 2 metres throughout its entire length and is at most 1 metre in width. The permissive path which exists between points A to B where the hedgerow is mature and overgrown any permissive path does not extend to more than 1 metre in width.

7 Diversion and Compensation

- 7.1 Without prejudice to our client's position that no public path exists in the event that the Order is made our client will apply to the Secretary of State for compensation under section 28 Highways Act 1980 as a result of the depreciation of the value of its property. Further, if the Public Path is added our client will apply for a public path diversion order in respect of the paths between point B and D and C and E to divert these paths around the edge of its property.

8 Conclusions

- 8.1 Use of the path during the First Relevant Period was not as of right. Users exercised force to enter the land as for much of the First Relevant Period there were no stiles and gates were locked. Mr Padfield displayed signs and actively deterred people from entering the woodland and consequently use cannot have been as of right.
- 8.2 Use of the path during the Second Relevant Period was by right and not as of right. LLPFL invites dog walkers to use the woodland as a permissive path which is obstructed on a regular basis to preserve its status as a permissive path.
- 8.3 There is no common law claim that a public right of way exists where use during the First Relevant Period and Second Relevant Period has not been as of right.

Our client demands a public inquiry to determine whether the order was justified.

Yours faithfully

Foot Anstey LLP

Foot Anstey LLP
Property Litigation

Enc.

Press articles

Correspondence between Mr Padfield and Mrs Hair

Plan demonstrating location of programme sellers

Extracts of the Minutes of the LLPFL Management Committee

Gazette & Herald

Rudloe residents rally together to try and save woodland beauty spot

11:45am Wednesday 23 September 2015

Leafy Lane

/ [Tanya Yilmaz](#), Trowbridge reporter / [TanyaNewsWilts](#)

RESIDENTS around Leafy Lane in Corsham are planning to rally together in one final bid to save the woodland area after it didn't sell for its £50,000 guide price at auction last week.

The area, which is owned by registered charity Leafy Lane Playing Fields Ltd, tried to sell the land at auction on Thursday.

Chris Tarbitten, of Springfield Close, said he was stunned after the decision to sell the land came to light last month.

He added: "It is in effect a commercially worthless piece of land and we won't make any money because the conservation order of the trees will make it a liability.

"There is a very strong community spirit and the people wish that we want to keep it in community ownership. I am sure there is a tremendous amount of goodwill from people to help support them financially and physically in maintaining the area."

After being set up in 1996, the charity received grants and donations to enable it to buy both the wood and large adjoining field to develop the sports ground and build the club house.

But five acres of woodland out of a total of 23 acres could still be sold to an outside party by Strakers despite it not going to auction.

Robert Davies, also of the adjacent Springfield Close, said if the trustees approached the community they would be keen to work with them financially.

He said: "It is unfortunate that they did not want to consult with the community because there are a lot of people in the community who would want to help. I've spoken to people who said they would contribute financially if it meant preserving the woodland and so you can understand why people are upset about it as it goes against the wishes of the original trustees.

"There would be a considerable amount of generosity from people and it is a real shame they want to sell it because we are trying to do what we think is right for the community."

Fellow resident Paul Turner shares the same view. He added: "I think people will be relieved that it didn't sell because many were worried as to who could end up with the land. The reason why the woodland doesn't make money is that it isn't there to make money, it is there to be enjoyed by the community."

Many residents are now hoping to register an informal footpath within the woodland as a public right of way which will further their attempts to keep the land in the heart of the community.

No one was available for comment from Leafy Lane Playing Fields Ltd.

Gazette & Herald

11:02am Friday 26 August 2016

Rudloe villagers angry over sale of Leafy Lane land

Rudloe villagers angry over sale of Leafy Lane land

/ [Jessica Wells](#)

VILLAGERS in Rudloe are incensed that the owners of Leafy Lane woodland are attempting to sell part of it once again, with many fearing that the site could be used for other aims.

Trustees of Leafy Lane Playing Fields Ltd are trying to sell eight acres of woodland, including a green space known as the glade, through Strakers for a guide price of £77,500, and members of the Springfield and Cliff Close Residents' Association have raised their concerns.

Robert Davies, one of the committee members, said: "They do actually do a lot of good and a lot of people are very happy with the facilities and children being able to use it all, although not everybody is aware that they own the woodland.

"There is a lot of bad feeling though. If they just consulted with us it would be a lot better."

The association argues it has been kept in the dark by the charity and that the sale contradicts the charity's core aim to provide Corsham residents "in the interests of social welfare facilities for recreation and leisure time occupation with the object of improving their conditions of life".

"I don't think they will reconsider it," Mr Davies said of the sale. "North Wiltshire Council donated £75,000 to help buy the land and to set themselves up but quite a lot of money came through donations too.

"And of course they are now attempting to sell the land for £77,000 including the green space and we don't understand why."

Robert Mullins, one of the Leafy Lane trustees, has once again reassured his neighbours that the sale is above board and that the money raised from the sale will go back into the facilities.

He said: "We are attempting to sell a proportion of our land and the charity commission has stated we can sell all the land if we wish and still operate as a charity, but we would not do that.

"We are selling the land to raise money to enhance the facilities at Leafy Lane for the residents in Corsham and it will not detract from what we offer.

"We would like certain groups to put an offer in of course and there is a local group who wish to purchase it, but we have to get the best we can as set out in English law.

"We will still keep 20 acres of land which will still be available to use."

Gazette & Herald

Villagers' concern over plan to auction off beauty spot in Corsham

11:25am Wednesday 9 September 2015

Leafy Lane

/ [Tanya Yilmaz](#), Trowbridge reporter / [TanyaNewsWilts](#)

RUDLOE residents are outraged that part of Leafy Lane woodland will be put up for sale at auction in a fortnight – with many fearing they could lose access to the land altogether.

The area is owned by Leafy Lane Playing Fields Ltd, a registered charity that was set up in 1996 and has since received grants and donations to enable it to buy both the wood and large adjoining field develop the sports ground and build the club house.

The two largest grants were £425,000 from Sports England via the Lottery commission and £75,000 from North Wilts District Council.

But on September 17, five acres of woodland out of a total of 23-acres will be sold at auction to the highest bidder with many residents concerned over its future.

Robert Davies, 70, of Springfield Close, said he is worried that if placed into the wrong hands, the 200-year-old woodland will be lost forever.

“At the time of when they first had the land they invited people to walk in Leafy Lane and they put a footpath at the back for people to use,” he said.

“It is not just dog walkers who use the woodland area but a lot of other people too who like to have an afternoon walk there and it is lots of wildlife there and people enjoy it so it is very troubling to think that they say it is underused.

“I am surprised that they have decided to sell it at auction because it is like lottery selling and we do not know who the new owner is. There is no guarantee they will continue letting the community use the land and to sell it to the highest bidder risks having it fenced off for other uses which would be a real shame.

“If the trustees consulted with the community, we could have helped them financially and helped them to manage the woodland area.”

Robert Mullins, who is one of the five trustees of Leafy Lane, said although he could not comment on speculation regarding the new owner, he wanted to assure the community that the sale is above board and legal.

He added: “We are a registered charity and we are selling of part of the land that we do not use and we are hoping to raise money which will be put back into improving the sporting facilities that are already there.

“There has been a public notice in place informing people about it which has been up since August 13.

“We have had responses from people about the sale which have been generally negative because they see it as a loss of facilities.

“We are selling the land for the best of the charity we run. We want to secure the financial viability of the charity and we want to take it further and move forward with the facilities currently there.”

The land has been given a guide price of £50,000 from Strakers and is due to be sold at auction on September 17 at the Corn Exchange in Devizes.

50 Springfield Close
Rushmore Park
Crowtham
Wiltshire
SN13 0JP
8th June.

Dear Graham,

I am writing, on behalf of the committee, to thank you for meeting us on the field last Tuesday, 6th June, and taking the time to discuss future proposals. As a result, I would like to confirm the following:

1. No further action re: funding to rent, or purchase, the land will be taken until a decision is made about the football pitches.
 2. I shall be informed of that decision by either yourself and/or Tony Hamison.
 3. We shall be involved in any discussions resulting from the decision.
 4. If a decision is made to go ahead with football pitches, our community group will co-operate with regard to access to and on the area e.g. signposting possible leaflet to householders.
- I hope that this meets with your approval

and I look forward to hearing from
you once a decision has been
reached. In the meantime we shall
'hold back' whilst keeping an eye on
the area.

Yours sincerely,

Sally Hair

Chairman, Rndlor Achar Group:

Park Farm
Kelston
BATH
BA1 9AG
17/4/95

ref. Land off Leafy Lane.
Without Prejudice.

Dear Mrs Hair, 810409.

Following my telephone conversation with you, I would like to make the following points.

We had an understanding that I would allow residents continued access to the land, in return I had hoped to have some cooperation over the development of football facilities.

Unknown to me your organisation has been instrumental in putting a tree preservation order on every tree and shrub on the land. I regard this as a betrayal of trust.

Many landowners would simply prevent further access. However I am prepared to allow you future access as long as you pay something for it.

I suggested on the telephone a payment of £300 each year for the strip of paddock and the woodland. This would be for access only, not exclusive occupancy. It is also normal in these situations for you to pay the cost of setting up a legal agreement. My solicitor tells me this will be in the region of £300 plus VAT. I would also expect you to erect a fence where it is broken near the electricity sub station. You will probably want to make a stile there, if so a sign should also be erected saying that access is permissive, not of right.

I feel that communication and understanding are at the heart of every good working relationship. I have made the effort to meet interested people, in future I expect you to communicate with me direct rather than by invoking the dead hand of beaurocracy. It would probably be a good idea if I met your committee.

I look forward to hearing from you.

Yours,

Graham Padfield.

INCOMPLETE LISTS 1982 - 1994

RUDLOE PARK/BOXFIELDS

Birds

Animals

Trees

Flowers/Plants

Sensible.

Martin Matthews

811252

old Pigeons

Rudloe

Harry Barstow

811829

Sally Hair

810409 50, Springfield Close

John Cuthbertson

Rudloe Park

810872

Consham Wilts.

Esther Turner *rust lipstick.*

810408

Bob Davies

811818

Margaret Rosell 810686

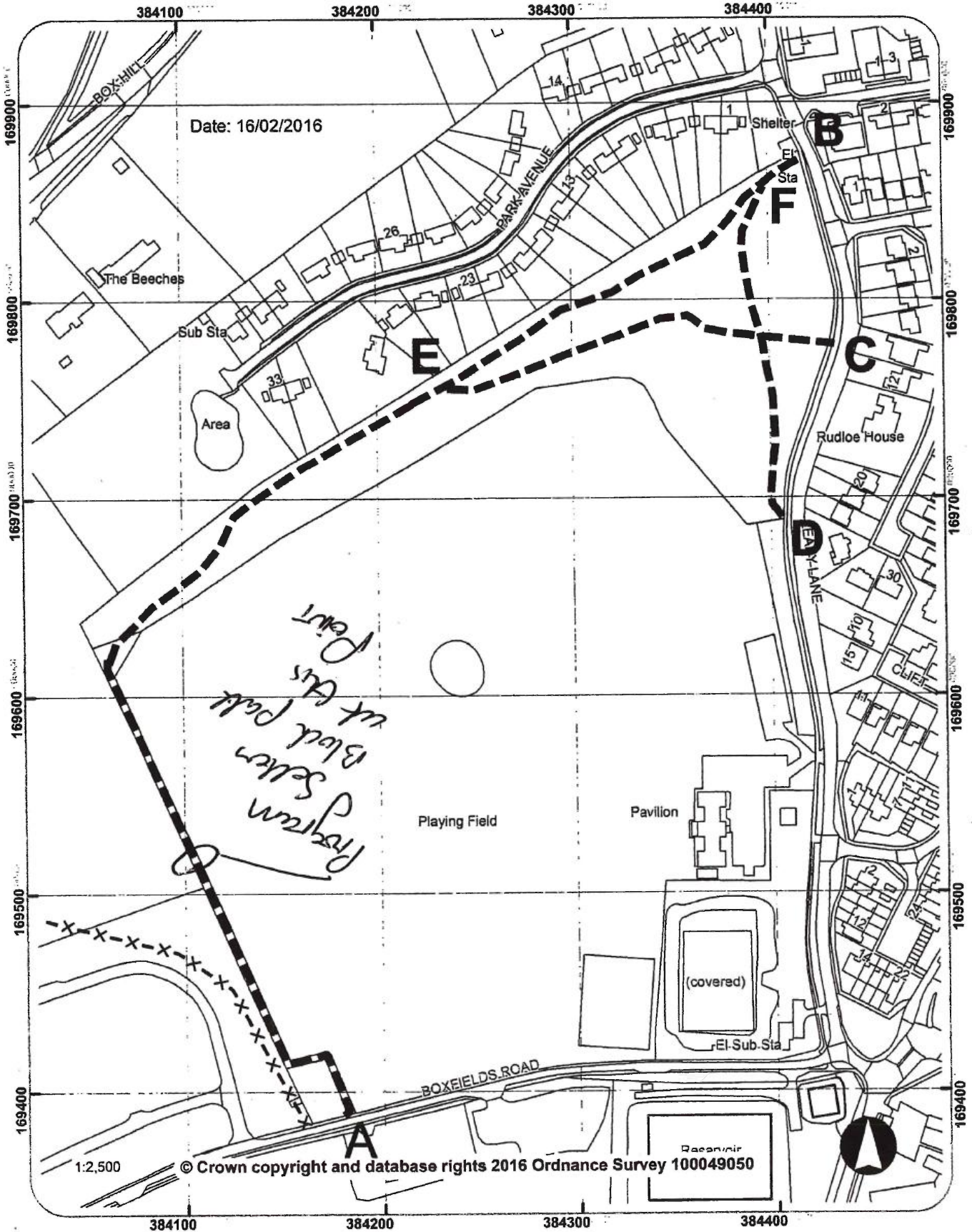
Steve Wheeler

Paul Turner ? up Yonder

742 768. Box.

BOX 107 A, B and C ORDER PLAN

- Footpath to be added BOX 107 A A - - - - - B
- Footpath to be added BOX 107 B C - - - - - E
- Footpath to be added BOX 107 C D - - - - - F
- Unaffected footpath X - X - X - X - X - X - X -



**LEAFY LANE PLAYING FIELDS LTD
Management Committee**

Minutes of meeting on 30 March 2005

Held at the Clubhouse

Those present

| | | |
|------------------|--------------------------------|----------------------------------|
| Andy Cooper | Director / Chairman | AFC Corsham |
| Marcus Bray | Director | AFC Corsham |
| Margaret Rousell | Director | North Wiltshire District Council |
| Roy Jackson | Director | North Wiltshire District Council |
| Philip Beatie | | |
| Julie Lye | | |
| Peter Morgan | Secretary | |
| Andy Ross | AFC Corsham nominated Director | |

Apologies

None

Minutes of the last meeting. Were approved

Matters Arising

The shower heads have been cleaned

The sanitary ware has been repaired and was now in working order.

MB will obtain a price for the water softener enclosure.

The users will be reminded that the lights must be turned off after use.

It was agreed to obtain a quotation for a special clean of the sanitary ware.

We have only received 2 replies regarding the additional name boards. It was agreed to go ahead with the manufacture and add signs to it if users request it.

It was agreed to provide NO DOGS signs around the playing area.

The replacement of the gate is now urgent.

Treasurers Report

The Treasurer was not present so no report was given.

Update on interim meeting on all weather playing area

MB had circulated the letter regarding sponsorship of the all weather playing area.

It was agreed that an opening paragraph should be added to introduce what Leafy Lane was all about and the wording was agreed.

MB asked for committee members to submit suggested local companies that should be targeted .

There may be need for an interim meeting prior to the AGM to take this matter forward.

Grounds Report

Check with KF regarding the maintenance of the banks around the car park areas. Contact has been made with Lackham Collage and they have agreed to look at the wooded area with a view to carrying out tree surgery.

Now that the 6 a side tournament is taking place the small goals will have to be repaired. AFC Corsham will have to pay for the repair.

Building Maintenance

The internal walls will require cleaning and it was agreed to carry this out at the end of the season. A test area will be done first to find the best way to clean off the mud. The managers will be told again that all boots should be taken off prior to entry. We should still consider a boot cleaning area.

Building Operations

The clean is leaving at the end of April.

This is because of the bad state that the changing rooms are left in after use.

Changing rooms 1&2 are the worst.

We should consider a charge for cleaning and PB will look into the conditions of use form to make sure that this could be applied.

We should advertise for anew cleaner in the AFC Corsham News letter.

PB to obtain a price for a contract cleaner but this may be too expensive.

Use of Facilities

The League semi finals went well but there was a lot of clearing up to do.

The AFC Corsham 6 aside tournament will be held on 4/5 June.

The MU school is due on 7/8 April. Will they require changing rooms?

NWDC have hired the club room for the May local election. PM will open up and lock up.

AOB

The Directors and committee will stand for another year and Andy Ross will join as a new Director.

PM will arrange for the tea room doors to be made secure.

Volunteers are required for teas rota. Contact should e made to JL.

We should consider changing the tea room lock as we have experienced some break ins.

We have been approached about purchasing adjacent land from the farmer. We were not aware of any approach and PB will reply to say that we are not interested.

The next meeting will be the AGM on May 25th at 8pm.

**LEAFY LANE PLAYING FIELDS LTD
Management Committee**

**Minutes of meeting held on 26 November 2003
Held at the Club House**

Those present

| | | |
|------------------|-------------------|-------------|
| Andy Cooper | Director/Chairman | AFC Corsham |
| Clive Hancock | Treasurer | AFC Corsham |
| Peter Fellows | Director | AFC Corsham |
| Margaret Rousell | Director | NWDC |
| K Ford | | |
| Phil Beattie | | |
| Peter Morgan | Co. Sec. | |

Apologies

Julie Lye

Minutes of last meeting were approved

Matters arising

MR has approached Box PC regarding cutting the dog walking area and it is in hand. The small sided goals are at PF home and he will arrange with KF to take them to the playing fields.

We have received the £450 grant from Box PC. CH to thank Box PC.

KF will investigate the boot cleaning equipment. We shall need two cleaning areas.

Ground Maintenance.

KF reported that many of the shrubs have been pulled up by children. He has replanted those he could find but the bank will require more plants. Can we consider temporary fencing to protect the area.

The goal mouths on pitch 5 have deteriorated because of constant use. This pitch should be used alternately with pitch 4. It was agreed to take down the nets and play on pitch 4 to give 5 time to recover. KF to investigate re turfing the goals.

The store is again very untidy. Team managers are to be told to make sure that they place equipment in the store and not just throw it in. PF offered to fix some hooks on the wall to keep wet equipment off of the floor.

It was agreed to not lock the main gate but reassess the situation at the end of January. KF will arrange to cut back the shrubs at the front of the building.

Treasurers Report

Money in the bank.

NAT WEST £ 5141.72

PORTMAN £ 9104.54

Andy Kerr has agreed to Audit the accounts again this year and this will be done by the end of January 2004.

With the start of the season income is starting to come in.

Building Maintenance

PM to investigate fixing a water bar at the bottom of the store doors to stop rain blowing in. Also adjust doors as they have become tight.

KF will investigate purchasing an external lime store.

AFC Corsham have asked us to consider providing additional flood lighting to light the area between the all weather and the club house. PM will investigate costs and

MR will check on the planning situation.

PM will arrange to replace broken loo seats.

Use of facilities

Youth Action Wiltshire have asked if they can use our facilities for a Gillette Cup Game in Feb 2004. This was agreed at £30 plus VAT.

An advertisement for the Chippenham Harriers run has appeared in the papers. PB will contact them as we have not received a booking. It was agreed that we should charge £15 and if they want to run their own tea bar we should charge an additional £50.

The Netball team are still using the all weather but are looking for new members.

The League have asked to use the facilities for the week end of 16/17 March.

A O B

PM to obtain an estimate to replace the main sign board and private and no dogs signs.

PM to arrange for the Leafy Lane metal fence to be taken down but to make sure that we still provide security from people just walking in.

PM to check out the situation of our Safety Policy.

PM reported that all the Directors have been registered with Companies House except Bruce Campbell. Bruce has not yet returned his signed form for submission.

Future Meetings will take place as follows

28th January 2004

31st March 2004

26th May 2004 (AGM)

**LEAFY LANE PLAYING FIELDS LTD
MANAGEMENT COMMITTEE**

**Minutes of Meeting on 26 March 2003
held at the Clubhouse.**

Those Present.

Graham Cogswell Project Manager
Clive Hancock
Margaret Rousell
Roy Jackson
Philip Beattie
Elspeth Wales
Andy Cooper
Peter Morgan

Apologies

Julie Lye
Kevin Ford

Guest

Peter Fellows Chairman of AFC Corsham

Matters Arising from last minutes

None

Secretary's Report

None

Treasures Report

We have £ 4252.00 in reserves and £ 7255 in current account and £ 623 in the savings account.

We are to review our charges for next season at the end of the financial year.

These will be ratified at the AGM.

. Corsham Park Rangers owe £ 270.00 for this season. CH to chase

We have received at rate rebate of 80%.

Chase Chippenham Harriers regarding their cheque for their use of the facilities.

Grounds Maintenance

The landscaping to the mounds is complete. Some dogwood has been pulled out by children. KF to replant.

KF will prepare pitches in the glade including fitting posts.

KF to assess the situation of the moles and take the necessary action.

Boot cleaning has become a problem. KF to price the various options of grids and brushes.

Building Operations

None

Building Maintenance.

The flood lights appear to have an intermittent fault . PM to contact E&S Electrical to attend site to repair.

It was agreed to appoint ADT to carry out the annual service of the intruder and fire alarms.

Use of facilities

We have signed a Joint Venture Agreement with Corsham Cricket Club for the use of the facilities and the relaying of the cricket square. This agreement is for 5 years at an agreed charge of £ 30.00 per game plus PRI increases for each year.

Future Events

The annual 6 a side will be held on the weekend of 7/8 June. A meeting has been arranged of 11 February to discuss details.

MR has kindly donated a trophy for the girls event and has sent cheque to Peter Fellows.

A local resident has kindly donated an ex RAF trophy for AFC Corsham to use.

A O B

MR has spoken with the Head Teacher from Box Highlands regarding their use of the woodland without permission.

PF has agreed additional parking in the adjoining field for the 6 a side.

It was agreed to change the date of the AGM to 14th May at 8 pm.

Elspeth Wales and Andy Cooper will resign as Directors at the AGM. PM to advertise the AGM 21 days prior to the AGM.

LEAFY LANE PLAYING FIELDS LTD

ANNUAL GENERAL MEETING

Held at the Club House on Wednesday 9th May 2001.

1 Apologies

Robert Knight
Margaret Rousell
Roy Jackson
Gordon Matthews

10 people in total attended the meeting.

2 Minutes of the last AGM.

The minutes were approved.

3 Matters arising

The all weather playing area lighting has been upgraded.
The new playing area was now in use.
Rudloe Football club has now reformed and are playing at Leafy Lane.

4 Chairmans Opening Remarks.

The year 2000 has been a year of stability. This years committee have positively contributed and helped get things done.

Clive Hancock took over as Treasurer and has carried out a very competent job, not only keeping on top of day to day bills but also the few major capital items as well. He has also found his way through the vagaries of VAT and interaction between the main player CBFC and Leafy Lane. Clive has provided the committee with regular budget updates which have proved useful.

Phil Beattie has been in charge of an ever increasing number of bookings, particularly one offs which are harder to deal with. This has kept him busy but he is always willing to help with a host of minor and major items of work that need to be done.

Robert Knight and Peter Morgan have dealt with maintenance which up to now has been low but a maintenance programme needs to be in place to keep the building up together.

Julie Lye took over from **Theresa** and has been a real stalwart managing and normally doing the tea rosta and organising the cleaning. This is a thankless job but is always done with a smile

Kevin Ford is over seeing the grounds maintenance and planting.

We have seen 3 new directors establish themselves a with a whole host of others without who's dedicated help this club would fold.

On the development front we have finally built the store with the aid of grants from the FA and NWDC.

We have contracted with WDS for cutting the field and marking the pitches.

The 6-a-side tournament was again a great success and the Xmas draw brought in welcome revenue.

Our facilities are always in demand and we have seen a growth in a varied use. As well as CBFC and Rudloe FC we have 2 Sunday teams playing with demand for more. Box Hill CC has seen a slump in members but continues to use the pitch. We also have Net ball, guides, yoga, running clubs, and paragliding at Leafy Lane. CBFC run the biggest 6-A-side tournament in the west and we host representative league games.

We survived one of the wettest winters but it was Foot and Mouth that finally closed our pitches for a few weeks.

There has been some disappointments with the continual damage to the perimeter fencing and fowling by dogs. Records show that in Britain 50 deaths has occurred from faeces disease.

Parking has also been a problem and we will try to enlarge the parking this year.

Over all we have a good team in place and are on a sound financial footing.

5 Presentation of Accounts and Treasurers Report.

Clive Hancock presented an Income and Expenditure Account which sows an increase in funds of approx £2500 for the year. Corsham Boys is the main user with an income of £8024 with the other users income of £2000.

The store had been funded by grants from FA. NWDC, Methuen trust and the balance of £2500 from our own funds.

The main building expenditure was retention's paid to contractors.

The only major capital expenditure will be the extention to the car park this year.

Phil Beattie asked that a vote of thanks to Clive should be recorded in the minutes for all his hard work throughout the year.

6 Election of Directors.

The constitution requires that we should have 7 directors and 2 should resign each year and 2 voted on. Margaret Rousell and Roy Jackson offered to resign and were then re appointed for a further year.

7 Committee Members.

Robert Knight has resigned due to increased workload at work. Committee members will be Philip Beattie, Julie Lye, Kevin Ford, Gordon Matthews, Bob Morrish and Peter Morgan. One committee place remains vacant.

8 Future Events.

This years major event will again be the 6-A-side tournament. This event provides a considerable sum to LLPF and all help will be welcome.

9 Any Other Business.

PB. all three senior teams have been asked if they wish to continue to use LLPF next season. Two have confirmed that they will play at Leafy Lane next season. The other will be chased.

GC. It was agreed that signs should be fitted regarding the miss use of the grounds by dog walkers and the cutting of the fence. Also we may put an article in the local paper to advertise these signs.

PB. pointed out the many comments regarding our facilities and they are known as the best around.

**The new committee should
will be held on Wednesday**



**Leafy Lane Playing Fields Ltd
Management Committee**

26 November
**Minutes of Meeting on 27 September 2000 at 20.00 hrs
Held at the Clubhouse.**

Those Present

| | | | |
|------------------------------|------------------|-----------------|--|
| ✓ Graham Cogswell | Director LLP Ltd | Project Manager | |
| ✓ Clive Hancock | Director LLP Ltd | Treasurer | |
| ✓ Margaret Rousell | Director LLP Ltd | | |
| ✓ Kevin Ford | | | |
| ✓ Peter Morgan | | | |
| ✓ Robert Knight | | | |
| ✓ Philip Beattie | | | |
| ✓ Gordon Matthews | | | |
| ✓ Julie Lye | | | |

Apologies

✓ ~~Roy Jackson~~
Stuart Wilmot
✓ ~~Elsbeth Wales~~
✓ ~~Bob Morrish~~
✓ ~~Andy Cooper~~ *Director*

Matters arising

1.01 The Quarryman's Arms football team are definitely not playing at Leafy Lane.

Secretary's report

2.0 [MR Webber of 12 Ashwood Road has Written regarding overgrown vegetation along the dog walking areas. PM will walk the area to see how bad the area is. MR suggested that the Air Cadets or The Cotswold Warden may be able to help. It was agreed to fit a chain and pad lock to the gate off Leafy Lane. This would stop people with dogs from gaining access to the playing area. PB suggested that Rudloe FC may be able to move the]

not cut smaller for moving

broken metal fence up to the area of broken barbed wire fencing, but it may be too heavy in one piece.

- 2.02 Bob Grey has written requesting if he can use the field for taking off and landing in his power glider. It was agreed but subject to an annual fee of £50.00

Treasurers Report

- 3.01 The Treasurer issued reports showing current balances, outstanding commitments and projections of current costs against budgets. (see attached)
- 3.02 The NATWEST balance is £7962.11 and the Portman balance is £9664.96
- 3.03 The balance is mainly as before but we are due a grant of £7500.00 from the LA and GC is applying for a grant of £6000.00 from the FA for the store.

Reports

- 4.01 **Store**
- 4.02 GC has agreed a contract figure of £17500.00 for the construction of the new store. The contractor is HARRIS and work is due to start next week and will take approx 6 weeks.
- 5.01 **Building Operations**
- 5.02 We may have to change the cleaner because the existing cleaner is probably going to leave.
- 5.03 Additional help is required for running the shop on Sundays. It is hoped to arrange help at the next Corsham Boys meeting.
- 5.04 The running club has asked to use the building again this year on 28 January. A charge of £60.00 will be made and they will give a donation to Leafy Lane when they calculate their financial situation:
- 6.01 **Building Maintenance**
- 6.02 The replacement taps have been delivered and PM will arrange for these to be fitted. Also the cistern leak in changing room 5.
- 6.03 The boilers have been set for winter hot water. Heating will be arranged from 1st November.
- 6.04 The muddy walls have now been cleaned.

6.05 A planned maintenance schedule will be prepared by Robert Knight and Peter Morgan. Inspection arranged for 9th October..

7.01 **All Weather Area**

7.02 It was agreed to arrange for the water connection adjacent to the all weather area at a cost of £205.00. We can then hire a high pressure jetter for £100.00 to wash the playing area.

7.03 KF will arrange weed killing around the all weather playing area.

✓ See note

8.01 **Grounds Maintenance**

8.02 The annual grounds maintenance is agreed at £1900.00. The goal post sockets have now arrived and will be fitted. KF will discuss fertilising the playing areas.

9.01 **Fund Raising**

9.02 It was agreed to hold the Christmas draw together with a football match on Wednesday 27 December at lunchtime.

9.03 The Christmas draw prize list is:-

1st 1 hour plane flight

2nd Video recorder

3rd A crate of wine

other prizes will be welcome.

10.01 **AOB**

10.02 GC has applied to the FA for a grant of £6000.00 for the store.

10.03 The cricket net will be taken down and stored.

10.04 MR asked if the grounds could be used for a Fireworks night.

There would not be a bonfire. It was agreed in principle and MR will confirm if required.

10.05 It was agreed that meetings should be held every 2 months and it would be left to the Chairman if other meetings needed to be called.

The next meeting will be held on Wednesday 29 November commencing at 20.00 hrs.

List of future meetings

24 January 2001

28 March 2001

25 April 2001