

**Minutes of the Parks & Open Spaces Committee Meeting
held on Monday 7th April 2025 at 6.00pm at The Beechfield Centre,
Beechfield Road, Fremington**

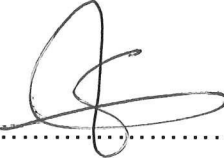
- Present:** Cllrs J Bridgeman (Chairman), E Smlatic and C McCormack-Hole
Mrs V Woodhouse, Executive Officer
Mr P Thorn, Lagoon View Community Orchard
- 2504/01 **Apologies for Absence**
Cllrs S Adams, F Biederman, N Denton and D Dixon.
- 2504/02 **Declarations of Interest**
None.
- 2504/03 **Public Participation Period**
Mr Thorn explained the background to the Lagoon View Community Orchard. It was noted that the area of land was designated as a play area as part of the original planning permission for the estate in 1986, however, this was never delivered. The area became overgrown, and the residents decided to form the Lagoon View Community Orchard which is now a CIO to provide an open space for residents and somewhere for children to be close to nature. Pearce Construction, being the owner of the land, grant a lease to the organisation and confirmed in a letter in 2014 that they would be happy to transfer the freehold to a public body. They have verbally backtracked on this agreement and residents are concerned that the area is threatened by future development as Pearce has indicated that the area would provide an access point to the fields behind, it is noted that these fields are not within the ownership of the developer and access could be obtained via Welches Lane. The site has been listed as an Asset of Community Value and the lease ends in October 2026; the Lagoon View Community Orchard would like to ask that the Parish Council now writes to the developer to request that the freehold is transferred to the Parish Council as per the agreement made in 2014.
- 2504/04 **Minutes**
It was **resolved**, with no votes to the contrary, that the Minutes of the meeting held on the 3rd February 2025 be approved and signed as a correct record.
- 2504/05 **Assets of Community Value**
Members were informed that both the land at Littlemoor Green and Allenstyle Green have now been listed as Assets of Community Value.
- 2504/06 **Lagoon View Community Orchard**
A request had been received from the Lagoon View Community Orchard to contact the landowner to pursue the transfer of ownership of the freehold to the Parish Council. It was noted that in 2014 the Parish Council had agreed to accept the ownership of the land subject to a

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lease being set up between the Parish Council and the Association and an explicit condition in the lease explaining that should the Association cease to exist the Parish Council will not be able to maintain the land to the same standard, it will be maintained in line with similar Parish Council assets.

Members felt that it would be a loss to have a road going through what is a lovely community asset. There are areas for children where they can get closer to nature in their local community, and it had always been intended that the area would be a play area. Members discussed other forms of protection for the open space which could be considered in the future and after discussion it was **resolved**, with no votes to the contrary, to write to Pearce Construction and ask that they kindly transfer the ownership of the freehold of the area to the Parish Council as per their letter of 12th August 2014.

The meeting closed at 6.24pm.

Signed:  Dated: 16/06/2025