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MELKSHAM WITHOUT PARISH COUNCIL

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Tuesday 31st January 2023

To all members of the Council **Asset Management Committee**: Councillor John Glover (Chair of Council), Councillor David Pafford (Vice-Chair of Council), Councillor Alan Baines (**Vice- Chair of Committee**), Councillor Terry Chivers (**Chair of Committee**), Councillor Shona Holt, Councillor Andy Russell and Councillor Rob Hoyle

You are summoned to attend the Asset Management Committee Meeting which will be held on **Monday 6th February 2023 at 7.45pm (following planning committee)** at **Melksham Without Parish Council Offices (First Floor), Melksham Community Campus, Market Place, SN12 6ES** to consider the agenda below.

TO ACCESS THE MEETING REMOTELY, PLEASE FOLLOW THE ZOOM LINK BELOW. THE LINK WILL ALSO BE POSTED ON THE PARISH COUNCIL WEBSITE WHEN IT GOES LIVE SHORTLY BEFORE 7PM.

Click link here:

<https://us02web.zoom.us/j/2791815985?pwd=Y2x5T25DRIVWVU54UW1YWWE4NkNrZz09>

Or go to www.zoom.us or Phone 0131 4601196 and enter: **Meeting ID: 279 181 5985**
Passcode: 070920. Instructions on how to access Zoom are on the parish council website www.melkshamwithout-pc.gov.uk. If you have difficulties accessing the meeting please call (do not text) the out of hours mobile: 07341 474234

To access the agenda online please scan the below QR code.

Yours sincerely

Teresa Strange, Clerk

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AGENDA

1. Welcome, Housekeeping and Apologies

2. To receive **Declarations of Interest**

3. To consider holding items in Closed Session due to confidential nature
Under the Public Bodies (Admission to Meetings) Act 1960, the public and representatives of the press and broadcast media be excluded from the meeting during consideration of business (6a) where publicity would be prejudicial to the public interest because of the confidential nature of the business to be transacted.

4. Public Participation

5. Play Areas, MUGAs (Multi Use Games Area) & Public Open Spaces:

- a) To review latest quarterly play area inspection report and consider any actions required
- b) To approve quotation from contractors to resolve shrinkage/separation around play equipment edging at Beanacre and Kestrel Court Play Areas. (*Arising from asset meeting 10th Oct 22 min.200/22a*)
- c) To consider undertaking safety surfacing clean on play areas and MUGAs in spring
- d) To consider adding weedspraying inside of play areas to the main contract
- e) To consider replacing some wooden equipment at Beanacre Play Area.
- f) To review and approve the Legal Transfer documents for the Whitworth play area at Bowood View, Semington Road.
- g) To review the Play Area template lease options for Wiltshire Council play areas in the parish – Kestrel Court in Bowerhill, and Berryfield Park

6. QEII Diamond Jubilee Sports Field & Pavilion (*known informally as Bowerhill Sports Field*):

- a) To receive update on current bookings and review current charges
- b) To approve quotations for installing drinking water fountain
- c) To approve quotation for annual ventilation system service
- d) To approve quotation to service water boost pumps
- e) To consider potential rental charges for organisations who store containers for storage in the car park

7. Allotments

- a) To receive report on waiting list
- b) To note delegated decisions made by Clerk relating to letting of plots and permissions given for greenhouses/sheds
- c) To consider allotment rent charges for 2023/24

8. Trees and Grass cutting:

- a) To approve quotation for regular tree inspection (undertaken every 27 months)
- b) To review grass cutting contract and consider adding the following:
 - Maintenance to the hedge on side of Briansfield Allotments
 - Hedge to rear of Bowerhill Sports Field
 - Shrub Maintenance and grass cutting in Whitworth Play Area

- Bin emptying in Whitworth Play Area

9. Shaw Village Hall and Playing Field: To note current situation with lease and consider any requests for the new lease

10. Berryfield Village Hall

- a) To note the current status of draft lease and the date the new Trust are accepting bookings from.
- b) To note minutes of regular meetings currently being held and any matter arising
- c) To review the results from the letter written to residents of Bowood View regarding a patio installation on the public open space adjacent to the hall.

11. Defibrillators:

- a) To consider costs associated with refurbishing the Telephone Kiosk at Berryfield Park and re-locating the defibrillator on the side of the New Inn pub to the kiosk.
- b) To consider request from community group to install a defibrillator in Whitley
- c) To approve location of Pathfinder defibrillator

12. Bus shelters: To consider how to cover/remove graffiti from Shaw bus shelter

13. Roundabouts: To approve quotations to reseed the ex Carson Tyre Roundabout ready to hand back to Wiltshire Council.

14. Bins:

To note bins purchased to replace missing or damaged Wiltshire Council bins under the Clerk's delegated powers

Copy to: All Councillors



Wiltshire Council Idverde
Berryfields



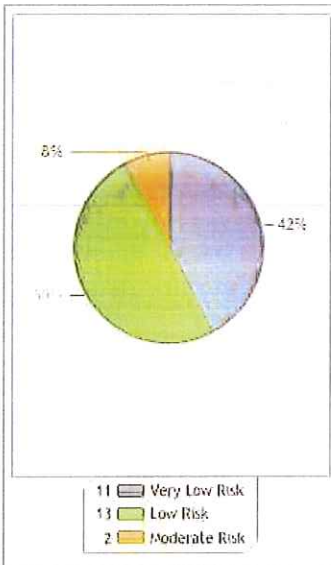
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Inspection Details

Type	Operational Inspection	Inspector	Gary Dougherty
Inspected	01/11/2022	Start Time:	09:18 End Time: 09:44
Weather Conditions	Sunny	No Visitors	0
Site Accessible?	Yes	Report Complete?	Yes
Report Date:	07/11/2022	App Inspection?	Yes v4.5.10 Android 11
Customer Order No			

Last Updated: gary.dougherty - 07-11-2022 09:05:07

Facility Types - Add New > Ancillary Items Playground

Item Findings Site Information Inspection Comments


Item: All Items

Gates - Gate - Pedestrian Details

Manufacturer:	Unknown	Surface:	Tarmac
Item Complies:	N/A	Surface Complies:	N/A


Finding	The gate is closing too quickly (less than 4 seconds)
Remedial Action	Take corrective action to ensure that the gate closes in 4-8 seconds
Risk Assessment	Low Risk (8)
Type	Maintenance
Defect Tracking	Not Actioned
Highlighted	No

Last Updated: gary.dougherty - 07-11-2022 09:05:07




Finding	The paint is flaking off the metalwork
Remedial Action	Rub down and re-paint
Risk Assessment	Low Risk (6)
Type	Maintenance
Defect Tracking	Not Actioned
Highlighted	No

Last Updated: gary.dougherty - 07-11-2022 09:05:07



Finding	Second gate is closing too fast
Remedial Action	Take action to reduce closing speed
Risk Assessment	Low Risk (6)
Type	Maintenance
Defect Tracking	Not Actioned
Highlighted	No

Last Updated: gary.dougherty - 07-11-2022 09:05:07



Finding Rubber bump stop missing and replaced with aluminium strip
 Remedial Action Consider replacing rubber bump stop
 Risk Assessment Very Low Risk (4)
 Type Maintenance
 Defect Tracking Not Actioned
 Highlighted No



Last Updated: gary.dougherty - 07-11-2022 09:05:07

Finding Curb edges have become unstable
 Remedial Action Reset the curb edges
 Risk Assessment Moderate Risk (12)
 Type Maintenance
 Defect Tracking Not Actioned
 Highlighted No



Last Updated: gary.dougherty - 07-11-2022 09:05:07

Rocking Equipment - Spring See-Saw

Details

Manufacturer: Kompan Ltd Surface: Wet Pour
 Item Complies: N/A Surface Complies: N/A

Finding The paintwork on the spring has been damaged or worn exposing the metal underneath which is rusting
 Remedial Action Treat any rusting components and repaint
 Risk Assessment Low Risk (6)
 Type Maintenance
 Defect Tracking Not Actioned
 Highlighted No



Last Updated: gary.dougherty - 07-11-2022 09:05:07

Finding There are gaps opening between the surfacing and the edging surround or between the joints in the surfacing
 Remedial Action Monitor for any further deterioration and repair as required
 Risk Assessment Low Risk (6)
 Type Maintenance
 Defect Tracking Not Actioned
 Highlighted No



Last Updated: gary.dougherty - 07-11-2022 09:05:07

Finding Fixings are damaged and/or have sharp edges
 Remedial Action Repair or replace as required
 Risk Assessment Very Low Risk (1)
 Type Maintenance
 Defect Tracking Not Actioned
 Highlighted No



Last Updated: gary.dougherty - 07-11-2022 09:05:07

Finding There are trip hazards at the edges of the surface
 Remedial Action Reinstate surrounding surface levels to remove the trip points
 Risk Assessment Low Risk (8)
 Type Maintenance
 Defect Tracking Not Actioned
 Highlighted No



Last Updated: gary.dougherty - 07-11-2022 09:05:07

Other - Free Standing Slide

Details

Manufacturer: Unknown Surface: Wet Pour
 Item Complies: Yes Surface Complies: Yes

Finding There is surface corrosion present on the item
 Remedial Action Consider treating the item
 Risk Assessment Low Risk (6)
 Type Maintenance
 Defect Tracking Not Actioned
 Highlighted No



Last Updated: gary.dougherty - 07-11-2022 09:05:07

Finding Cracks or splits appearing in the steps
 Remedial Action Monitor for further corrosion and take appropriate action
 Risk Assessment Very Low Risk (3)
 Type Maintenance
 Defect Tracking Not Actioned
 Highlighted No



Last Updated: gary.dougherty - 07-11-2022 09:05:07

Finding There is algae, silt or moss growth on the surface resulting in slippery conditions
 Remedial Action Clean and treat appropriately
 Risk Assessment Very Low Risk (4)
 Type Maintenance
 Defect Tracking Not Actioned
 Highlighted No



Last Updated: gary.dougherty - 07-11-2022 09:05:07

Finding Parts of the steel on this item have corroded excessively and the metal has perforated in places
 Remedial Action Ensure all affected areas are treated and repaired
 Risk Assessment Moderate Risk (12)
 Type Maintenance
 Defect Tracking Not Actioned
 Highlighted No



Last Updated: gary.dougherty - 07-11-2022 09:05:07

Ancillary Items - Bench

Details

Manufacturer: Unknown Surface: Concrete
 Item Complies: N/A Surface Complies: N/A
 Finding This item is satisfactory - no work required
 Remedial Action
 Risk Assessment Very Low Risk (2)
 Type Satisfactory
 Defect Tracking
 Highlighted No

Last Updated: gary.dougherty - 07-11-2022 09:05:07

Swings - 1 Bay 2 Seat (Cradle)

Details

Manufacturer: G L Jones Playgrounds Ltd Surface: Rubber Tiles
 Item Complies: Yes Surface Complies: Yes
 Finding The bushes are showing signs of wear
 Remedial Action Monitor for any further deterioration and replace as required
 Risk Assessment Very Low Risk (4)
 Type Maintenance
 Defect Tracking Not Actioned
 Highlighted No



Last Updated: gary.dougherty - 07-11-2022 09:05:07

Swings - 1 Bay 2 Seat (Flat)

Details

Manufacturer:	G L Jones Playgrounds Ltd	Surface:	Rubber Tiles
Item Complies:	Yes	Surface Complies:	Yes
Finding	There are trip hazards at the edges of the surface		
Remedial Action	Reinstate surrounding surface levels to remove the trip points		
Risk Assessment	Low Risk (10)		
Type	Maintenance		
Defect Tracking	Not Actioned		
Highlighted	No		
<small>Last Updated: gary.dougherty - 07-11-2022 09:05:07</small>			
Finding	There is some notable evidence of chain wear		
Remedial Action	Monitor for any further deterioration and replace when 40% worn		
Risk Assessment	Low Risk (6)		
Type	Maintenance		
Defect Tracking	Not Actioned		
Highlighted	No		
<small>Last Updated: gary.dougherty - 07-11-2022 09:05:07</small>			
Finding	Grass and weeds are taking hold on the surface		
Remedial Action	Treat appropriately		
Risk Assessment	Very Low Risk (1)		
Type	Maintenance		
Defect Tracking	Not Actioned		
Highlighted	No		
<small>Last Updated: gary.dougherty - 07-11-2022 09:05:07</small>			



Details

Manufacturer:	Earth Anchors	Surface:	Grass
Item Complies:	N/A	Surface Complies:	N/A
Finding	There are trip hazards at the edges of the surface		
Remedial Action	Reinstate surrounding surface levels to remove the trip points		
Risk Assessment	Low Risk (8)		
Type	Maintenance		
Defect Tracking	Not Actioned		
Highlighted	No		
<small>Last Updated: gary.dougherty - 07-11-2022 09:05:07</small>			



Details

Manufacturer:	Tayplay Ltd	Surface:	Wet Pour
Item Complies:	Yes	Surface Complies:	Yes
Finding	There are trip hazards at the edges of the surface		
Remedial Action	Reinstate surrounding surface levels to remove the trip points		
Risk Assessment	Low Risk (8)		
Type	Maintenance		
Defect Tracking	Not Actioned		
Highlighted	No		
<small>Last Updated: gary.dougherty - 07-11-2022 09:05:07</small>			



Details

Manufacturer:	Unknown	Surface:	Tarmac
Item Complies:	N/A	Surface Complies:	N/A

Finding This item is satisfactory - no work required
 Remedial Action
 Risk Assessment Very Low Risk (1)
 Type Satisfactory
 Defect Tracking
 Highlighted No

Last Updated: gary.dougherty - 07-11-2022 09:05:07

Fences - Fence - Timber & Mesh Infill

Details

Manufacturer: Unknown Surface: Grass
 Item Complies: N/A Surface Complies: N/A

Finding There is some damage to the fence sections
 Remedial Action Repair the fence
 Risk Assessment Low Risk (6)
 Type Vandalism
 Defect Tracking In Progress
 Highlighted No



Last Updated: gary.dougherty - 07-11-2022 09:05:07

Finding Shrubs growing through Fence
 Remedial Action Cut back
 Risk Assessment Very Low Risk (5)
 Type Maintenance
 Defect Tracking Not Actioned
 Highlighted No



Last Updated: gary.dougherty - 07-11-2022 09:05:07

Finding Tree branches hanging too low within the play area
 Remedial Action Cut back to raise the lower canopy
 Risk Assessment Low Risk (6)
 Type Maintenance
 Defect Tracking Not Actioned
 Highlighted No



Last Updated: gary.dougherty - 07-11-2022 09:05:07

Ancillary Items - Hanging Basket Posts

Details

Manufacturer: Playdale Playgrounds Ltd Surface: All Weather Surface
 Item Complies: N/A Surface Complies: N/A

Finding Paint flaking
 Remedial Action Repaint
 Risk Assessment Very Low Risk (3)
 Type Maintenance
 Defect Tracking Not Actioned
 Highlighted No



Last Updated: gary.dougherty - 07-11-2022 09:05:07

Ancillary Items - Teenage Shelter

Details

Manufacturer: Unknown Surface: All Weather Surface
 Item Complies: N/A Surface Complies: N/A

Finding There is some evidence of fire damage to the item
 Remedial Action Monitor for any further deterioration and repair as required
 Risk Assessment Very Low Risk (3)
 Type Vandalism
 Defect Tracking Not Actioned
 Highlighted No



Last Updated: gary.dougherty - 07-11-2022 09:05:07



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Inspection Details

Type	Operational Inspection	Inspector	Gary Dougherty
Inspected	01/11/2022	Start Time:	11:00 End Time: 11:08
Weather Conditions	Overcast	No Visitors	0
Site Accessible?	Yes	Report Complete?	Yes
Report Date:	07/11/2022	App Inspection?	Yes v4.5.10 Android 11
Customer Order No			

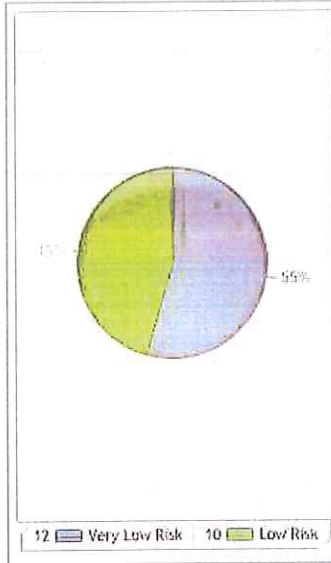
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Inspection Check Report

Facility Types - Add New > Ancillary Items MUGA Playground Surfaces

Item Findings Site Information Inspection Comments

Item: All Items



Gates - Gate - Combination

Manufacturer: Not Identified Surface: Concrete
Item Complies: N/A Surface Complies: N/A

Finding: The gate is closing too quickly (less than 4 seconds)


Remedial Action: Take corrective action to ensure that the gate closes in 4-8 seconds

Risk Assessment: Low Risk (8)

Type: Maintenance

Defect Tracking: Not Actioned

Highlighted: No



Last Updated: gary.dougherty - 07-11-2022 09:05:09

Activity Equipment - Multi Play (Junior)

Manufacturer: S M P (Playgrounds Ltd) Surface: Wet Pour
Item Complies: Yes Surface Complies: Yes

Finding: There is or are fixings missing on the item

Remedial Action: Replace all missing fixings

Risk Assessment: Very Low Risk (3)

Type: Maintenance

Defect Tracking: Not Actioned

Highlighted: No

Last Updated: gary.dougherty - 07-11-2022 09:05:09

Finding: Fixings are damaged and/or have sharp edges



Remedial Action: Repair or replace as required

Risk Assessment: Very Low Risk (3)

Type: Maintenance

Defect Tracking: Not Actioned

Highlighted: No

Last Updated: gary.dougherty - 07-11-2022 09:05:09

Finding There is or are fixings missing on the item
 Remedial Action Replace all missing fixings
 Risk Assessment Low Risk (8)
 Type Maintenance
 Defect Tracking Not Actioned
 Highlighted No



Last Updated: gary.dougherty - 07-11-2022 09:05:09

Finding Ropes are starting to fray
 Remedial Action Monitor for further degradation
 Risk Assessment Very Low Risk (2)
 Type Maintenance
 Defect Tracking Not Actioned
 Highlighted No



Last Updated: gary.dougherty - 07-11-2022 09:05:09

Rotor Play - Roundabout

Details

Manufacturer: S M P (Playgrounds Ltd) Surface: Wet Pour
 Item Complies: Yes Surface Complies: Yes

Finding This has a strong vibration when rotated
 Remedial Action Repair
 Risk Assessment Very Low Risk (5)
 Type Maintenance
 Defect Tracking Not Actioned
 Highlighted No



Last Updated: gary.dougherty - 07-11-2022 09:05:09

Finding There is a finger trap on the center spindle
 Remedial Action Adjust the position of the plate
 Risk Assessment Very Low Risk (3)
 Type Maintenance
 Defect Tracking Not Actioned
 Highlighted No



Last Updated: gary.dougherty - 07-11-2022 09:05:09

Ancillary Items - Litter Bin

Details

Manufacturer: Unknown Surface: Wet Pour
 Item Complies: N/A Surface Complies: N/A

Finding This item is satisfactory - no work required
 Remedial Action
 Risk Assessment Very Low Risk (1)
 Type Satisfactory
 Defect Tracking
 Highlighted No

Last Updated: gary.dougherty - 07-11-2022 09:05:09

Gates - Gate

Details

Manufacturer: Unknown Surface: Tarmac
 Item Complies: N/A Surface Complies: N/A

Finding The paint is flaking off the metalwork
 Remedial Action Rub down and re-paint
 Risk Assessment Low Risk (6)
 Type Maintenance
 Defect Tracking Not Actioned
 Highlighted No



Last Updated: gary.dougherty - 07-11-2022 09:05:09

Ancillary Items - Bench

Details

Manufacturer:	Unknown	Surface:	Wet Pour
Item Complies:	N/A	Surface Complies:	N/A
Finding	The paint is flaking off the metalwork		
Remedial Action	Rub down and re-paint		
Risk Assessment	Low Risk (6)		
Type	Maintenance		
Defect Tracking	Not Actioned		
Highlighted	No		



Last Updated: gary.dougherty - 07-11-2022 09:05:09

Rocking Equipment - See Saw

Details

Manufacturer:	Hags	Surface:	Wet Pour
Item Complies:	N/A	Surface Complies:	N/A
Finding	The dampener has failed		
Remedial Action	Investigate the cause and repair		
Risk Assessment	Low Risk (8)		
Type	Maintenance		
Defect Tracking	Not Actioned		
Highlighted	No		



Last Updated: gary.dougherty - 07-11-2022 09:05:09

Swings - 2 Bay (2 Flat, 2 Cradle)

Details

Manufacturer:	S M P (Playgrounds Ltd)	Surface:	Wet Pour
Item Complies:	Yes	Surface Complies:	Yes
Finding	Anti wrap mechanism needs lubrication		
Remedial Action	Consider applying grease		
Risk Assessment	Very Low Risk (1)		
Type	Maintenance		
Defect Tracking	Not Actioned		
Highlighted	No		



Last Updated: gary.dougherty - 07-11-2022 09:05:09

Surface - Wet Pour

Details

Manufacturer:	Unknown	Surface:	Wet Pour
Item Complies:	N/A	Surface Complies:	N/A
Finding	Splits starting to appear		
Remedial Action	Repair		
Risk Assessment	Very Low Risk (2)		
Type	Maintenance		
Defect Tracking	Not Actioned		
Highlighted	No		



Last Updated: gary.dougherty - 07-11-2022 09:05:09

Finding There is moderate damage to the surface which is continuing to grow increasingly worse

Remedial Action Repair the damaged areas of surfacing

Risk Assessment Low Risk (8)

Type Maintenance

Defect Tracking Not Actioned

Highlighted No



Last Updated: gary.dougherty - 07-11-2022 09:05:09

Activity Equipment - Multi Play (Toddler)

Details

Manufacturer: S M P (Playgrounds Ltd) Surface: Wet Pour
 Item Complies: Yes Surface Complies: Yes

Finding There is some evidence of fire damage to the item

Remedial Action Monitor for any further deterioration and repair as required

Risk Assessment Low Risk (6)

Type Vandalism

Defect Tracking Not Actioned

Highlighted No



Last Updated: gary.dougherty - 07-11-2022 09:05:09

Finding There is or are fixings missing on the item

Remedial Action Replace all missing fixings

Risk Assessment Very Low Risk (3)

Type Maintenance

Defect Tracking Not Actioned

Highlighted No



Last Updated: gary.dougherty - 07-11-2022 09:05:09

Finding There is or are fixings missing on the item

Remedial Action Replace all missing fixings

Risk Assessment Very Low Risk (3)

Type Maintenance

Defect Tracking Not Actioned

Highlighted No



Last Updated: gary.dougherty - 07-11-2022 09:05:09

Rocking Equipment - Rocking Duck

Details

Manufacturer: Not Identified Surface: Wet Pour
 Item Complies: N/A Surface Complies: N/A

Finding Some fixings are slightly loose

Remedial Action Tighten all affected fixings

Risk Assessment Very Low Risk (3)

Type Maintenance

Defect Tracking Not Actioned

Highlighted No

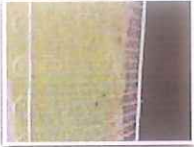



Last Updated: gary.dougherty - 07-11-2022 09:05:09




Fences - Fence

Details

Manufacturer: Unknown Surface: Grass
 Item Complies: N/A Surface Complies: N/A

Finding	There is some damage to the fence sections	 
Remedial Action	Monitor for any further deterioration and repair as required	
Risk Assessment	Low Risk (6)	
Type	Maintenance	
Defect Tracking	Not Actioned	
Highlighted	No	

Last Updated: gary.dougherty - 07-11-2022 09:05:09

Multi Use Games Area - Goalmouth and Basketball Post		Details
Manufacturer:	Playforce	Surface: Tarmac
Item Complies:	N/A	Surface Complies: N/A
Finding	The goal hoops have been damaged or are missing from the equipment	
Remedial Action	Repair or replace as required	
Risk Assessment	Low Risk (6)	
Type	Maintenance	
Defect Tracking	Not Actioned	
Highlighted	No	
Last Updated: gary.dougherty - 07-11-2022 09:05:09		
Finding	Rust	
Remedial Action	Treat and repaint	
Risk Assessment	Very Low Risk (5)	
Type	Maintenance	
Defect Tracking	Not Actioned	
Highlighted	No	
Last Updated: gary.dougherty - 07-11-2022 09:05:09		
Finding	There is or are fixings missing on the item	
Remedial Action	Replace all missing fixings	
Risk Assessment	Low Risk (8)	
Type	Maintenance	
Defect Tracking	Not Actioned	
Highlighted	No	
Last Updated: gary.dougherty - 07-11-2022 09:05:09		



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Kestrel Court



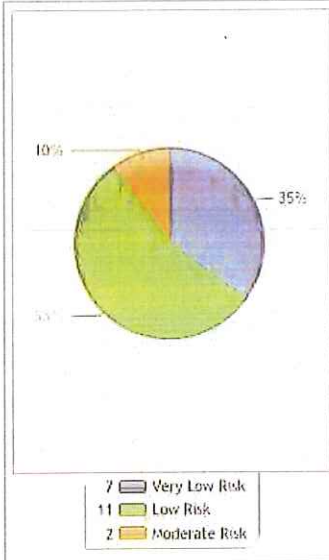
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- 2014
- 2013



Inspection Details

Type	Operational Inspection	Inspector	Gary Dougherty
Inspected	01/11/2022	Start Time:	11:45 End Time: 11:55
Weather Conditions	Overcast	No Visitors	0
Site Accessible?	Yes	Report Complete?	Yes
Report Date:	07/11/2022	App Inspection?	Yes v4.5.10 Android 11
Customer Order No			

Last Updated: gary.dougherty - 07-11-2022 09:05:09

Inspection Check Report


Facility Types - [Add New >](#) [Ancillary Items](#) [MUGA](#) [Playground](#)

[Item Findings](#) [Site Information](#) [Inspection Comments](#)

Item: All Items


Gates - Gate Details

Manufacturer:	Unknown	Surface:	Grass
Item Complies:	N/A	Surface Complies:	N/A
Finding	The gate is closing too quickly (less than 4 seconds)		
Remedial Action	Take corrective action to ensure that the gate closes in 4-8 seconds		
Risk Assessment	Low Risk (8)		
Type	Maintenance		
Defect Tracking	Not Actioned		
Highlighted	No		



Last Updated: gary.dougherty - 07-11-2022 09:05:09


Finding	Finger trap		
Remedial Action	Repair		
Risk Assessment	Low Risk (8)		
Type	Maintenance		
Defect Tracking	Not Actioned		
Highlighted	No		



Last Updated: gary.dougherty - 07-11-2022 09:05:09

Rocking Equipment - Spring Whale Details

Manufacturer:	Playforce	Surface:	Tigermulch
Item Complies:	N/A	Surface Complies:	N/A
Finding	Vegetation growing in the surface		
Remedial Action	Treat appropriately		
Risk Assessment	Very Low Risk (1)		
Type	Maintenance		
Defect Tracking	Complete		
Highlighted	No		



Last Updated: gary.dougherty - 07-11-2022 09:05:09

Finding	This item is satisfactory - no work required
Remedial Action	
Risk Assessment	Very Low Risk (1)
Type	Satisfactory
Defect Tracking	
Highlighted	No

Last Updated: gary.dougherty - 07-11-2022 09:05:09

Rocking Equipment - See Saw

Details

Manufacturer:	Playforce	Surface:	Tigermulch
Item Complies:	N/A	Surface Complies:	N/A

Finding	A number of fixing(s) have worked loose
Remedial Action	The fixings should be replaced
Risk Assessment	Low Risk (6)
Type	Maintenance
Defect Tracking	Not Actioned
Highlighted	No



Last Updated: gary.dougherty - 07-11-2022 09:05:09

Rotor Play - Roundabout

Details

Manufacturer:	S M P (Playgrounds Ltd)	Surface:	Wet Pour
Item Complies:	Yes	Surface Complies:	Yes

Finding	There is some movement in the bearing
Remedial Action	Monitor for any further deterioration and replace as required
Risk Assessment	Low Risk (6)
Type	Maintenance
Defect Tracking	Not Actioned
Highlighted	No



Last Updated: gary.dougherty - 07-11-2022 09:05:09

Swings - 1 Bay 2 Seat (Cradle)

Details

Manufacturer:	S M P (Playgrounds Ltd)	Surface:	Wet Pour
Item Complies:	N/A	Surface Complies:	N/A

Finding	This item is satisfactory - no work required
Remedial Action	
Risk Assessment	Very Low Risk (1)
Type	Satisfactory
Defect Tracking	
Highlighted	No

Last Updated: gary.dougherty - 07-11-2022 09:05:09

Gates - Gate - Maintenance

Details

Manufacturer:	Unknown	Surface:	Grass
Item Complies:	N/A	Surface Complies:	N/A

Finding	This item is satisfactory - no work required
Remedial Action	
Risk Assessment	Very Low Risk (1)
Type	Satisfactory
Defect Tracking	
Highlighted	No

Last Updated: gary.dougherty - 07-11-2022 09:05:09

Swings - 1 Bay 2 Seat (Flat)

Details

Manufacturer:	S M P (Playgrounds Ltd)	Surface:	Wet Pour
Item Complies:	Yes	Surface Complies:	Yes

Finding There is some wear to the shackles.
 Remedial Action Monitor for any further deterioration and replace when 40% worn
 Risk Assessment Low Risk (6)
 Type Maintenance
 Defect Tracking Monitor
 Highlighted No



Last Updated: gary.dougherty - 07-11-2022 09:05:09

Multi Use Games Area - Goal End

Details

Manufacturer: Parkdale Play & Leisure Ltd Surface: Tarmac
 Item Complies: N/A Surface Complies: N/A

Finding The cap has been damaged
 Remedial Action Consider replacing with a similar cap
 Risk Assessment Very Low Risk (5)
 Type Maintenance
 Defect Tracking Not Actioned
 Highlighted No



Last Updated: gary.dougherty - 07-11-2022 09:05:09

Finding A large hole has opened up behind the goal end
 Remedial Action Consider filling the hole with top soil
 Risk Assessment Moderate Risk (12)
 Type Maintenance
 Defect Tracking Not Actioned
 Highlighted No



Last Updated: gary.dougherty - 07-11-2022 09:05:09

Gates - Gate - Pedestrian

Details

Manufacturer: Unknown Surface: Tarmac
 Item Complies: N/A Surface Complies: N/A

Finding Finger trap
 Remedial Action Repair
 Risk Assessment Low Risk (8)
 Type Maintenance
 Defect Tracking Not Actioned
 Highlighted No



Last Updated: gary.dougherty - 07-11-2022 09:05:09

Finding Tree branches across the site are hanging below the recommended height.
 Remedial Action Consider Crown raising the canopies
 Risk Assessment Low Risk (6)
 Type Maintenance
 Defect Tracking Complete
 Highlighted No



Last Updated: gary.dougherty - 07-11-2022 09:05:09

Activity Equipment - Multi Play (Junior)

Details

Manufacturer: Parkdale Play & Leisure Ltd Surface: Wet Pour
 Item Complies: Yes Surface Complies: Yes

Finding There are trip hazards at the edges of the surface
 Remedial Action Reinstate surrounding surface levels to remove the trip points
 Risk Assessment Low Risk (8)
 Type Maintenance
 Defect Tracking Not Actioned
 Highlighted No



Last Updated: gary.dougherty - 07-11-2022 09:05:09

Finding A board has warped creating a finger trap
 Remedial Action Consider another method of attachment
 Risk Assessment Low Risk (6)
 Type Maintenance
 Defect Tracking Not Actioned
 Highlighted No



Last Updated: gary.dougherty - 07-11-2022 09:05:09

Finding The paintwork on this item has been damaged or worn exposing the metal underneath which is rusting
 Remedial Action Treat any rusting components and repaint
 Risk Assessment Low Risk (6)
 Type Maintenance
 Defect Tracking Not Actioned
 Highlighted No



Last Updated: gary.dougherty - 07-11-2022 09:05:09

Fences - Fencing - Flat Top

Details

Manufacturer: Unknown Surface: Grass
 Item Complies: N/A Surface Complies: N/A

Finding The hedges have been cut leaving sharp branches
 Remedial Action Recommend more thought is put in when pruning shrubs so as not to leave sharp branches facing into the play area
 Risk Assessment Low Risk (6)
 Type Maintenance
 Defect Tracking Complete
 Highlighted No



Last Updated: gary.dougherty - 07-11-2022 09:05:09

Finding This item is satisfactory - no work required
 Remedial Action
 Risk Assessment Very Low Risk (1)
 Type Satisfactory
 Defect Tracking
 Highlighted No

Last Updated: gary.dougherty - 07-11-2022 09:05:09

Ancillary Items - Bench

Details

Manufacturer: Glasdon Surface: Concrete
 Item Complies: N/A Surface Complies: N/A

Finding Trip hazard
 Remedial Action Level surface
 Risk Assessment Very Low Risk (3)
 Type Maintenance
 Defect Tracking Not Actioned
 Highlighted No



Last Updated: gary.dougherty - 07-11-2022 09:05:09

Finding Paving slab removed
 Remedial Action Replace
 Risk Assessment Moderate Risk (12)
 Type Maintenance
 Defect Tracking Not Actioned
 Highlighted No



Last Updated: gary.dougherty - 07-11-2022 09:05:09



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Shaw



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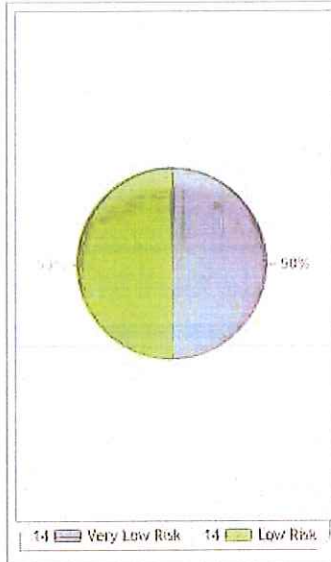
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Inspections

< Add New Inspection >

- 2022
 - November
 - 01/11/2022 09:56:38 - OPER
 - August
 - May
 - March
 - January
- 2021



Inspection Details

Type	Operational Inspection	Inspector	Gary Dougherty
Inspected	01/11/2022	Start Time:	09:56 End Time: 10:24
Weather Conditions	Sunny	No Visitors	0
Site Accessible?	Yes	Report Complete?	Yes
Report Date:	07/11/2022	App Inspection?	Yes v4.5.10 Android 11
Customer Order No			

Last Updated: gary.dougherty - 07-11-2022 09:05:08

Inspection Check Report

Facility Types - Add New >	Ancillary Items	Buildings <input checked="" type="checkbox"/>	Landscape <input checked="" type="checkbox"/>
	MUGA	Outdoor Fitness Equipment	Playground
	Public Open Space <input checked="" type="checkbox"/>	Site Boundary <input checked="" type="checkbox"/>	Site Maintenance <input checked="" type="checkbox"/>
	Sports Field <input checked="" type="checkbox"/>	Surfaces <input checked="" type="checkbox"/>	

[Item Findings](#) [Site Information](#) [Inspection Comments](#)

Item: All Items

Activity Equipment - Net Climber Details

Manufacturer:	Unknown	Surface:	Grass Matrix Tiles
Item Complies:	N/A	Surface Complies:	N/A

Finding: This item is satisfactory - no work required

Remedial Action:

Risk Assessment: Very Low Risk (1)

Type: Satisfactory

Defect Tracking:

Highlighted: No

Last Updated: gary.dougherty - 07-11-2022 09:05:08

Swings - Basket Swing - Type 1 Details

Manufacturer:	Unknown	Surface:	Grass Matrix Tiles
Item Complies:	N/A	Surface Complies:	N/A

Finding: Swing too low (less than 450mm)

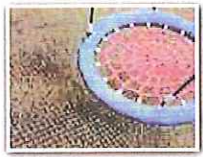
Remedial Action: Remove some links to adjust to correct height from the surface

Risk Assessment: Low Risk (6)

Type: Maintenance

Defect Tracking: Not Actioned

Highlighted: No



Last Updated: gary.dougherty - 07-11-2022 09:05:08

Finding Damage to the grass hex matting
 Remedial Action Replace this section
 Risk Assessment Low Risk (8)
 Type Maintenance
 Defect Tracking Not Actioned
 Highlighted No



Last Updated: gary.dougherty - 07-11-2022 09:05:08

Ancillary Items - Bench

Details

Manufacturer: Unknown Surface: Concrete
 Item Complies: N/A Surface Complies: N/A
 Finding This item is satisfactory - no work required
 Remedial Action
 Risk Assessment Very Low Risk (1)
 Type Satisfactory
 Defect Tracking
 Highlighted No

Last Updated: gary.dougherty - 07-11-2022 09:05:08

Gates - Gate - Self Closing

Details

Manufacturer: Unknown Surface: Concrete
 Item Complies: N/A Surface Complies: N/A
 Finding Finger trap
 Remedial Action Installbuffer
 Risk Assessment Low Risk (6)
 Type Maintenance
 Defect Tracking Not Actioned
 Highlighted No



Last Updated: gary.dougherty - 07-11-2022 09:05:08

Finding The gate is closing too quickly (less than 4 seconds)
 Remedial Action Take corrective action to ensure that the gate closes in 4-8 seconds
 Risk Assessment Low Risk (8)
 Type Maintenance
 Defect Tracking Not Actioned
 Highlighted No



Last Updated: gary.dougherty - 07-11-2022 09:05:08

Finding The rubber buffer is missing from the latch plate
 Remedial Action Replace rubber buffer
 Risk Assessment Low Risk (6)
 Type Maintenance
 Defect Tracking Not Actioned
 Highlighted No



Last Updated: gary.dougherty - 07-11-2022 09:05:08

Finding Fixing missing on spring cover (finger trap)
 Remedial Action Replace
 Risk Assessment Low Risk (6)
 Type Maintenance
 Defect Tracking Not Actioned
 Highlighted No



Last Updated: gary.dougherty - 07-11-2022 09:05:08

Finding Paint flaking
 Remedial Action Repaint
 Risk Assessment Very Low Risk (3)
 Type Maintenance
 Defect Tracking Not Actioned
 Highlighted No



Last Updated: gary.dougherty - 07-11-2022 09:05:08

Activity Equipment - Multi Play (Junior) Details

Manufacturer: Unknown Surface: Tigermulch
 Item Complies: N/A Surface Complies: N/A

Finding There is surface corrosion present on the item
 Remedial Action Consider treating the item
 Risk Assessment Low Risk (6)
 Type Maintenance
 Defect Tracking Not Actioned
 Highlighted No



Last Updated: gary.dougherty - 07-11-2022 09:05:08

Finding Cap damaged
 Remedial Action Replace
 Risk Assessment Very Low Risk (1)
 Type Maintenance
 Defect Tracking Not Actioned
 Highlighted No



Last Updated: gary.dougherty - 07-11-2022 09:05:08

Finding Caps missing
 Remedial Action Replace caps
 Risk Assessment Very Low Risk (3)
 Type Maintenance
 Defect Tracking Not Actioned
 Highlighted No



Last Updated: gary.dougherty - 07-11-2022 09:05:08

Activity Equipment - Multi Play (Senior) Details

Manufacturer: Unknown Surface: Tigermulch
 Item Complies: N/A Surface Complies: N/A

Finding There is weed / vegetation growth on, between, or around the edges of the surfacing
 Remedial Action Remove weed / vegetation growth
 Risk Assessment Low Risk (6)
 Type Maintenance
 Defect Tracking Not Actioned
 Highlighted No









Last Updated: gary.dougherty - 07-11-2022 09:05:08


Finding A number of fixing(s) have worked loose
 Remedial Action Secure all loose fixings
 Risk Assessment Low Risk (6)
 Type Maintenance
 Defect Tracking Not Actioned
 Highlighted No




Last Updated: gary.dougherty - 07-11-2022 09:05:08

Finding	There is/are bolt cap covers missing or damaged on the item	
Remedial Action	Replace missing or damaged bolt cap covers	
Risk Assessment	Very Low Risk (1)	
Type	Maintenance	
Defect Tracking	Not Actioned	
Highlighted	No	
<small>Last Updated: gary.dougherty - 07-11-2022 09:05:08</small>		
Finding	The fixings have corroded excessively	
Remedial Action	Replace all corroded fixings	
Risk Assessment	Very Low Risk (5)	
Type	Maintenance	
Defect Tracking	Not Actioned	
Highlighted	No	
<small>Last Updated: gary.dougherty - 07-11-2022 09:05:08</small>		

Fences - Fence - Bow Top				Details
Manufacturer:	Unknown	Surface:	Grass	
Item Complies:	N/A	Surface Complies:	N/A	
Finding	The adjacent foliage is overhanging			
Remedial Action	Cut back and maintain to prevent injuries			
Risk Assessment	Low Risk (8)			
Type	Maintenance			
Defect Tracking	Not Actioned			
Highlighted	No			
<small>Last Updated: gary.dougherty - 07-11-2022 09:05:08</small>				

Ancillary Items - Bench				Details
Manufacturer:	Unknown	Surface:	Concrete	
Item Complies:	N/A	Surface Complies:	N/A	
Finding	The bench is not securely fixed to the surface and there is some possibility of the item tipping or rolling over			
Remedial Action	Secure the bench to the ground			
Risk Assessment	Very Low Risk (3)			
Type	Maintenance			
Defect Tracking	Not Actioned			
Highlighted	No			
<small>Last Updated: gary.dougherty - 07-11-2022 09:05:08</small>				

Swings - 1 Bay 2 Seat (Flat)				Details
Manufacturer:	Unknown	Surface:	Tigermulch	
Item Complies:	N/A	Surface Complies:	N/A	
Finding	The swing seat frames are corroding			
Remedial Action	Monitor for any further deterioration and replace as required			
Risk Assessment	Low Risk (6)			
Type	Maintenance			
Defect Tracking	Not Actioned			
Highlighted	No			
<small>Last Updated: gary.dougherty - 07-11-2022 09:05:08</small>				

Finding The bushes are worn or missing
 Remedial Action Replace worn or missing bushes
 Risk Assessment Low Risk (8)
 Type Maintenance
 Defect Tracking Not Actioned
 Highlighted No



Last Updated: gary.dougherty - 07-11-2022 09:05:08

Ancillary Items - Litter Bin

Details

Manufacturer: Unknown Surface: Grass
 Item Complies: N/A Surface Complies: N/A
 Finding This item is satisfactory - no work required
 Remedial Action
 Risk Assessment Very Low Risk (1)
 Type Satisfactory
 Defect Tracking
 Highlighted No

Last Updated: gary.dougherty - 07-11-2022 09:05:08

Swings - 1 Bay 2 Seat (Cradle)

Details

Manufacturer: Unknown Surface: Tigermulch
 Item Complies: N/A Surface Complies: N/A
 Finding There is some notable evidence of chain wear
 Remedial Action Monitor for any further deterioration and replace when 40% worn
 Risk Assessment Very Low Risk (3)
 Type Maintenance
 Defect Tracking Not Actioned
 Highlighted No

Last Updated: gary.dougherty - 07-11-2022 09:05:08

Finding Cap missing
 Remedial Action replace
 Risk Assessment Very Low Risk (3)
 Type Maintenance
 Defect Tracking Not Actioned
 Highlighted No



Last Updated: gary.dougherty - 07-11-2022 09:05:08

Rocking Equipment - Spring Aeroplane

Details

Manufacturer: Unknown Surface: Tigermulch
 Item Complies: N/A Surface Complies: N/A
 Finding The spring clamps are loose
 Remedial Action Tighten all loose fixings
 Risk Assessment Low Risk (10)
 Type Maintenance
 Defect Tracking Not Actioned
 Highlighted No



Last Updated: gary.dougherty - 07-11-2022 09:05:08

Finding The paintwork on the spring has been damaged or worn exposing the metal underneath which is rusting
 Remedial Action Treat any rusting components and repaint
 Risk Assessment Low Risk (6)
 Type Maintenance
 Defect Tracking Not Actioned
 Highlighted No




Last Updated: gary.dougherty - 07-11-2022 09:05:08

Details

Rotor Play - Spinner Bowl

Manufacturer:	Unknown	Surface:	Tigermulch
Item Complies:	N/A	Surface Complies:	N/A

Finding	There is weed / vegetation growth on, between, or around the edges of the surfacing	
Remedial Action	Remove weed / vegetation growth	
Risk Assessment	Very Low Risk (3)	
Type	Maintenance	
Defect Tracking	Not Actioned	
Highlighted	No	

Last Updated: gary.dougherty - 07-11-2022 09:05:08

Details

Multi Use Games Area - Basket Ball Goal

Manufacturer:	Unknown	Surface:	Tarmac
Item Complies:	N/A	Surface Complies:	N/A

Finding	String basket damaged	
Remedial Action	Consider replacing item	
Risk Assessment	Very Low Risk (1)	
Type	Maintenance	
Defect Tracking	Not Actioned	
Highlighted	No	

Last Updated: gary.dougherty - 07-11-2022 09:05:08

Details

Outdoor Fitness Equipment - Misc Item

Manufacturer:	StreetSkapes	Surface:	Grass Matrix Tiles
Item Complies:	N/A	Surface Complies:	N/A

Finding	This item is satisfactory
Remedial Action	None
Risk Assessment	Very Low Risk (1)
Type	Maintenance
Defect Tracking	Not Actioned
Highlighted	No

Last Updated: gary.dougherty - 07-11-2022 09:05:08



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Beanacre



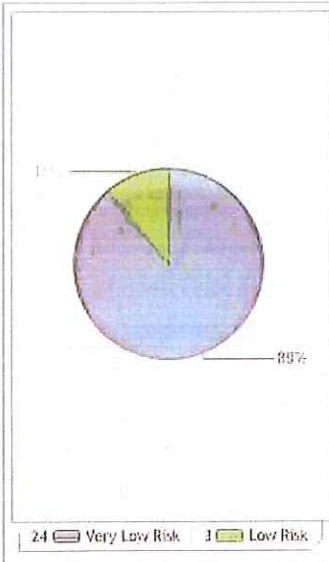
Switch Site
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Inspections

- < Add New Inspection >
- 2022
 - October
 - 31/10/2022 13:05:22 - OPER
 - August
 - May
 - March
 - January
- 2021



Inspection Details

Type	Operational Inspection	Inspector	Gary Dougherty
Inspected	31/10/2022	Start Time:	13:05 End Time: 13:33
Weather Conditions	Sunny	No Visitors	0
Site Accessible?	Yes	Report Complete?	Yes
Report Date:	07/11/2022	App Inspection?	Yes v4.5.10 Android 11
Customer Order No			

Last Updated: gary.dougherty - 07-11-2022 09:05:04

Inspection Check Report

Facility Types - [Add New >](#) [Ancillary Items](#) [Playground](#)

[Item Findings](#) [Site Information](#) [Inspection Comments](#)

Item: All Items

Gates - Gate - Self Closing Details

Manufacturer:	Unknown	Surface:	Tarmac
Item Complies:	N/A	Surface Complies:	N/A

Finding The gate is closing too slowly (in excess of 8 seconds)

Remedial Action Take effective action to ensure the gate closes between 4 and 8 seconds


Risk Assessment Very Low Risk (5)

Type Maintenance

Defect Tracking Complete

Highlighted No

Last Updated: gary.dougherty - 07-11-2022 09:05:04



Finding This item is satisfactory - no work required

Remedial Action

Risk Assessment Very Low Risk (1)

Type Satisfactory

Defect Tracking

Highlighted No

Last Updated: gary.dougherty - 07-11-2022 09:05:04

Ancillary Items - Litter Bin Details

Manufacturer:	Unknown	Surface:	Grass
Item Complies:	N/A	Surface Complies:	N/A

Finding The bin is slightly loose in it's foundation

Remedial Action This can be secured more firmly to its base


Risk Assessment Very Low Risk (1)

Type Maintenance

Defect Tracking Not Actioned

Highlighted No

Last Updated: gary.dougherty - 07-11-2022 09:05:04



Details

Activity Equipment - Trapeze Rings

Manufacturer:	Unknown	Surface:	Wet Pour
Item Complies:	N/A	Surface Complies:	N/A



Finding	There is algae, silt or moss growth on the surface resulting in slippery conditions	
Remedial Action	Clean and treat appropriately	
Risk Assessment	Very Low Risk (4)	
Type	Maintenance	
Defect Tracking	Not Actioned	
Highlighted	No	

Last Updated: gary.dougherty - 07-11-2022 09:05:04



Details

Activity Equipment - Rope Climber

Manufacturer:	Unknown	Surface:	Wet Pour
Item Complies:	N/A	Surface Complies:	N/A

Finding	The ropes are frayed in places	
Remedial Action	Monitor for further deterioration	
Risk Assessment	Very Low Risk (4)	
Type	Maintenance	
Defect Tracking	Not Actioned	
Highlighted	No	

Last Updated: gary.dougherty - 07-11-2022 09:05:04


Finding	The board has warped slightly causing a finger trap	
Remedial Action	Consider another method of securing the board in place along the edges	
Risk Assessment	Low Risk (6)	
Type	Maintenance	
Defect Tracking	Not Actioned	
Highlighted	No	

Last Updated: gary.dougherty - 07-11-2022 09:05:04

Details

Activity Equipment - Climbing Wall

Manufacturer:	Unknown	Surface:	Wet Pour
Item Complies:	N/A	Surface Complies:	N/A

Finding	There are gaps opening between the surfacing and the edging surround or between the joints in the surfacing	
Remedial Action	Monitor for any further deterioration and repair as required	
Risk Assessment	Very Low Risk (2)	
Type	Maintenance	
Defect Tracking	Not Actioned	
Highlighted	No	

Last Updated: gary.dougherty - 07-11-2022 09:05:04

Details

Gates - Gate - Maintenance

Manufacturer:	Unknown	Surface:	Tarmac
Item Complies:	N/A	Surface Complies:	N/A

Finding	This item is satisfactory - no work required
Remedial Action	
Risk Assessment	Risk Assessment not Undertaken (0)
Type	Satisfactory
Defect Tracking	
Highlighted	No

Last Updated: gary.dougherty - 07-11-2022 09:05:04

Gates - Gate - Self Closing

Details

Manufacturer:	Unknown	Surface:	Tarmac
Item Complies:	N/A	Surface Complies:	N/A

Finding	The gate is not operating correctly
Remedial Action	Take effective action to ensure the gate closes between 4 and 8 seconds
Risk Assessment	Very Low Risk (5)
Type	Maintenance
Defect Tracking	Not Actioned
Highlighted	No



Last Updated: gary.dougherty - 07-11-2022 09:05:04

Ancillary Items - Bench

Details

Manufacturer:	Unknown	Surface:	Grass
Item Complies:	N/A	Surface Complies:	N/A

Finding	There are trip hazards present
Remedial Action	Reinstate surrounding surfaces to level to remove the trip points
Risk Assessment	Very Low Risk (3)
Type	Maintenance
Defect Tracking	Not Actioned
Highlighted	No



Last Updated: gary.dougherty - 07-11-2022 09:05:04

Finding	A number of fixing(s) have worked loose
Remedial Action	Secure all loose fixings
Risk Assessment	Very Low Risk (2)
Type	Maintenance
Defect Tracking	Complete
Highlighted	No



Last Updated: gary.dougherty - 07-11-2022 09:05:04

Activity Equipment - Activity Trail

Details

Manufacturer:	Unknown	Surface:	Wet Pour
Item Complies:	N/A	Surface Complies:	N/A

Finding	The timber has a number of splits/shakes or air cracks and this may affect the stability or allow water ingress which will accelerate the rotting process
Remedial Action	Monitor to ensure the splits do not cross through fixing points of the structure and/or cause any instability
Risk Assessment	Very Low Risk (3)
Type	Maintenance
Defect Tracking	Not Actioned
Highlighted	No



Last Updated: gary.dougherty - 07-11-2022 09:05:04

Finding	There are gaps opening between the surfacing and the edging surround or between the joints in the surfacing
Remedial Action	Monitor for any further deterioration and repair as required
Risk Assessment	Very Low Risk (2)
Type	Maintenance
Defect Tracking	Not Actioned
Highlighted	No



Last Updated: gary.dougherty - 07-11-2022 09:05:04

Activity Equipment - Bridge

Details

Manufacturer:	Unknown	Surface:	Wet Pour
Item Complies:	N/A	Surface Complies:	N/A

Finding This item is satisfactory - no work required
 Remedial Action
 Risk Assessment Very Low Risk (1)
 Type Satisfactory
 Defect Tracking
 Highlighted No

Last Updated: gary.dougherty - 07-11-2022 09:05:04

Activity Equipment - Stepping Stones

Details

Manufacturer: Unknown Surface: Wet Pour
 Item Complies: N/A Surface Complies: N/A
 Finding This item is satisfactory - no work required
 Remedial Action
 Risk Assessment Very Low Risk (1)
 Type Satisfactory
 Defect Tracking
 Highlighted No

Last Updated: gary.dougherty - 07-11-2022 09:05:04

Swings - 1 Bay 2 Seat (Cradle)

Details

Manufacturer: Unknown Surface: Wet Pour
 Item Complies: N/A Surface Complies: N/A
 Finding There are gaps opening between the surfacing and the edging surround or between the joints in the surfacing
 Remedial Action Monitor for any further deterioration and repair as required
 Risk Assessment Very Low Risk (2)
 Type Maintenance
 Defect Tracking Not Actioned
 Highlighted No



Last Updated: gary.dougherty - 07-11-2022 09:05:04

Finding There is algae, silt or moss growth on the surface resulting in slippery conditions
 Remedial Action Clean and treat appropriately
 Risk Assessment Very Low Risk (4)
 Type Maintenance
 Defect Tracking Not Actioned
 Highlighted No



Last Updated: gary.dougherty - 07-11-2022 09:05:04






Activity Equipment - Multi Play (Junior)



Details



Manufacturer: Unknown Surface: Wet Pour
 Item Complies: N/A Surface Complies: N/A
 Finding Caps missing
 Remedial Action replace
 Risk Assessment Very Low Risk (3)
 Type Maintenance
 Defect Tracking Not Actioned
 Highlighted No



Last Updated: gary.dougherty - 07-11-2022 09:05:04

Finding	A number of fixing(s) have worked loose	  
Remedial Action	Secure all loose fixings	
Risk Assessment	Low Risk (6)	
Type	Maintenance	
Defect Tracking	Not Actioned	
Highlighted	No	
<small>Last Updated: gary.dougherty - 07-11-2022 09:05:04</small>		
Finding	There is some graffiti present	
Remedial Action	Remove the graffiti	
Risk Assessment	Risk Assessment not Undertaken (0)	
Type	Vandalism	
Defect Tracking	Complete	
Highlighted	No	
<small>Last Updated: gary.dougherty - 07-11-2022 09:05:04</small>		
Finding	Some cracking at the bottom of the slide	
Remedial Action	Make good with a suitable repair	
Risk Assessment	Very Low Risk (3)	
Type	Maintenance	
Defect Tracking	Not Actioned	
Highlighted	No	
<small>Last Updated: gary.dougherty - 07-11-2022 09:05:04</small>		

Rotor Play - Cone Climber				Details
Manufacturer:	Unknown	Surface:	Wet Pour	
Item Complies:	N/A	Surface Complies:	N/A	
Finding	The welpour is crumbling in areas			
Remedial Action	Monitor for any further deterioration and repair as required			
Risk Assessment	Very Low Risk (3)			
Type	Maintenance			
Defect Tracking	Not Actioned			
Highlighted	No			
<small>Last Updated: gary.dougherty - 07-11-2022 09:05:04</small>				
Finding	There is algae, silt or moss growth on the surface resulting in slippery conditions			
Remedial Action	Clean and treat appropriately			
Risk Assessment	Very Low Risk (4)			
Type	Maintenance			
Defect Tracking	Not Actioned			
Highlighted	No			
<small>Last Updated: gary.dougherty - 07-11-2022 09:05:04</small>				

Swings - 1 Bay 2 Seat (Flat)				Details
Manufacturer:	Unknown	Surface:	Wet Pour	
Item Complies:	N/A	Surface Complies:	N/A	
Finding	Cap broken	 		
Remedial Action	Consider replacing affected caps			
Risk Assessment	Very Low Risk (4)			
Type	Maintenance			
Defect Tracking	Not Actioned			
Highlighted	No			
<small>Last Updated: gary.dougherty - 07-11-2022 09:05:04</small>				

Finding: There is algae, silt or moss growth on the surface resulting in slippery conditions
 Remedial Action: Clean and treat appropriately
 Risk Assessment: Very Low Risk (4)
 Type: Maintenance
 Defect Tracking: Not Actioned
 Highlighted: No



Last Updated: gary.dougherty - 07-11-2022 09:05:04

Fences - Fence

Details

Manufacturer: Unknown Surface: Grass
 Item Complies: N/A Surface Complies: N/A

Finding: Nettles and vegetation growing through the fence
 Remedial Action: Cut back
 Risk Assessment: Very Low Risk (3)
 Type: Maintenance
 Defect Tracking: Complete
 Highlighted: No



Last Updated: gary.dougherty - 07-11-2022 09:05:04

Finding: Some rotten slats
 Remedial Action: Consider replacing affected slats
 Risk Assessment: Very Low Risk (4)
 Type: Maintenance
 Defect Tracking: Not Actioned
 Highlighted: No



Last Updated: gary.dougherty - 07-11-2022 09:05:04

Ancillary Items - Bench

Details

Manufacturer: Unknown Surface: Grass
 Item Complies: N/A Surface Complies: N/A

Finding: This item is satisfactory - no work required
 Remedial Action:
 Risk Assessment: Very Low Risk (1)
 Type: Satisfactory
 Defect Tracking:
 Highlighted: No

Last Updated: gary.dougherty - 07-11-2022 09:05:04

Gates - Gate - Pedestrian

Details

Manufacturer: Unknown Surface: Tarmac
 Item Complies: N/A Surface Complies: N/A

Finding: The post has rotted in the ground
 Remedial Action: Consider replacing the item
 Risk Assessment: Low Risk (6)
 Type: Maintenance
 Defect Tracking: Not Actioned
 Highlighted: No



Last Updated: gary.dougherty - 07-11-2022 09:05:04



Wiltshire Council Idverde
Bowerhill sports field



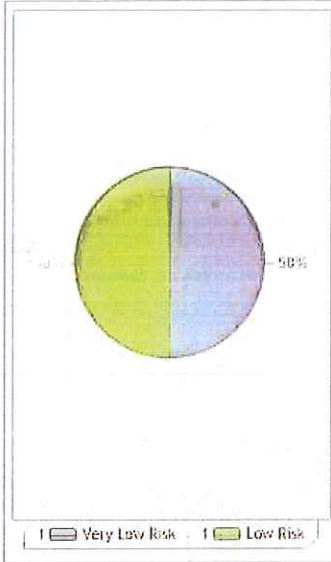
Switch Site
Logged In As: hayden.barnard

[Inspections](#) [Defect Tracking](#) [Reports](#) [Suppliers](#) [Works Orders](#)

[Report Hub](#) [Logout](#)

Inspections

- < Add New Inspection >
- 2022
 - November
 - 03/11/2022 14:07:22 - OPER
 - August
 - May
 - March
- 2021



Inspection Details

Type	Operational Inspection	Inspector	Gary Dougherty
Inspected	03/11/2022	Start Time:	14:07 End Time: 14:07
Weather Conditions	Raining	No Visitors	0
Site Accessible?	Yes	Report Complete?	Yes
Report Date:	07/11/2022	App Inspection?	Yes v4.5.10 Android 11
Customer Order No			

Last Updated: gary.dougherty - 07-11-2022 09:05:34

Facility Types - Add New > MUGA Sports Field

[Item Findings](#) [Site Information](#) [Inspection Comments](#)

Item: All Items

Multi Use Games Area - Multi Use Games Area (MUGA) Details

Manufacturer:	A & E Group Ltd	Surface:	
Item Complies:	N/A	Surface Complies:	N/A

Finding	Ground erosion	
Remedial Action	Consider raising soil surface levels to cover exposed concrete edges	
Risk Assessment	Very Low Risk (5)	
Type	Maintenance	
Defect Tracking	Not Actioned	
Highlighted	No	

Last Updated: gary.dougherty - 07-11-2022 09:05:34

Finding	The fence is severely damaged in places	
Remedial Action	Consider replacing damaged sections to alleviate injuries to users	
Risk Assessment	Low Risk (8)	
Type	Maintenance	
Defect Tracking	Not Actioned	
Highlighted	No	

Last Updated: gary.dougherty - 07-11-2022 09:05:34

A C JONES LIMITED

BUILDING CONTRACTORS

PARK FARM, BATH ROAD, ATWORTH, WILTSHIRE. SN12 8HT

• 01225 703295 •

TONY.JONES@JONESDEVELOPMENTS.CO.UK

Melksham without Parish Council

18th January, 2023

QUOTATION 937MC

Reference – Trip Hazards

- To supply and install concrete between play area and kerb edging & grass where required approx 100mm deep x .150mm wide to prevent trip hazard to area at Beanacre and Kestral Court play areas

Total - £ 2, 112.00 + VAT

Yours faithfully,

Michelle Turner-Bayly

J H Jones & Sons Limited

If tender is accepted please sign below and return one copy

Signature..... Date.....

PERIOD PROPERTIES • RESTORATION • REFURBISHMENTS • NEW BUILD

VAT NUMBER 923424246 COMPANY REG 6260416

Safety Surfacing clean at play areas and MUGAs

The parish council have previously in other years approved to undertake two safety surfacing cleans on all play areas. One in spring to clear all of the debris from the winter months, so that it is not slippery for summer usage and one in the autumn to make sure that all of the algae have been removed from the surfacing to get it ready for the winter months. The MUGAs are cleaned once a year in the spring.

In this financial year the council did not undertake the autumn safety surfacing clean, this was due to there being no concerns highlighted with regards to the condition of the surfacing at that time. At the time the council felt that the surfacing condition should be reviewed again around spring time to see whether it was required then. The Caretaker hasn't highlighted to us that the surfacing is in bad condition, however I have asked him to have a look and update me.

Separately, to this the council have agreed to undertake a trial with the two new play areas (Whitworth and Davey), once adopted to only clean the surfacing on one of them to review both their conditions in a few years' time.

We haven't obtained any quotes to undertake the surfacing clean in spring yet as you may not wish to do it. Budgeted for the next financial year is £4,050 (coming from solar farm) which was based on one safety surfacing clean.



Safety Inspection Report

Annual Inspection

Beanacre Play Area



Melksham Without Parish Council

23 September 2022



Safety Inspection Report

Annual Inspection

Site name: **Beanacre Play Area**
Date of inspection: **23 September 2022**
Inspector: **Jonathan Peters**



How to read your report

The assets on site are categorised as **Ancillary Items** or **Play Items**, and listed under those headings.

Each item is listed in the style shown in the image below, which contains labels to aid interpretation as follows:

- 1) The name of the asset
- 2) The manufacturer of the asset, if known,
- 3) The innate or default risk score of the asset, assuming it has no faults and complies with standards,
- 4) The actual risk score of the asset at the time of inspection, being the highest of the finding risks or the innate risk,
- 5) A statement about whether the item complies with the appropriate standards, including the names of those standards,
- 6) Details about findings, if any, including what is wrong (Description), what to do about it (Tasks), notes to aid understanding (Notes), and photograph(s) of the issue.

The image shows a report form for 'Primary Items'. It includes a header, a main asset entry, a standards section, and a findings section. Numbered callouts (1-6) point to specific fields: 1 points to the asset name, 2 to the manufacturer, 3 to the innate risk level, 4 to the actual risk level, 5 to the standards compliance status, and 6 to the findings section.

Primary Items

Sample Asset Name

Manufactured by Manufacturer Name

asset image here

Risk level:
Low

Potential risk score reduction:
1

Remedial tasks:
1

Standards:
EN 1176-1:2017, EN 1176-2:2017
The item and its surfacing (where applicable) meet with the requirements of the relevant standards.

Surface: Grass

Finding

Description
Item is rusting in places.

Tasks
Replace.

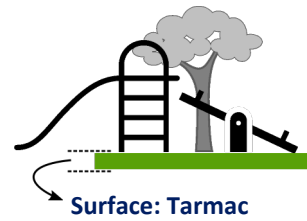
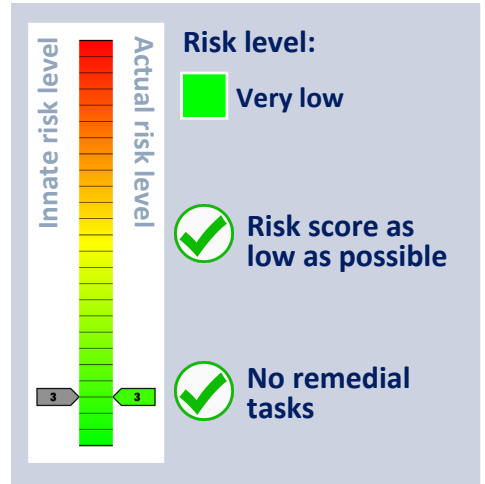
Note
Two of the frame washers are rusting.

Finding Photos

asset image here asset image here

Inspection SI0000142594. Report produced on 16/12/2019 at 12:11:07

Pathway - Access



Fencing



Innate risk level

Actual risk level

Risk level:

- Very low
- Risk score as low as possible
- No remedial tasks

Gates - Maintenance



Innate risk level

Actual risk level

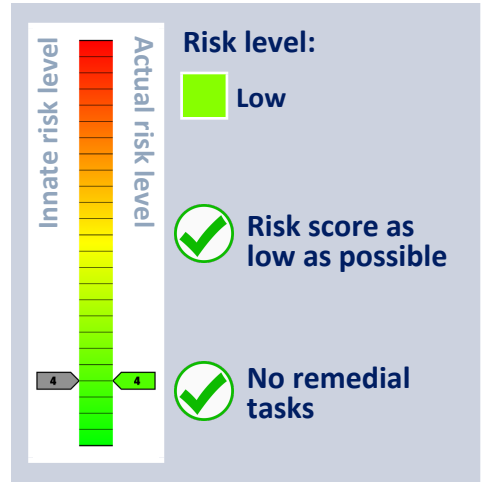
Risk level:

- Low

✓ Risk score as low as possible

✓ No remedial tasks

Gates - Pedestrian



General Surface



Innate risk level

Actual risk level

Risk level:

- Very low
- Risk score as low as possible
- No remedial tasks

A vertical color scale from red at the top to green at the bottom. A grey arrow on the left points to the 3rd level from the bottom, and a green arrow on the right points to the same level. To the right of the scale are three green checkmarks in circles, each corresponding to a text item: 'Very low', 'Risk score as low as possible', and 'No remedial tasks'.

Litter Bin



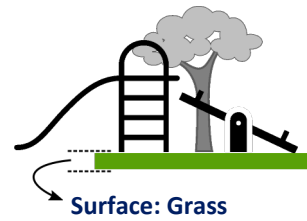
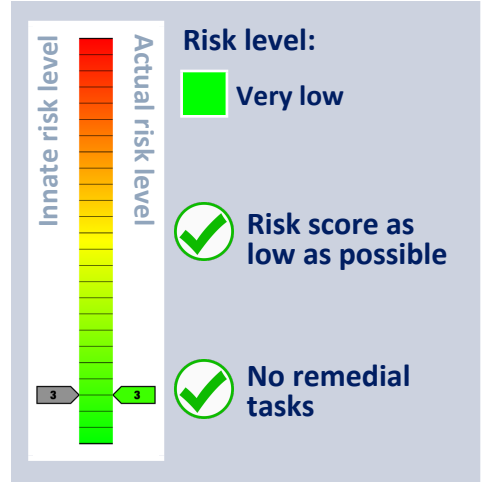
Innate risk level

Actual risk level

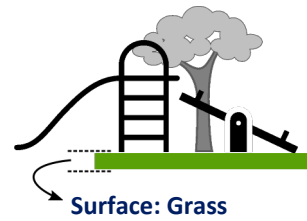
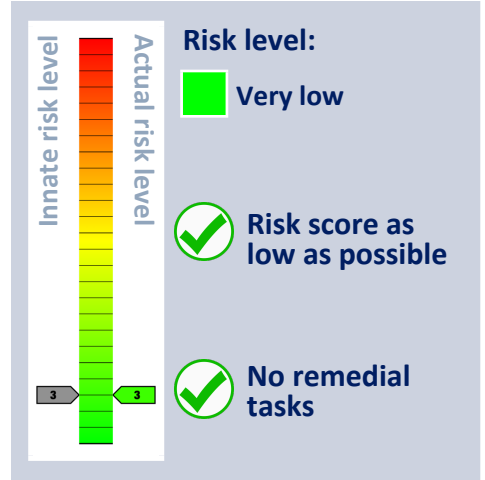
Risk level:

- Very low
- Risk score as low as possible
- No remedial tasks

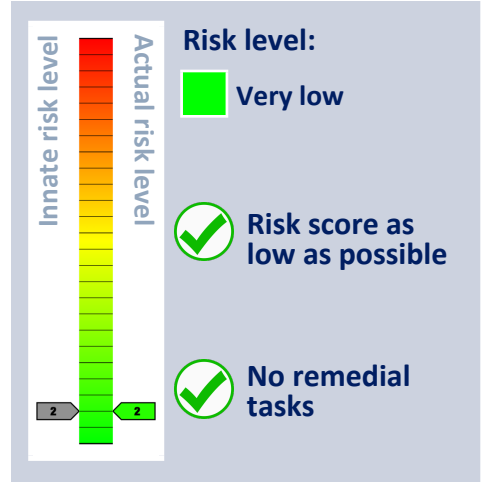
Seating - Benches



Seating - Picnic Table

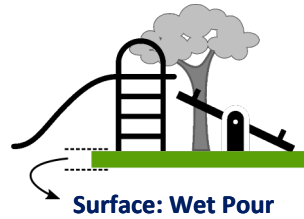
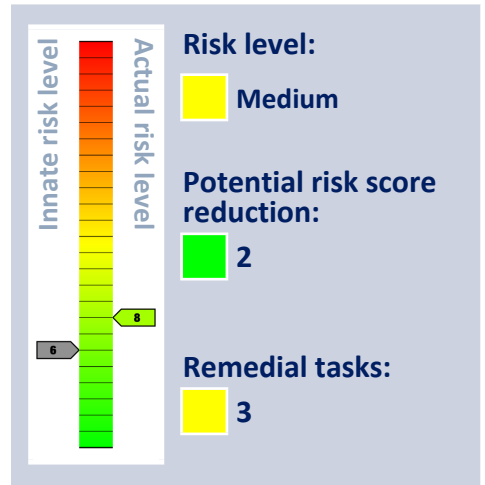


Signage - Info



Multiplay Unit

Manufactured by Playforce Ltd



Standards:

EN 1176-1:2017

The item and its surfacing (where applicable) meet with the requirements of the relevant standards.

Maintenance Finding

Description

Cap missing.

Tasks

Replace.



Finding Photos



Maintenance Finding

Description

There is graffiti on the unit.

Tasks

Remove.

Risk level:

■ Very low

Risk score:

■ 0

Finding Photos



Maintenance Finding

Description

Item is cracked.

Tasks

Read the notes for further action.

Note

The weld repair has cracked. Re-weld.

Risk level:

■ Medium

Risk score:

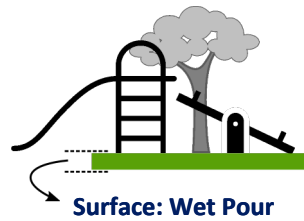
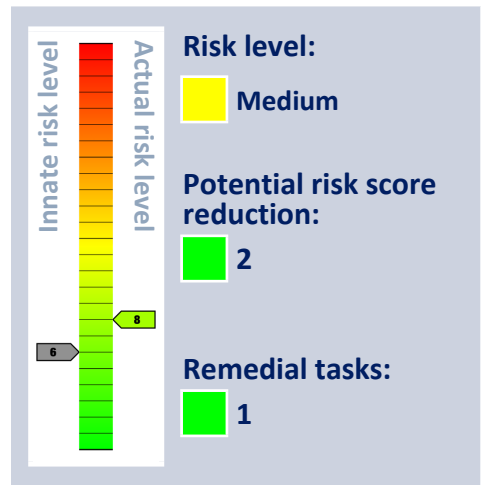
■ 8

Finding Photos



Climber - Overhead - Suspended Rungs

Manufactured by Playforce Ltd



Standards:



EN 1176-1:2017

The item and its surfacing (where applicable) meet with the requirements of the relevant standards.

Maintenance Finding

Description

This equipment relies on one post for its stability. Special attention should be paid to maintenance (e.g. by monitoring degradation) and if necessary decommissioning the item before the end of its operating life.

Tasks

Consult with the manufacturer's guidance to determine suitable maintenance.

Note

The equipment was installed in 2005.

Risk level:

 **Medium**

Risk score:

 **8**

Finding Photos



Climber - Rota Web

Manufactured by Tayplay Ltd



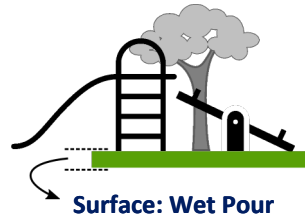
Innate risk level (vertical scale from 1 to 5)

Actual risk level (vertical scale from 1 to 5)

Risk level: Low

Risk score as low as possible: (checkmark icon)

Remedial tasks: 1



Standards:

EN 1176-1:2017, EN 1176-5:2019

The item and its surfacing (where applicable) meet with the requirements of the relevant standards.

Maintenance Finding

Description

Surface needs repair.

Tasks

Repair.

Risk level: Very low

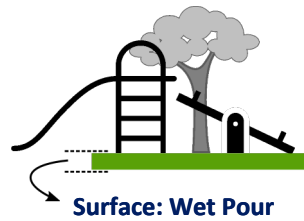
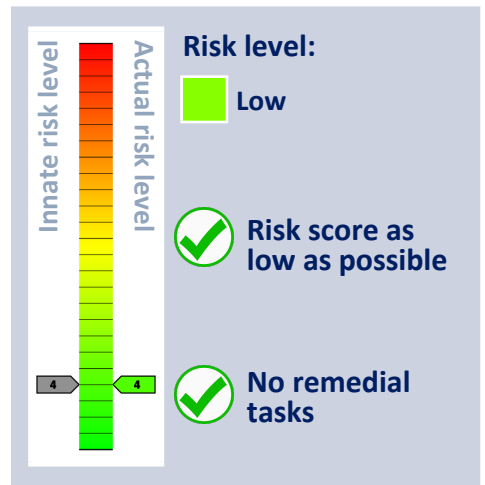
Risk score: 3

Finding Photos



Climber - Traverse Wall

Manufactured by Playforce Ltd



Standards:



EN 1176-1:2017

The item and its surfacing (where applicable) meet with the requirements of the relevant standards.

Log Walk - Suspended - Bridge

Manufactured by Playforce Ltd



Innate risk level

Actual risk level

Risk level:

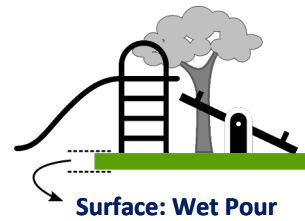
- Low
- Risk score as low as possible
- No remedial tasks

Standards:



EN 1176-1:2017

The item and its surfacing (where applicable) meet with the requirements of the relevant standards.



Climber - A-Frame

Manufactured by Playforce Ltd

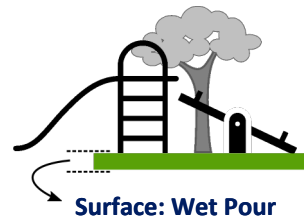


Innate risk level **Actual risk level**

Risk level:
Low

Risk score as low as possible

Remedial tasks:
1



Standards:



EN 1176-1:2017

The item and its surfacing (where applicable) meet with the requirements of the relevant standards.

Maintenance Finding

Description

The wet pour surface is cracking.

Tasks

Read the notes for further action.

Note

Monitor.

Risk level:

Very low

Risk score:

1

Finding Photos



Rope Bridge

Manufactured by Playforce Ltd



Risk level:
Low

Risk score as low as possible

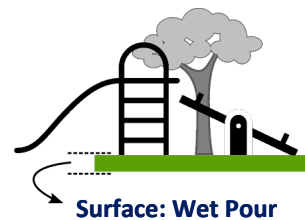
Remedial tasks:
1

Standards:



EN 1176-1:2017

The item and its surfacing (where applicable) meet with the requirements of the relevant standards.



Maintenance Finding

Description

There are natural splits / shakes in the timbers.

Tasks

Shakes vary. Monitor and consult manufacturer if dimensions exceed 8 mm at sections used to grip / grasp.

Risk level:

Low

Risk score:

4

Finding Photos



Stepping Logs - Rubber x 18

Manufactured by Playforce Ltd



Innate risk level

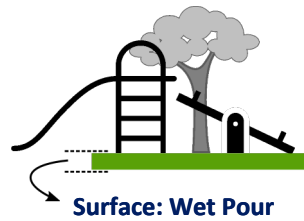
Actual risk level

Risk level:

- Low

✓ Risk score as low as possible

✓ No remedial tasks

A vertical color scale from red (high risk) to green (low risk). Two green checkmarks are present, one above and one below the scale. The scale is labeled 'Innate risk level' and 'Actual risk level'. The 'Actual risk level' is indicated by a green arrow pointing to the bottom of the scale, which is labeled with the number '4'.

Standards:



EN 1176-1:2017

The item and its surfacing (where applicable) meet with the requirements of the relevant standards.

Swing - Junior - 1 Bay 2 Seat

Manufactured by A E Evans Ltd



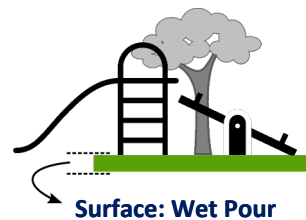
Innate risk level (vertical scale from 1 to 5, green to red)

Actual risk level (vertical scale from 1 to 5, green to red)

Risk level: Low

Risk score as low as possible: (checkmark icon)

Remedial tasks: 1



Standards:



EN 1176-1:2017, EN 1176-2:2017

The item and its surfacing (where applicable) meet with the requirements of the relevant standards.

Maintenance Finding

Description

There are natural splits / shakes in the timbers.

Tasks

Shakes vary. Monitor and consult manufacturer if dimensions exceed 8 mm at sections used to grip / grasp.

Risk level:

Low

Risk score:

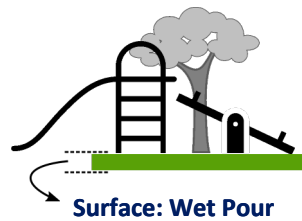
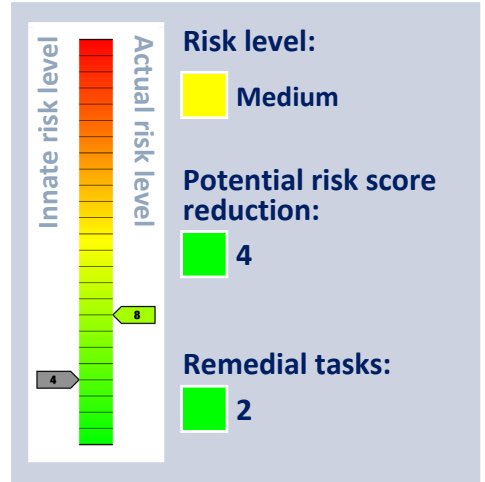
4

Finding Photos



Swing - Mixed - 1 Bay 1 Accessible 1 Toddler Seat

Manufactured by A E Evans Ltd



Standards:



EN 1176-1:2017, EN 1176-2:2017

The item and its surfacing (where applicable) meet with the requirements of the relevant standards.

Maintenance Finding

Description

The supporting components should be dismantled and inspected according to the manufacturer's instructions. This will need doing on a regular basis.

Tasks

Dismantle and inspect according to manufacturer's instructions.

Note

Check condition of end links.

Risk level:

 Medium

Risk score:

 8

Finding Photos



Maintenance Finding

Description

There are natural splits / shakes in the timbers.

Tasks

Shakes vary. Monitor and consult manufacturer if dimensions exceed 8 mm at sections used to grip / grasp.

Risk level:

 Low

Risk score:

 4

Finding Photos



General Notes

The risk scores are calculated by plotting the likelihood of harm against the severity of the injury sustained. The likelihood is given a score of 1 to 5, and the severity is given a score of 1 to 5. In doing this a matrix is produced which gives a numerical assessment of the risk on a score of 1 to 25, and a judgement is made as to which risks are low, which are medium and which are high. Risk scores may be adjusted in the light of experience and therefore may not be exactly as per the table. For example, a score of 7 may be noted.

Risks are calculated in this way:

1. An assessment of the likelihood of harm taking place is made using the numbers 1 to 5, by following these descriptions:
 - a. 1 = Rare
 - b. 2 = Unlikely
 - c. 3 = Moderate
 - d. 4 = Likely
 - e. 5 = Certain
2. An assessment of the severity of the injury sustained is made using the numbers 1 to 5, by following these descriptions:
 - a. 1 = Insignificant
 - b. 2 = Minor
 - c. 3 = Moderate
 - d. 4 = Major
 - e. 5 = Catastrophic
3. The two numbers are multiplied to give a risk score on a scale of 1 to 25.
4. Scores of 1 to 7 inclusive are considered to be low risk and are considered to be tolerable where this is the innate risk of the item, but where remedial works are identified these should be undertaken,
5. Scores of 8 to 12 are considered to be medium risk and some control measures may be identified to reduce the risks to low, tolerable levels,
6. Score of 13 and above are considered to be high risk and urgent action is considered to be necessary to reduce the risks to tolerable levels.

General Notes

It is important to note that where an outcome is catastrophic, but for which the likelihood is rare this will present a score of $1 \times 5 = 5 =$ low risk. Similarly, a certain event for which the consequence is insignificant will present a score of $5 \times 1 = 5 =$ low risk. It is important to consider likelihood and consequence, and not just one of the factors in isolation.

The multiplication of the factors into a risk matrix is given here in Table 1, with a judgement made as to risk scoring indicated by colour.

Green = LOW risk, Amber = MEDIUM risk, Red = HIGH risk.

Table 1 – Risk Score Matrix

		Severity				
L i k e l i h o o d		1 Insignifi- cant	2 Minor	3 Moderate	4 Major	5 Catastro- phic
	1 = Rare	1 LOW	2 LOW	3 LOW	4 LOW	5 LOW
	2 = Unlikely	2 LOW	4 LOW	6 LOW	8 MEDIUM	10 MEDIUM
	3 = Moderate	3 LOW	6 LOW	9 MEDIUM	12 MEDIUM	15 HIGH
	4 = Likely	4 LOW	8 MEDIUM	12 MEDIUM	16 HIGH	20 HIGH
	5 = Certain	5 LOW	10 MEDIUM	15 HIGH	20 HIGH	25 HIGH

General Notes

Inspection Scope

The inspections are undertaken using the RPII's inspection scope.

Compliance with Standards

Inspections are undertaken with reference to the appropriate standards, which are listed next to each item. Compliance with these standards is not mandatory in law, but it is useful to know whether items comply or not. If we think a change is needed, then this is noted in our report. Non-compliance does not necessarily mean that a change is needed. Where a standard is undated the current version is applied, unless overlap periods are allowed by the standards committee at the time of update. The information provided herein is to assist the owner/operator to fulfil its responsibilities as detailed in the relevant standards. Other standards referenced within the listed standards do not form part of this inspection, unless they are also explicitly listed here.

The listed standards are relevant to all installations of equipment which are publicly accessible, including public parks, pay to play parks, schools, nurseries, public houses, holiday parks, indoor play centres, farm parks and the like. All equipment used in publicly accessible areas should meet with the requirements of the relevant listed standard.

Additionally, EN 1176-7 provides guidance on installation, inspection, maintenance and operation to owners/operators of equipment and ancillary items. In the United Kingdom the National Foreword forms an important part to the understanding and implementation of the recommendations set out in EN 1176-7. It clarifies the application of the document within the UK as best practice guidance, as the document has been used since its initial publication. Therefore the EN 1176-7 contains no requirement in the UK and needs to be read and implemented as guidance, with the use of the terms 'shall' therefore becoming a recommendation, as in the term 'should'.

Domestic equipment falls outside the scope of standards for publicly accessible spaces. Domestic play equipment has its own standard (BS EN 71 – Safety of Toys). Where domestic equipment can be identified this will be acknowledged in the report, but compliance may be assessed to the applicable standard relating to publicly accessible equipment.

When water play items, including spray parks, are inspected any comments concerning compliance within the inspection will refer to EN 1176. We have not assessed these against the requirements of EN 17232 (Water play equipment and features).

Compliance with standards is not always a clear-cut thing. Some interpretation can be needed, and our interpretation may differ from the interpretation of others. In some cases, we may decide not to note non-compliance in cases where we think it may mislead or be unhelpful so to do.

General Notes

What We Inspect

Annual and Post Installation inspections will take into consideration compliance with current standards and defects related to wear and vandalism. Items not listed in the report have not been included in the inspection. The inspection will cover the playground equipment and the active area (that area which is obviously part of the playground), nominally up to 3.0 metres around, the fence line if closer, or other areas as agreed.

Operational inspections only take into consideration defects related to cleanliness, equipment ground clearances, ground surface finishes, exposed foundations, sharp edges, missing parts, excessive wear (of moving parts), structural integrity, wear and vandalism. Routine visual inspections (if undertaken) relate only to the most obvious defects such as broken or missing parts, vandalism and issues created by severe weather conditions (the intention is to identify hazards created by storm damage).

The inspection is non-dismantling, non-destructive and does not include any structural, toxicology or impact assessments defined in the standard; however, the inspector will undertake a manual test for stability and if equipment fails under manual load, or any other hazard is identified as an unacceptable risk, the owner/operator will be notified as soon as practicably possible.

The inspector will access all reasonably accessible equipment and will assess all reasonably accessible parts above the standing surface. Where it is not possible to access parts of the equipment without employing an alternative means of access the report will record the action required by the owner/operator to ensure the continued safe use of the equipment. Ancillary equipment will be assessed using the inspector's knowledge and experience of the standards named in this document to ensure as far as is reasonably practicable the continued safe use of the items concerned. The owner/operator is responsible for the overall safety of the equipment and area. Inspectors who are trained to use ladders may use them where it is safe to do so, but if members of the public are present on site ladders may not be used to access the equipment.

What We Don't Inspect

The inspector will not undertake any of the following works unless specifically agreed in writing at the time of order:

Checking the depth and underlying structural integrity of any surface areas and/or carrying out any testing of impact absorbing properties of any surfaces. The identification of any corrosion, rot or other deterioration in any apparatus or equipment other than by an external inspection or the inspection of any equipment (or part thereof) that is underground or beneath the playing surface. Tightening any bolts, hinges or other fixing devices on any apparatus or equipment. Assessing or inspecting any electrical installations contained on any site and/or apparatus and/or equipment. Assessing or inspecting any water supplies and/or water features and/or any associated computerised systems (including carrying out any programming).

General Notes

The owner/operator should have a 'design risk assessment' provided by the manufacturer/designer of the area for the equipment and location in which the facility is installed.

We have inspected without dismantling or destruction and so some aspects of the relevant standards may not be testable on site.

The operator is responsible for managing risks of their provision and is required by law to carry out a 'suitable and sufficient assessment' of the risks associated with a site or activity and this inspection shall be considered as contributing to the operator's discharge of this responsibility.

Exposure to Risk

Exposure to acceptable levels of risk and challenge is essential to children's development and allows them to exercise their right to play. Therefore, it can be judged that levels of risk above low risk can be acceptable. The risk scores shown allow the operator to make a judgement after first considering the benefit of the activity to which the risk score relates.

Ownership

There may be cases where we report issues that are not the site owner's responsibility. It is not necessarily possible for us to determine who owns what, and in any case we need to bring all risks to your attention if they can affect the safety of the site's users.

Contemporaneous Findings

Our report shows the findings at the time of inspection. Subsequent events may affect the condition of the site. Suggested remedial actions are based upon our knowledge and experience. The owner/operator should seek the advice of the manufacturer or a competent person when undertaking repairs and/or modifications to equipment.

Timber

Where timbers are set into the ground it is not always possible to determine levels of decay. The owner/operator should ensure it conducts appropriate inspections to identify decay before it becomes a problem.

We can undertake more in-depth testing of your playground timbers using resistance penetration.

Timber is known to decay from the inside out. This makes it very important that you ensure proper testing and inspection is undertaken of your playground timbers, especially where defects may be hidden inside the structures. Testing using resistance penetration can help to identify defects before they become outwardly apparent, but can also confirm the condition of good timbers to prevent premature replacement with its associated costs. The testing is undertaken using a specialist machine, which uses electronically controlled drill resistance measurement. The drill is fine enough that it does not cause permanent damage to reduce the lifespan of the equipment.

Please contact us for pricing and further information.

Planting and Trees

Where planting or trees are mentioned in our report, please be advised that we do not undertake any arboricultural, horticultural or toxicological assessment of suitability or condition. You must ensure you undertake suitable inspections from an appropriate expert.

General Notes

How This Inspection Contributes to Your Annual Main Inspection

The owner/operator is responsible for following the guidance of the relevant standards. The standards give guidance on the installation, inspection, maintenance and operation of the various types of facility. The inspection guidance is listed in Table 1, with an indication of which parts will be included in your RoSPA inspection [the items in the first column are the items which comprise an “Annual Main Inspection”, the second column shows which elements form part of a RoSPA inspection, items with a cross are not included, some items may have limitations as shown in the notes to the Table 1). The standards also contain additional parts which the owner/operator should follow.

Table 1

Inspection Recommendations of relevant standards These form the Annual Main Inspection	Included in RoSPA Inspection?
6.1 d) Overall levels of safety of equipment (see note 1)	✓ [1]
6.1 d) Overall levels of safety of foundations (see note 1)	✓ [1]
6.2 d) Overall levels of safety of playing surfaces (see note 2)	✓ [2]
6.1 d) Compliance with the relevant parts of the standard and or risk assessment (see note 3)	✓ [3]
6.1 d) Effects of weather	✓
6.1 d) Presence of rot, decay or corrosion (see note 1)	✓ [1]
6.1 d) Assessment of repairs made or added or replaced components (see note 4)	✓ [4]
6.1 d) Excavation or dismantling/additional measures	✗
6.2.1 Assessment of glass reinforced plastics (see note 5)	✓ [5]
6.2.1 Inspection of one post equipment (see note 1)	✓ [1]
6.2.4 Undertaking the Operators inspection protocol	✓
6.2 c) Presence of rot or corrosion (see note 2)	✓ [2]
6.2 c) Assessment of repairs made/added or replaced components (see note 5)	✗
<p>N.B. The clause numbers above are taken from BS EN 1176-7:2020. The content is equally applicable to all other relevant standards. Playgrounds contains a range of equipment from different manufacturers and installed over a number of years; operators should implement any guidance provided by the manufacturer. Item specific detail is not readily available to RPII Playground Inspectors, whose report contributes to the operator’s overall Annual Main Inspection as details in the relevant standard.</p> <p>Notes</p> <p>[1] A manual test only is undertaken for stability. Wear and instability are only detectable where readily apparent without dismantling or destruction and without the use of tools, excavation or specialist equipment. Rot and corrosion are tested for with a hammer and/or steel rod. Decay in timber may exist which can only be found with specialist equipment. We therefore cannot be held responsible for the presence of such decay.</p> <p>[2] Only the visible condition and dimensional compliance of surface extent is considered. Neither testing of impact attenuating properties nor measurement of the thickness of bound surfaces are undertaken on annual inspections. We can conduct impact testing for additional fees.</p> <p>[3] The inspection assesses compliance where this can be tested on site using manual methods without dismantling, destruction and without the use of tools or specialist equipment</p> <p>[4] The operator should use manufacturer’s recommended parts, or equivalent. We are unable to verify if such parts have been used, and any subsequent change in quality or performance</p> <p>[5] Visible glass fibres will be noted in reports. The operator is responsible for repairs or replacement.</p>	

EN 1176 Notes – Summary of Requirements

PROTECTION AGAINST INJURIES IN THE FREE SPACE

- * No obstacles in the minimum space (other than structures to assist or safeguard the user)
- * Traffic flows should not go through the minimum space

PROTECTION AGAINST INJURIES IN THE FALLING SPACE

- * Free height of fall should not exceed 3m * No obstacles in the falling space * Platforms with fall heights of more than 1m between them require surfacing

PROTECTION AGAINST INJURIES DUE TO OTHER TYPES OF MOVEMENT

- * No unexpected obstacles

SURFACING SAFETY REQUIREMENTS

- * Surfacing should have no sharp edges or protrusions * Loose fills should be 100mm more than the depth required to meet the HIC reading (usually 200mm) * Hard surfaces should only be used outside where children fall * Testable Impact absorbing surfaces if falls over 600mm are possible. Topsoil or turf may be used up to 1m

DESIGN AND MANUFACTURE

- * The equipment must be suitable for the user and risks should be identifiable by the child * Accessibility: adults must be able to gain access to help children * Grip requirements: permitted diameter 16 - 45mm (i.e. overhead bars) * Grasp requirements: maximum diameter 60mm (e.g. handrails on steps)

- * Requirements for easily accessible equipment

FINISHING

- * Timber species and synthetics should be splinter resistant * No protrusions or sharp-edged components * Bolts should not protrude by more than 8mm * Corners, edges or projecting parts over 8mm should have a 3mm radius. * No hard and sharp-edged parts (e.g. razor blade effect caused by sheet steel) * No crushing or shearing points
- * Connections should not come loose by themselves and should resist removal. * Timber connections should not rely solely on screws or nails. * Leaking lubricants should not stain or impair the safety of the equipment

FIBRE ROPES

- * Conform to EN 701 or 919 or have a material and load certificate
- * Ropes used by hands shall have a soft, non-slip covering

WIRE ROPES

- * Non-rotating and corrosion resistant with no splayed wires outside the ferrule * Wire connector clip threads should protrude less than 8mm * Turnbuckles should be enclosed, have a loop at each end and be secured

CHAINS

- * Maximum opening of individual links: 8.6mm in any one direction.
- * Connecting links between chains must be less than 8.6mm or over 12mm

SWINGING SUSPENDED ROPES

- * Not combined with swings in the same bay * Less than 2m long: over 600mm from static parts; over 900mm from swinging parts * 2m - 4m long: over 1000mm from anything * Diameter: 25 - 45mm

CLIMBING ROPES

- * Anchored at both ends and movement less than 20% of rope length
- * Single climbing rope diameter: 18 - 45mm (nets comply with Grip requirements)

ENTRAPMENTS

- * Entrapment: a place from which children cannot extricate themselves unaided There are six probes: the Torso Probe, the Large Head Probe, The Small Head probe, the Wedge Probe and the two Finger Rods. There is a toggle test to reduce the dangers of clothing toggles being caught on slides, fireman's poles and roofs, and a ring gauge to test for rocker hand/foot rest protrusions.

BRIDGES

- * The space between the flexible bridge and rigid sides should be not less than 230mm

ENTRAPMENT OF FEET AND LEGS

- * Inclined planes (not suspension bridges) less than 38° should have no gaps over 30mm
- * There are no requirements for suspension bridge gaps other than the main entrapment requirements

FINGER ENTRAPMENTS

These occur in: 1. gaps where child's movement may cause a finger to become stuck; 2. open-ended tubes; 3. moving gaps

- * Tube ends should be securely enclosed and removable only with tools
- * Moving gaps should not close to less than 12mm

BARRIERS AND GUARD-RAILS

- * Hand-rail: a rail to help the child balance * Guard-rail: a rail to prevent children falling * Barrier: a guard-rail with non-climbable in-fill

HAND-RAILS

- * Where required they should be between 600 and 850mm above the standing surface

EQUIPMENT FOR UNDER 3'S

- * Platforms over 600mm require a barrier with a minimum height of 700mm high + impact absorbing surfacing

EQUIPMENT FOR OVER 3'S

- * Platforms up to 1000mm: No barriers or guard-rails required + impact absorbing surface over * Platforms 1000-2000mm: 600 - 850mm high guard-rail + impact absorbing surfacing * Platforms 2000-3000mm: 700mm high barrier + impact absorbing surfacing * No bars, infills or steps which can be used as steps. Tops should discourage standing or sitting

MEANS OF ACCESS

The main change in this area is that the probes should now be applied to accesses. All means of access should have no entrapments; be securely fixed; be level to $\pm 3^\circ$ (ramps across width) and have a constant angle. It does not refer to agility equipment used as an access i.e. arched climbers, scramble nets. There are specific measurements for ladders, stairs and ramps.

EN 1176 Notes – Summary of Requirements

SWINGS

The main changes relate to requirements for new types of swings, dimensions and surfacing areas.

REQUIREMENTS

* No all rigid suspension members (i.e. solid bar top to bottom) * Design should be principally for use by seated children (RoSPA interpretation) * Two seats per bay maximum. Do not mix cradle and flat seats in same bay * Some types of swings have slightly different requirements. Information should be obtained from the supplier * Single point swing chains should not twist round each other * Single point swings require a secondary bearing support mechanism

DIMENSIONS

* Minimum ground clearance at rest: 350mm (400mm for single point swings and tyres) * No maximum seat surface height but RoSPA recommends a max. height of 635mm for cradles and flat seats * Distance between seat and frame: 20% of swing suspension + 200mm * Distance between seats: 20% of the swing suspension + 300mm * Pivot splay (separation distance) at crossbar: width between seat fixings plus 5% of swing suspension length

SITING

* Swing sets for young children should be separated from those for older children and sited to avoid cross traffic

SURFACING REQUIREMENTS

Forward and Back

* Different areas for synthetic and loose-fill surfaces in a box or pit. Measurements each way are: 1. synthetic: 0.867 x length of suspension member + 1.75m 2. loose-fill: 0.867 x length of suspension member + 2.25m

Side width

* Seat width no greater than 500mm: 1.75m minimum (i.e. .875m each way from seat centre)

* Areas for two seats in one bay may overlap providing the distance between seats is correct

Single point swings

* Circular area with a radius equal to the Forward and Backward figure for other swings

SLIDES

SAFETY REQUIREMENTS

* Free-standing slides: the max. vertical height which a stairway can reach without a change of direction is 2.5m. * Starting section at the top of each chute: length 350mm minimum, zero to 5° downwards at the centre line.

N.B. This can be the platform if the slide is attached to it * If the starting section is over 400mm long, platform requirements apply *

From a platform, the gap to the slide is the same width as the slide * Attachment slides over 1m free fall height should have starting section barriers 500mm min. high at one point * Attachment slides over 1m FFH should have a guard-rail across the entrance at a ht. of between 700-900mm

Sliding sections

* Maximum angle: 60° at any one point and an average of 40° * The width of open and straight slides over 1500mm long should be less than 700mm or greater than 950mm * Spiral or curved slides should have a width less than 700mm

RUN -OUTS

* Run-outs of at least 300mm are required if the sliding section is under 1.5m long. * Additional requirements are required for different types of slides * Average angle of run-outs: DIN type 10° (BS type) 5° (both downwards) * Height of run-out: Less than 1.5m sliding length: max. 200mm. Greater than 1.5m sliding length: max. 350mm * Users should come to a stop on the run-out section (BS type only)

* Chutes should have a side height related to the fall height: 1.2m: 100mm minimum : 1.2m - 2.5m: 150mm minimum : Over 2.5m: 500mm minimum

* Maximum side angle from slide bed: 30° * Tops of sides should be rounded or radiused to at least 3mm * Tunnel slides should be a minimum 750mm high and 750mm wide * Tunnels should start on or at the end of the starting section and be continuous over the sliding section only

SURFACING REQUIREMENTS

Normal distances except for the run-out which should be: * DIN type: 1m each side and 2m beyond (or just 1.5m beyond for short slides) * BS type: 1m each side and 1m beyond

CABLE RUNWAYS

SAFETY REQUIREMENTS

* Stop at end should progressively slow down the traveller * Traveller should not be removable except with tools * No access to internal mechanism * Suspension mechanism: flexible, exclude risk of strangulation or be at least 2m above the ground in the middle * Where children hang by the hands, the grip should not be enclosed (i.e. a loop)

* Climbing should be discouraged onto the grip * Children should be able to get off the seat at any time (i.e. no loops or straps) *

Maximum loaded (69.5kg) speed is 7m per second * If two cables are placed parallel the min. distance between them is 2m

IMPACT AREAS

* 2m either side of main cable

ROTATING ITEMS

The main changes are in clearer separation into different types. A change in the clearance between the underside and the ground will affect older items. The change should provide greater safety. NOTE: Rotating items under 500mm diameter are excluded from these requirements

SAFETY REQUIREMENTS

* Maximum free height of fall: 1000mm (For overhead items: 1500 - 3000mm) * Max. speed at periphery under reasonable use: 5m per second. As no method is given, this cannot be tested * Hand grips should be between 16 - 45mm

SPECIFIC REQUIREMENTS

There are specific requirements for different types of roundabout. The two most common ones are:

Platform roundabouts:

EN 1176 Notes – Summary of Requirements

* Platforms should be circular and enclosed * All parts should revolve in the same direction * No super-structure over the edge of the platform * Mechanism should be enclosed * Height between underside and ground 60 – 110mm for 300mm in * Protective skirts should be of rigid material and have no burrs or other defects * The bottom edge should be flared towards the inside or protected Giant revolving discs

* Clearance of underside at lowest point: 300mm * Max. platform height: 1m * Free space: 3m * Upper surface should be continuous, smooth and with no handles or grips * Underside should be continuous, smooth and without any radial variations (i.e. spokes) or indentations

MINIMUM SPACE

* Free space: Horizontal: 2m all round * Vertical head clearance from platform: sitting 1.5m ; standing 1.8m * Small rotating items under 500mm diameter are excluded but RoSPA suggests as for rocking items

SURFACING REQUIREMENTS

* There are no special extra requirements for surfacing areas * Surfaces should be continuous underneath and level

ROCKING ITEMS

DEFINITIONS

* Rocking equipment which can be moved by the user and is supported from below

* Damping: any movement restricting device. (N.B. Springs are treated as self-damping)

SAFETY REQUIREMENTS

* Throughout the range of movement gaps in all accessible joints should be under 12mm * Progressive restraint at extremity of movement is required * Foot rests should be provided where the ground clearance is less than 230mm * Hand grips should be provided for each seat or standing position

* Foot rests and hand grips should be firmly fixed and non-rotating * Hand grip diameter: 16 - 45mm (for toddler items: 30mm maximum) * Right -angled corners on moving equipment should be 20mm radius min. (e.g. a bird's beak)

MINIMUM SPACE

* 1000mm between items at maximum movement.

SURFACING REQUIREMENTS

There are no special extra requirements for surfacing areas

INSTALLATION, INSPECTION, MAINTENANCE AND OPERATION

SAFETY

* Appropriate safety systems must be established by the operator * No access should be allowed to unsafe equipment or areas * Records should be kept by the playground operator * Effectiveness of safety measures should be assessed annually * Signs should be provided giving owner details and emergency service contact points * Entrances for emergency services should be freely accessible * Information on accidents should be kept (RoSPA has a suitable form)

* Staff and users should be safe during maintenance operations

INSPECTION

* Manufacturers will recommend the inspection frequency although some sites may need a daily check

Frequency

Routine visual inspections: identification of hazards from vandalism, use or weather conditions (RoSPA recommends a recorded daily or weekly inspection) Operational inspection: every 1 -3 months or as recommended. Checks operation, stability, wear etc. Annual main inspection: checks long-term levels of safety

* An inspection schedule should be prepared for each playground, listing components and methods

* Appropriate action should be taken if defects are noted

ROUTINE MAINTENANCE

* Basic routine maintenance details should be supplied by the manufacturer

CORRECTIVE MAINTENANCE

* This covers remedial work and repairs as required * Alterations should only be carried out after consultation & agreement with the supplier or a competent person



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Marianne Rossi

From: Teresa Strange
Sent: 02 February 2023 12:09
To: Asma Shamim
Cc: Marianne Rossi
Subject: RE: Play Area at Primrose Drive
Attachments: Whitworth Play Area - Bellway.jpg; Dave Play Area - Taylor Wimpey - safety surface margin.jpg; Tarmac path at Davey Play area - Taylor Wimpey.jpg

Hi Asma

I wonder if you can give any thought/comment to the issues that have been raised, ahead of the parish council's Asset Management meeting on Monday evening.

Attached is a photo of the Whitworth Play area – which is what the parish council have named the play area on Bowood View.

We asked Bellway and agreed with Proludic the play equipment company for the safety surfacing to extend to a margin outside the play area fence.

They didn't do it, but they did for the Taylor Wimpey development just up the road built at the same time. Its one of the reasons the parish council are unhappy and considered their options before still adopting.

So, in terms of the land transfer and access arrangements.

1. Can we access the back of the fence to cut the grass from inside the fence line?
2. If in years to come we need to resurface the safety surfacing we will want to do the extended margin, you can see from the comparison photo why, its clean, the mowers can mow to the grass edge, and litter does not collect there. Can we do this in the future.

We have a hoggin path through the Whitworth play area – well not really, just gravel not tamped down properly and its needs to tarmac like the one up the road in the photo. Bellway won't do before we adopt, but have promised to do after we have adopted, has there been any discussion on that at all?

Many thanks,
Teresa

From: Teresa Strange
Sent: 26 January 2023 21:56
To: Asma Shamim <Asma.Shamim@wellerslawgroup.com>
Subject: RE: Play Area at Primrose Drive

Hi Asma

Members were not happy to sign on Monday evening when they met, so will be going to the asset management committee on Monday 6th Feb – too many queries on future maintenance access etc, so I will be coming back to you on Tuesday 7th with some clarifications.....

Kind regards, Teresa

From: Asma Shamim <Asma.Shamim@wellerslawgroup.com>
Sent: 25 January 2023 09:12
To: Teresa Strange <clerk@melkshamwithout-pc.gov.uk>
Subject: RE: Play Area at Primrose Drive

Dear Teresa,

I hope you are well.

Melksham Without Parish Council
 Ms Teresa Strange, Clerk
 The Sports Pavilion
 Westinghouse Way
 Bowerhill, Melksham
 Wiltshire
 SN12 6TL

YOUR REF
 OUR REF 34778.004/ASM/DN1
 REPLY TO Bookham HS
 T 01372 750103
 E Asma.Shamim@wellerslawgroup.com
 DX Great Bookham 117527
 DATE 11th January 2023

Dear Teresa,

Purchase of Play Area at Bowood View, Melksham

Further to the Parish Council's instructions to take a transfer of the Play Area at Bowood View, I have now reviewed the draft Transfer and set out the principal provisions of the Transfer below.

Please confirm if the provisions are approved by the Melksham Without Parish Council.

Parties

Bellway Homes Limited ("BHL") is transferring the play area at Bowood View, Melksham ("Property") to Melksham Without Parish Council ("PC") for £1 to be used only as public open space for the use and enjoyment of the public.

Property

The property is defined as the play area at Bowood View, Melksham ("Property") and is shown edged red on the attached plan. Please review the plan and let me have your confirmation that the area shown edged red on the plan correctly reflects the extent of the area the Parish Council intends to acquire.

Retained Land

Bellway Homes Limited ("BHL") is retaining neighbouring land adjoining the Property. The PC and BHL will have reciprocal rights over each other's land as detailed below.

Rights Granted for the Benefit of the Property:

1. The right to use drains, pipes, cables etc ("Conduits") on or under the Retained Land for the passage of utilities and services to and from the Property. This right is subject to the



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PC paying to the owners of the Retained Land a fair and proper proportion according to use of the costs of repairing, maintaining, replacing, renewing and cleaning any Conduits used in common between the Property and the Retained land.

2. The PC is required to pay all costs incurred in relation to any Conduits which serve only the property.

I have been advised by BHL's solicitor that there are no utilities or Conduits serving the Property, however in case the position changes in the future the proposal is to keep this provision in. The PC will only be charged for utilities and services it shares or consumes.

3. The PC has a right to enter and remain on the Retained Land (on reasonable prior notice) with or without workmen, plant and equipment to maintain, decorate, replace, renew and clean any buildings or fences on the Property or boundary fences or party walls between the Retained Land and the property. Please confirm if there are any boundary features between the retained land and the property.
4. The PC have a right of way at all times for all purposes with or without vehicles to use the estate roads to access the Property. Please confirm that this is adequate access to and from the Property.

Rights Reserved for the Benefit of the Owners of the Retained Land:

1. The owners of the Retained Land have the right to install and use any new Conduits under the Property for the passage of services to and from the Retained Land and where necessary to divert existing Conduits. The benefit of this right is subject to the owners of the Retained Land:-
 - (a) serving reasonable prior notice on the P before exercising the right to install new Conduits or divert existing conduits;
 - (b) repairing, maintaining, replacing, renewing and cleaning any conduits installed pursuant to this right.
2. The right to connect and use any Conduits in, under or over the Property for the passage of services to and from the Retained Land. The benefit of this right is subject to the owners of the Retained Land:
 - (a) paying to the owners of the Property a fair and proper proportion according to the use of the costs of repairing, maintaining, replacing, renewing and cleaning any of the Conduits used in common between the Property and the Retained Land and;
 - (b) all of the costs in relation to costs incurred for any Conduits which only serve the Retained Land.
3. A right of way with or without vehicles along roads and other footpaths over the Property for all purposes. The benefit of this right is subject to the owners of the Retained Land paying to the owners of the Property a fair and proper proportion according to the extent of use of such footpaths and roads. The contribution will cover the costs incurred of repairing, maintaining and renewing and cleaning and lighting the roads and pathways over which rights are reserved.

4. The right for the owners of the Retained Land to enter the Property on reasonable prior notice with or without workmen, plant and equipment to install, divert, repair, maintain and clean any of the Conduits and buildings or fences which are boundaries between the Retained Land and the Property.
5. To comply with any lawful requirement of the local planning authority or the local drainage authority or the relevant highway authority.

The Parish Council agrees not to do the following:-

1. Not to use the Property for any purpose whatsoever other than as public open space for the use and enjoyment of the public at all times.
2. Not to cause, permit or suffer to be done on the Property any act which may become a nuisance or annoyance or danger.

The Parish Council agrees to do the following:-

To comply with the terms of any planning permission relating to the Property insofar as they are still subsisting and capable of being enforced.

If the above terms are agreed, please arrange for the Transfer and plan to be signed and returned to me in readiness for completion.

Yours sincerely

Asma Shamim
Solicitor

Teresa Strange

From: Asma Shamim <Asma.Shamim@wellerslawgroup.com>
Sent: 12 January 2023 10:37
To: Teresa Strange
Subject: RE: Play Area at Primrose Drive
Attachments: TP1 (v3) - HJ.pdf; 1780 - Play Area Transfer Plan_A3_.pdf; Reporting Letter1.pdf

Dear Teresa,

I hope you are well.

Please find attached the Transfer, Plan and my report to you for the transfer of open space land from Bellway Homes Limited to the Parish Council.

Please read the documents and let me know if they are in line with what the Parish Council is expecting. If so, please arrange for the Transfer and the plan to be signed and return the hard copies to me in readiness for completion.

Bellway Homes Limited is pushing for completion to take place tomorrow but this is unachievable. The Parish Council must ensure that it is happy to take the open space in its current condition.

I look forward to hearing from you but if you have any enquiries, please do not hesitate to contact me.

With kind regards

Asma Shamim



Asma Shamim

Partner

22a High Street
Great Bookham
KT23 4AG

Direct Dial: 01372 750103

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IMPORTANT NOTICE: SENDING FUNDS TO OUR ACCOUNT

Given recent high profile media cases of email interception and fraudulent alterations to bank details and in particular, those relating to solicitors' firms, PLEASE NOTE that you cannot rely on any bank details sent to you by email, even if they appear to come from this firm. Our bank details will never change. Any communication purporting to come from us changing our bank account details must be ignored and it is your responsibility to check with us that you are using the correct bank details for any payments to be made to us in order to avoid any misunderstandings, delays or fraud.

Disclaimer

If you need more room than is provided for in a panel, and your software allows, you can expand any panel in the form. Alternatively use continuation sheet CS and attach it to this form.

Leave blank if not yet registered.

When application for registration is made these title number(s) should be entered in panel 2 of Form AP1.

Insert address, including postcode (if any), or other description of the property transferred. Any physical exclusions, such as mines and minerals, should be defined.

Place 'X' in the appropriate box and complete the statement.

For example 'edged red'.

For example 'edged and numbered 1 in blue'.

Any plan lodged must be signed by the transferor.

Give full name(s).

Complete as appropriate where the transferor is a company.

Give full name(s).

Complete as appropriate where the transferee is a company. Also, for an overseas company, unless an arrangement with Land Registry exists, lodge either a certificate in Form 7 in Schedule 3 to the Land Registration Rules 2003 or a certified copy of the constitution in English or Welsh, or other evidence permitted by rule 183 of the Land Registration Rules 2003.

1	Title number(s) out of which the property is transferred: WT433346
2	Other title number(s) against which matters contained in this transfer are to be registered or noted, if any:
3	<p>Property: Play Area at Bowood View, Melksham</p> <p>The property is identified</p> <p><input checked="" type="checkbox"/> on the attached plan and shown: edged red on the plan attached to this Transfer</p> <p><input type="checkbox"/> on the title plan(s) of the above titles and shown:</p>
4	Date:
5	<p>Transferor:</p> <p>Bellway Homes Limited</p> <p><u>For UK incorporated companies/LLPs</u> Registered number of company or limited liability partnership including any prefix:</p> <p>00670176</p> <p><u>For overseas companies</u> (a) Territory of incorporation:</p> <p>(b) Registered number in the United Kingdom including any prefix:</p>
6	<p>Transferee for entry in the register:</p> <p>Melksham Without Parish Council</p> <p><u>For UK incorporated companies/LLPs</u> Registered number of company or limited liability partnership including any prefix:</p> <p><u>For overseas companies</u> (a) Territory of incorporation:</p> <p>(b) Registered number in the United Kingdom including any prefix:</p>

Each transferee may give up to three addresses for service, one of which must be a postal address whether or not in the UK (including the postcode, if any). The others can be any combination of a postal address, a UK DX box number or an electronic address.

Place 'X' in the appropriate box. State the currency unit if other than sterling. If none of the boxes apply, insert an appropriate memorandum in panel 12.

Place 'X' in any box that applies.

Add any modifications.

Where the transferee is more than one person, place 'X' in the appropriate box.

7	Transferee's intended address(es) for service for entry in the register: First Floor, Melksham Community Campus, Market Place, Melksham, Wiltshire, SN12 6ES
8	The transferor transfers the property to the transferee
9	<p>Consideration</p> <p><input checked="" type="checkbox"/> The transferor has received from the transferee for the property the following sum (in words and figures): One Pound (£1.00)</p> <p><input type="checkbox"/> The transfer is not for money or anything that has a monetary value</p> <p><input type="checkbox"/> Insert other receipt as appropriate:</p>
10	<p>The transferor transfers with</p> <p><input checked="" type="checkbox"/> full title guarantee</p> <p><input type="checkbox"/> limited title guarantee</p> <p>The Transferor shall not be liable under the covenants implied by Sections 2 and 3 of the Law of Property (Miscellaneous Provisions) Act 1994 by reason of the Property being subject to the following matters:-</p> <p>10.1 Matters which would be revealed by an inspection or survey of the Property</p> <p>10.2 Interests which override pursuant to the Land Registration Act 2002 and which affect the Property</p> <p>Section 6(2)(a) of the Law of Property (Miscellaneous Provisions) Act 1994 shall have effect as though all matters recorded in all registers open to or capable of public inspection are to be considered to be within the actual knowledge of the Transferee.</p>
11	<p>Declaration of trust. The transferee is more than one person and</p> <p><input type="checkbox"/> they are to hold the property on trust for themselves as joint tenants</p> <p><input type="checkbox"/> they are to hold the property on trust for themselves as tenants in common in equal shares</p> <p><input type="checkbox"/> they are to hold the property on trust:</p>

Complete as necessary.

The registrar will enter a Form A restriction in the register *unless*:

- an 'X' is placed:
 - in the first box, or
 - in the third box and the details of the trust or of the trust instrument show that the transferees are to hold the property on trust for themselves alone as joint tenants, *or*
- it is clear from completion of a form JO lodged with this application that the transferees are to hold the property on trust for themselves alone as joint tenants.

Please refer to Land Registry's Public Guide 18 – *Joint property ownership* and Practice Guide 24 – *Private trusts of land* for further guidance. These guides are available on our website www.landregistry.gov.uk

12 Additional provisions

12.1 Definitions

12.1.1 In this Transfer the following words and expressions shall have the following meanings:-

“Conduits”	culverts, gullies, outfalls, sewers, drains, watercourses, pipes, cables, ducts, outlets, optic fibres, wires and other channels, apparatus and systems now present or installed for the passage of Services and including (but not by way of limitation) any diversion, upgrading and improvement works (including protection of existing systems) and all ancillary apparatus, buildings, structures and installations;
“Estate”	all land (excluding the Property) in respect of which the Transferor is or was the registered proprietor under the Title Number referred to in Panel 1 and the buildings on that land;
“Estate Roads”	the roads footpaths and crossovers to footpaths which are either to remain private or are intended to be adopted by the Local Authority constructed or to be constructed on the Estate
“Retained Land”	the land comprised in the Title Number WT433346 (excluding the Property);
“Services”	water, gas, electricity, telephone, telecommunications, cable television, surface water

drainage, foul drainage, fuel oil and other similar services;

- 12.1.2 References to the owners of the Property are to the Transferee and its successors in title to the Property and references to the owners of the Retained Land are to the Transferor and its successors in title to the Retained Land.
- 12.1.3 References to the Property include the whole and every part of the Property and references to the Retained Land include the whole and every part of the Retained Land.
- 12.1.4 Unless otherwise indicated, references to paragraphs are to paragraph in this Panel 12.

12.2 Rights granted for the benefit of the Property

12.2.1 The transfer is made together with the following rights over the Retained Land for the benefit of the Property:

- 12.2.1.1 **Services** – the right in common with the owners of the Retained Land and those authorised by them to use any Conduits in, on, under or over the Retained Land for the passage of Services to and from the Property. The benefit of this rights is subject to the owners of the Property paying to the owners of the Retained Land a fair and proper proportion according to use of the costs of repairing, maintaining, replacing, renewing and cleaning any of the Conduits used in common between the Property and the Retained Land and all of such costs so incurred in relation to any Conduits which serve only the Property
- 12.2.1.2 **Entry** - the right for the owners of the Property and those authorised by them to enter and remain upon so much as is necessary of the Retained Land on reasonable prior notice (except in case of emergency) with or without workmen, plant and equipment to repair, maintain, decorate, replace, renew and clean any buildings or fences on the Property or boundary fences or party walls between the Retained Land and the Property
- 12.2.1.3 **Right of support** – the right of subjacent and lateral support and protection from the Retained Land;
- 12.2.1.4 **Right of way** – To use at all times and for all purposes with or without vehicles (where applicable) the Estate Roads until adoption as public highways subject to the person exercising such right doing no unnecessary damage and making good any damage caused.

12.2.2 The rights of entry granted by clause 12.2 of this transfer are subject to the owners of the Property:

- 12.2.2.1 first obtaining any consents required under

paragraph 12.2.1.1 for the connection to any Conduits;

12.2.2.2 causing as little nuisance as reasonably practicable to the owners of the Retained Land in the exercise of these rights; and

12.2.2.3 making good as soon as reasonably practicable all damage caused to the Retained Land and any buildings from time to time on it

12.3 Rights reserved for the benefit of the Retained Land

12.3.1 The following rights over the Property are reserved for the benefit of the Retained Land:

12.3.1.1 **New services and diversions** – the right to install and use new Conduits under the Property for the passage of services to and from the Retained Land and where necessary to divert existing Conduits. The benefit of this right is subject to:

(a) the owners of the Retained Land must serve reasonable prior written notice on the owners of the Property before exercising the right to install new Conduits and/or divert existing Conduits;

(b) the owners of the Retained Land repairing, maintaining, replacing, renewing and cleaning any Conduits installed pursuant to this right.

12.3.1.2 **Services** – the right in common with the owners of the Property and those authorised by them to connect to and use any Conduits in, on, under or over the Property for the passage of Services to and from the Retained Land. The benefit of this right is subject to the owners of the Retained Land paying to the owners of the Property a fair and proper proportion according to use of the costs of repairing, maintaining, replacing, renewing and cleaning any of the Conduits used in common between the Property and the Retained Land and all of such costs so incurred in relation to any Conduits which serve only the Retained Land.

12.3.1.3 **Right of support** – the right of subjacent and lateral support and protection from the Property

12.3.1.4 **Right of way** – a right of way in common with the owners of the Property and those authorised by them with or without vehicles over and along the roads and on foot only over and along paths for all purposes. The benefit of this right is subject to the owners of the Retained Land paying to the owners of the Property a fair and proper proportion according to use of the costs of repairing, maintaining, replacing, renewing, cleaning and lighting the roads and paths over which rights are reserved by this transfer.

12.3.1.5 **Entry** – the right for the owners of the Retained Land and those authorised by them to enter and remain upon so much as is necessary of the

Property on reasonable prior notice (except in case of emergency) with or without workmen, plant and equipment:

- (a) to install, divert, repair, maintain, clean, connect to and sever connections with any Conduits; and
- (b) to repair, maintain, decorate, replace, renew and clean any buildings or fences on the Retained Land or boundary fences or party walls between the Retained Land and the Property
- (c) To comply with any lawful requirement of the Local Planning Authority or the Local Drainage Authority or the relevant Highway Authority

12.3.1.6 The rights granted by this transfer are subject to the owners of the Retained Land:

12.3.1.6.1 causing as little nuisance as reasonably practicable to the owners of the Property in the exercise of these rights; and

12.3.1.6.2 making good as soon as reasonably practicable all damage caused to the Property and any buildings from time to time on it

12.4 Agreements and Declarations

The Transferor and the Transferee declare that:

12.4.1 section 62 Law of Property Act 1925 and the rule in "*Wheeldon v Burrows*" do not apply to this transfer and no legal or other rights are granted over the Retained Land for the benefit of the Property or granted over this Property for the benefit of the Retained Land by this transfer except for those expressly granted or reserved be this transfer;

12.4.2 they do not intend that any of the terms of this transfer will be enforceable by virtue of the Contracts (Rights of Third Parties) Act 1999 by any person not a party to it.

12.4.3 the Property does not include any walls fences hedges or other structural boundary which forms the boundary with any plots on the Estate.

12.4.4 where any services media cross or are intended to cross the Property and no formal deed of easement has been entered into by the Transferor at the date of this Transfer the Transferee shall at the Transferor's request and cost enter into any such deed

12.4.5 if required by any statutory authority in connection with any Conduits, the Transferee shall grant to such statutory authorities all easements wayleaves licences and rights needed in connection with the Services usually provided or maintained by them

12.5 Covenants by the Transferee

12.5.1_The Transferee covenants with the Transferor and its successors in title for the benefit of the Retained Land and the Estate that the Transferee and those deriving title under it will not at any time hereafter:

12.5.2 Use the Property for any purpose whatsoever other than public open space for the use and enjoyment of the public in perpetuity at all times.

12.5.3 Cause permit or suffer to be done in or upon the Property any act or thing which may be or become a nuisance or annoyance or danger.

12.6 Positive Covenant given by the Transferee

12.6.1 The Transferee covenants with the Transferor and the Transferor's successors in title that the Transferee will observe and perform the covenants and conditions contained or referred to in the Charges Register of Title Number WT433346 so far as they relate to the Property hereby transferred and will indemnify and keep the Transferor and his successors in title fully and effectually indemnified against all actions proceedings damages costs claims and expenses which may be suffered or incurred by the Transferor or his successors in Title in respect of any future breach or non observance or non performance of those covenants and conditions

12.6.2 The Transferee hereby covenants with the Transferor to comply with the terms of any planning permission relating to the Property other than the obligation to construct the same insofar as they are still subsisting and capable of being enforced and the Transferee shall keep the Transferor indemnified against any actions costs claims and demands and liability arising as a result of or in consequence of any future breach of the same

The transferor must execute this transfer as a deed using the space opposite. If there is more than one transferor, all must execute. Forms of execution are given in Schedule 9 to the Land Registration Rules 2003. If the transfer contains transferee's covenants or declarations or contains an application by the transferee (such as for a restriction), it must also be executed by the transferee.

If there is more than one transferee and panel 11 has been completed, each transferee may also execute this transfer to comply with the requirements in section 53(1)(b) of the Law of Property Act 1925 relating to the declaration of a trust of land. Please refer to Land Registry's Public Guide 18 – *Joint property ownership* and Practice Guide 24 – *Private trusts of land* for further guidance.

13 Execution
Executed as a Deed by

.....
(Print name of Attorney) (Sign here)

and

.....
(Print name of Attorney) (Sign here)

as Attorneys for
BELLWAY HOMES LIMITED

Both signatures applied in the presence of:

Signature of witness:.....

Name (in block capitals):.....

Address:.....
.....
.....
.....
.....

Executed as a Deed
by **Melksham Without Parish Council**
acting by two Councillors:

.....
Councillor

.....
Councillor

In the presence of:

.....
The Clerk

WARNING

If you dishonestly enter information or make a statement that you know is, or might be, untrue or misleading, and intend by doing so to make a gain for yourself or another person, or to cause loss or the risk of loss to another person, you may commit the offence of fraud under section 1 of the Fraud Act 2006, the maximum penalty for which is 10 years' imprisonment or an unlimited fine, or both.

Failure to complete this form with proper care may result in a loss of protection under the Land Registration Act 2002 if, as a result, a mistake is made in the register.

Under section 66 of the Land Registration Act 2002 most documents (including this form) kept by the registrar relating to an application to the registrar or referred to in the register are open to public inspection and copying. If you believe a document contains prejudicial information, you may apply for that part of the document to be made exempt using Form EX1, under rule 136 of the Land Registration Rules 2003.

**MELKSHAM WITHOUT PARISH COUNCIL
BOWERHILL JUBILEE SPORTS FIELD & PAVILION
2022/23 FEES**

Football Pitch	2022/23
Club – per match – adult with use of pavilion	£60
Club- per match – adult without use of pavilion	£35
Club – per match – junior 9v9 pitch without use of pavilion	£30
Club – per match – junior 7v7 pitch without use of pavilion	£25
Club – per match – junior 5v5 pitch without use of pavilion	£20
Club – per match – adult with use of changing rooms for toilet and handwashing use only- Due to Covid reasons	£46
Blanket Booking- Future of Football	£100 per weekend

Hire of outside toilet and car park for training sessions	2022/23
Under 25 people	£15
From 26-50 people	£20
Over 50 people	£30

Training Camps	2022/23
Includes use of car park, changing rooms to store bags for the day and outside toilet	£100.00 per day

Bowerhill Bomber race	£75
Colin Fitness (use of one changing room)	£10

Hire of Kitchen and games room *As set out by Full Council 25th July 2022 min. 140/22iv	2022/23
To charge an hourly rate of £5 per hour with a minimum charge of £10 per session.	
1 hour hire	£10
2-hour hire	£10
3-hour hire	£15
4-hour hire	£20
5-hour hire	£25

Future of Football Blanket Bookings- As per Asset Management 15th February 2021-
Min 328/20a- FOF to pay £100 per weekend for matches.

Notes

1. 'Without use of Pavilion' includes access to the external toilet facilities
2. 'With use of Pavilion' includes access to the above facilities as well as 2 changing rooms and the official's area

***Recommended at Asset Management Committee 28th February 2022- Min
453/21e. Approved at Full Council 14th March 2022***

**Melksham Without Parish Council, Sports Pavilion, Westinghouse Way,
Bowerhill, Melksham, Wiltshire, SN12 6TL Tel: 01225 705700
Email: admin@melkshamwithout.co.uk**

Pitch charges from other venues

Beversbrook Charges

Full size Adult Pitch	£66.00 per match
Youth Pitch	£45.00 per match
Junior Pitch	£40.00 per match
Mini Soccer	£30.00 per match

Stanley Park Hire Charges

Senior pitch hire (Not FA Charter Standard)	£68.00
Senior pitch hire (FA Charter Standard)	£54.00
Mini soccer (5-10 years) pitch hire	£28.00
Youth (11-14 years) pitch hire	£39.00
Youth (15-18 years - adult size pitches)	£41.00
Senior Training (per hour)	£39.00
Junior Training (per hour)	£39.00

Unit 10, Glenmore Business Park
 Bumpers Farm
 Chippenham, Wiltshire SN14 6BB
 01249 474117
 info@wacservices.co.uk | wacservices.co.uk |
 ukenergyservices.com



Commercial HVAC & Home Air Cooling & Heating Solutions

RECIPIENT:

Melksham Without Parish Council

Melksham Without Parish Council Sports Pavilion
 Westinghouse Way, Bowerhill
 Mleksham, Wiltshire SN12 6TL

Quote #220230

Sent on _____
 WAC or _____ WAC
 UKES _____

Total £621.00

PRODUCT / SERVICE	DESCRIPTION	QTY.	UNIT PRICE	TOTAL
Service LGH-65RX5-E	To Inspect and Service the Lossnay LGH-65RX5-E in the games room	1	£207.00	£207.00
Inspect and service of extraction fans	To inspect and service all extraction fans in all locker room areas.	1	£310.50	£310.50

The above is assuming all the units are functional, if the system proves to be faulty or if repairs and spare parts are needed we will identify them and quote separately

Exclusions:

- *Building work not detailed above
- *Power supplies to A/C equipment unless detailed above
- *Local and/or Planning permissions
- *WIF setup subject to end user setup
- *Additions not specified above shall be chargeable separately
- *Variations to design shall be chargeable separately

Notes:

1. Quote valid for 30 days

Subtotal	£517.50
VAT (20.0%)	£103.50
Total	£621.00

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Chippenham, Wiltshire SN14 6BB
01249 474117
info@wacservices.co.uk | wacservices.co.uk |
ukenergyservices.com



Notes Continued...

2. Quote includes equipment, materials and labour to supply & fit above system as well as all associated pipe work, interconnect cabling & condensate overflow.

Terms of Business:

These Terms of Business are between Wiltshire Air Conditioning Services Ltd, and hereinafter referred to as the Company and its customers being those parties wishing to purchase goods and / or services from the Company.

These Terms of Business will remain in force for all orders transacted between the Company and its customers unless the Company has amended any or all of them in writing.

A customer supplying their own terms of business to the Company will not automatically mean that the customer's terms take precedent.

It is our responsibility to supply you with goods that meet your consumer rights.

If you have any concerns that we have not met our legal obligations, please contact us.

For the purposes of all the Regulations our correspondence and trading address is:

Unit 10, Glenmore Business Park,
Bumpers Farm, Chippenham,
Wiltshire, SN14 6BB

A telephone number to be used to contact us is 01249 474117 although we have others.

Emails can be sent to: info@wacservices.co.uk

The total price for the contract will be given to the customer in our "Quotation" document. If the quote is accepted - the customer will then be sent a "Deposit Invoice" document.

The total price will include all costs that reasonably could have been known at the time of the order.

If subsequent costs are identified the customer will be informed before the cost is incurred and given the choice to continue with the additional cost, without the additional cost or to cease the contract.

Any delivery costs to the Company will be passed on to the customer within the total cost of the contract as described in the Quote and Deposit Invoice.

Any re-stocking and or administration charges that apply to the customer when returning an item or cancelling an order or that apply to the Company if the customer changes their mind will be communicated to the customer within the Deposit invoice and as such will be the liability of the customer if they arise.

Any taxes due on the sale or contract will be included in the total cost shown in the Deposit Invoice. Any warranties or after-sales service included will be stipulated in the Quote.

Any cost of return of an item is the sole responsibility of the customer unless the item is not fit for purpose, has been supplied incorrectly, or to the wrong address.

The customer and the Company must agree on the method of return and the customer accepts liability of the cost of the product until such time as it has been received by the Company.

Any sums already paid at the time of cancellation will be refunded in the same manner as they were paid less any charges or costs reasonably incurred and the refund will take place within 14 days of either receiving the cancellation notice if no goods have yet been supplied or of the Company receiving the goods back.

Unless specifically detailed otherwise in the Deposit Invoice, all payments due for any works and/or products supplied under the contract are due on the day of completion of that part of the contract, or upon receiving the final invoice.

A contract is agreed between the customer and the Company once our Quotation and a copy of these Terms of Business have been supplied to and accepted by the customer. The customer is required to acknowledge receipt and acceptance by email or in writing.

The dates and times of work and/or supply of products will be agreed between the parties.

A customer should present an order number at the beginning of the order process if one is required in order for the Company to receive payment.

The Company reserves the right to vary the order at its discretion provided that the variation still provides the customer with the essence of the order.

Any variation in an order that results in a difference in the price charged will mean that a new Quotation document will be prepared for the customer to accept, and the process will commence again from that point. In the event where the Company has staff on site working and a conversation between the parties concludes that additional costs are required- then it must be submitted to our office in writing. The

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ukenergyservices.com



Notes Continued...

Company will then produce a 'Variation' document to be submitted to the client. only upon acceptance of the 'variation' in writing will the Company preform the extra work or services.

In that circumstance the additional cost will be invoiced separately, or added to the final invoice if agreed by both parties in writing.

The Company does not accept any right of offset between any goods and / or services supplied by the Company and any goods or services it purchases from a supplier.

Orders will be fulfilled as soon as reasonably practical after their receipt. If a specific date for delivery is required, it must be made clear at the time of ordering and that order must be made in writing.

On occasion the Company may wish to deliver on public holidays or at weekends. If the Company chooses to do so, then that will be at no extra cost to the customer. If the customer makes a request to receive the order on any public holiday, during a weekend or during hours other than 8am – 5pm Monday to Friday the Company reserves the right to charge an additional fee.

At any time that the Company is unable to completely fulfil an order the Company will decide to part deliver the order or to hold it until complete fulfilment is possible. The Company accepts no liability for any incomplete orders and any liability that the Company might become liable for is limited to the original cost of the product.

The product that is delivered will be the product that has been ordered. Its packaging may change in accordance with decisions that are outside of the Company's control.

Any product sold by weight is done so on the understanding that we have purchased it at that weight, and we will not be liable for any discrepancies other than those which are accepted by our suppliers unless we have packaged and weighed those goods ourselves.

Invoices are sent by email as a pdf attachment. The sending of an invoice to a valid email address of the customer will be accepted as a receipt of that document by the customer. If for any reason the Company has to send a document by post or other nonelectronic means the Company will charge an admin fee of £5.00 plus VAT.

Payment should be made to the Company by BACS or Online Banking directly into the bank account of the Company at the time. The correct bank account will be shown on our invoice, and this is the only bank account that we will accept payments into. If payment is made into a bank account that differs from that shown on our invoice, then that payment is not deemed to be valid and payment is still due.

Alternatively, payment can be made using a debit or credit card by the customer if required.

Any order for goods or services is placed by the customer and accepted by this Company on the basis that the customer accepts all of these Terms of Business. These Terms of Business are governed by English law. The Company and its customers agree the courts of England and Wales will have jurisdiction to hear any disputes arising in relation to these Terms. If any Term is found to be illegal, invalid or unenforceable under any applicable law, that Term shall, insofar as it is severable from the remaining Terms, be deemed to be omitted from these Terms of Business and shall in no way affect the legality, validity or enforceability of any of the remaining Terms.

Yours sincerely,

Wiltshire Air Conditioning Services Ltd



Pipeline & Heating Solutions



Our Reference:

Quoted Date: Friday, November 25, 2022

Agreement Summary

Customer	Marianne Rossi	Site	New Sports Pavillion
			Westing House Way Wiltshire SN12 6TL
	Tel: 1225705700		

Contact:	admin@melkshamwithout.co.uk
-----------------	-----------------------------

Dear Sir / Madam,

To confirm your request for a service contract price, please find our costs below for the different levels and durations of service we are offering for the site listed above:

Commercial Equipment	Qty	Domestic Equipment	Qty
Booster Set(s)	1	Booster Set(s)	0
Press Set & First Vessel	0	Press Set & First Vessel	0
Additional Vessels	0	Stand Alone & E-Pumps	0
Stand Alone & E-Pumps	0	Waste Water Pit	0
Long Coupled Pump(s)	0	Pre-Commission Service	Qty
Waste Water Pit	0	Static Maintenance	0
Number of Visits Per Annum	1	Out of Hours Requirement	No

Annual Contract Prices	
1 Year Contract Agreement invoiced annually @	£344.52

Our quotation will remain valid for 30 days. Prices exclude VAT which will be charged at the current rate.

Please check the quantities selected above are at to your requirements.

We trust that this offer is competitive and we look forward to your further instructions. Should you require any further information or assistance, please do not hesitate to contact us.

AMS & Grundfos Service are committed to customer care and therefore we would ask you to read our quotation in full to ensure all your requirements are satisfied, assuring you of our very best attention and service at all times.

Allotment Report for Asset Management Meeting

Monday 6th February 2023

Vacant Plots:

We currently have the following vacant plots:

Berryfield: 3

Briansfield: 1

Total vacancies: 4

As of 1st January 23, two tenancy agreements were terminated due to unpaid rent.

Waiting List:

There are currently 4 people on the waiting list for the allotments.

The Allotment Warden is currently in the process of showing these people around the available plots.

Shed/ greenhouse requests

The Clerk has approved one shed requests on plot 7 Briansfield under her delegated powers since the last meeting.

Plot inspections

The Allotment Warden is currently keeping an eye on a few plots on both sites.

Allotment Account to inform rent charges for 2023/24-
Starting from 1st October 2023

Budget for 2023/24

Budgeted Allotment income

Berryfield Allotments	£1,372.50
Briansfield Allotments	£1,140.00
Total Income	£2,512.50

Budgeted Expenditure

Total Expenditure **£2,230.00**

Which includes the costs for the following:

- Water – Allotments
- Allotment Grass Cutting
- Repairs & Maintenance
- Allotment Warden Salary
- Pest Control

Income 2023/24	£2,512.50
Expenditure 2023/24	£2,230.00
Difference	£ 282.50

Current rental charges for the allotments:

Residential Charges

5 perches (Half Plot)	£30
2.5 perches plot	£15
10 perches (Full Plot)	£60

Non-Residential charges

5 perches (Half Plot)	£60
2.5 perches plot	£30
10 perches (Full Plot)	£120

We currently have 4x 2.5 perches' plots all on Briansfield

We have 1 full plot (10 perches) which is on Berryfield

We have 1x 3.75 perches plot which is also on Berryfield which is charged at £22.50 (Residential rate).

Marianne Rossi

From: [REDACTED]
Sent: 30 January 2023 19:25
To: Marianne Rossi
Subject: RE: Quotation for Tree inspection work

Marianne,

Thank you for contacting me. Yes, the last inspection was back in September 2020, and you are on the case as the next one is due now in January. I would be happy to carry out a reinspection of all the sites done previously. Assuming all the same sites as before and as back then I had a bit of extra work surveying Shurnhold Field that I won't need to do this time. I can quote less than last time ! £985.00+VAT. If this is acceptable, let me know as I will need to get you booked as I am veery busy at the moment.

Kind regards,
Steve.

Steve Russell BSc (Hons) PTI (Lantra)
Woodland & Countryside Management Ltd.
Office: 01380831162 **Mobile:** 07873253425
Email: steve@woodlandcountrysidemanagement.com
Website: www.woodlandcountrysidemanagement.com

From: Marianne Rossi <admin@melkshamwithout-pc.gov.uk>
Sent: 30 January 2023 14:42

[REDACTED]
Cc: Teresa Strange <clerk@melkshamwithout-pc.gov.uk>
Subject: Quotation for Tree inspection work

Dear Steve,

Bank in 2020 you undertook tree inspection on all our parish council trees, I wonder whether you would be able to provide us with a quotation to do the same again please?

I have attached your report from last time above.

Many thanks

Kind Regards,
Marianne

Marianne Rossi
Finance and Amenities Officer
Melksham Without Parish Council
First Floor
Melksham Community Campus
Market Place
Melksham
Wiltshire
SN12 6ES
01225 705700
www.melkshamwithout-pc.gov.uk

J H JONES & SONS LIMITED

BUILDING CONTRACTORS

PARK FARM, BATH ROAD, ATWORTH, WILTSHIRE. SN12 8HT

• 01225 703295 •

TONY.JONES@JONESDEVELOPMENTS.CO.UK

Melksham without Parish Council

2nd February, 2023

QUOTATION 938MC

Reference – Briansfield

- To mow left of pathway

Total - £ 300.00 + VAT per annum or £ 25.00 per month

Whitworth Play Area

- To carry out mowing and shrub maintenance to Whitworth Play Area as required

Total - £ 1, 476.00 + VAT per annum or £ 123.00 per month

Whitworth Play Area Bin Note the parish council normally empty play area bins once every 2 weeks and once a week in the school holidays.

- To empty bin once per week

Total - £ 960.00 + VAT per annum or £ 80.00 + VAT per month

Yours faithfully,

Michelle Turner-Bayly

J H Jones & Sons Limited

If tender is accepted please sign below and return one copy

Signature..... Date.....

PERIOD PROPERTIES • RESTORATION • REFURBISHMENTS • NEW BUILD

VAT NUMBER 923424246 COMPANY REG 6260416

Received by hand TS 24/2/20.

5b.



MELKSHAM WITHOUT PARISH COUNCIL
Clerk: Mrs Teresa Strange

Sports Pavilion, Westinghouse Way,
Bowerhill, Melksham,
Wiltshire, SN12 6TL
Tel: 01225 705700

Email: clerk@melkshamwithout.co.uk
Web: www.melkshamwithout.co.uk

CONTRACT SPECIFICATION

BERRYFIELD ALLOTMENTS:

Berryfield Lane, Melksham, SN12 6EF

Scheduled Cut

April – 1 cut

May – October - 2 cuts per month

November - 1 cut

December, January, February, March - no cuts

For all the places highlighted on the attached plan. The whole width and length of the access tracks marked A and B.

One-off cut

Please would you also quote for a "one-off cut" cost should we require it.

To cut grass at Berryfield Allotments, as per above schedule £ 265.00

To cut grass at Berryfield Allotments, one off cut as instructed £ 22.00

BRIANSFIELD ALLOTMENTS:

Berryfield Lane, Melksham, SN12 6EF

Scheduled Cut

April – 1 cut

May – October - 2 cuts per month

November - 1 cut

December, January, February, March - no cuts

For all the places highlighted on the attached plan. Tracks marked A, B, C & D and the main tracks E&F.

Track E – 12ft wide cut

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Track F on the far opposite side is 4ft wide cut
The track marked A up to the tree line (*newly planted saplings*).
The tracks marked B, C & D are 8ft wide cut

One-off cut

Please would you also quote for a "one-off cut" cost should we require it.

To cut grass at Briansfield Allotments, as per above schedule £ 456.75
To cut grass at Briansfield Allotments, one off cut as instructed £ 34.00

BEANACRE PLAY AREA AND CHURCH CAR PARK:
St Barnabas Church, Beanacre Road, Melksham, SN12 7PU

Scheduled Cut

April – 1 cut
May – October - 2 cuts per month
November - 1 cut
December, January, February, March - no cuts

To cut the grass at the Play Area and adjacent St. Barnabas Church Car Park at Beanacre.

Price per leaf clearance £ 104.00

One-off cut

Please would you also quote for a "one-off cut" cost should we require it.

To cut grass at Play Area & Church Car park, Beanacre, as per above schedule £ 656.25

To cut grass at Play Area & Church Car park, Beanacre, one off cut as instructed £ 45.00

To empty bin within play area, once per fortnight and once per week in the school holidays. £ 210.00

KESTREL COURT PLAY AREA

Kestrel court, Nr Dowding Close, Bowerhill, Melksham, SN12 6SU

Scheduled Cut

April – 1 cut
May – October - 2 cuts per month
November - 1 cut
December, January, February, March - no cuts

To cut and strim around all play equipment and grass within fenced area.

Annual Shrub Maintenance £ 416.00

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One-off cut

Please would you also quote for a "one-off cut" cost should we require it.

To cut grass at Kestrel Court Play Area as per above schedule £ 1146.60

To cut grass at Kestrel Court Play Area one off cut as instructed £ 84.00

(Please note: There is no requirement for bin emptying as these are outside the scope of this contract)

Regular shrub maintenance required

£ Covered under
annual shrub
maintenance

BERRYFIELD PLAY AREA

Berryfield Park, Melksham, SN12 6ED

Scheduled Cut

April - 1 cut

May - October - 2 cuts per month

November - 1 cut

December, January, February, March - no cuts

To cut and strim around play area equipment and field and empty bin on site. (There will be ad-hoc tree and shrub maintenance required, however due to unknown scope & schedule this will be quoted separately)

One-off cut

Please would you also quote for a "one-off cut" cost should we require it.

To cut grass at Berryfield Play Area as per above schedule £ 859.95

To cut grass at Berryfield Play Area one off cut as instructed £ 62.50

HORNCHURCH ROAD PLAY AREA

Hornchurch Road, Bowerhill, Melksham, SN12 6QR

To empty 2 no. bins just outside play area, and dispose of waste once per fortnight and once per week in the school holidays. £ 210.00

HORNCHURCH ROAD PUBLIC OPEN SPACE

Hornchurch Road, Bowerhill, Melksham, SN12 6QR

To cut open space as per drawings and let cuttings fly £ 960.00

To cut and pick up meadow grass and remove arisings once £ 600.00

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per annum

To spike grass play area twice per season

£ 400.00

QUEEN ELIZABETH II DIAMOND JUBILEE SPORTS FIELD (also known as Bowerhill Sports Field, or Christie Miller Playing Fields):
Off Bowerhill Industrial Estate, Westinghouse Way, Bowerhill, Melksham, SN12 6TS

Please note all pitches should be marked out in accordance with Football Association regulations, including method. See FA Guide to Pitch and Goalpost Dimensions and Guidance Notes on White Line Marking of Football Pitches attached.

The dynamics of the pitches may change on a seasonal basis due to varying requirements. You will need to confirm requirements prior to the start of contract and/or season, if applicable.

ITEM ONE – MARKING PITCHES During the football season, the adult pitches to be marked out fortnightly , inclusive of spectator areas.

Please give a price per pitch for:-

- 1A) 11 aside senior pitches 3x – fortnightly marking 3x £ 33.00 = £ 99.00
- 1B) 9 aside youth pitch 1x – fortnightly marking 1x £ 38.00 = £ 38.00
- 1C) 7 aside youth pitches 2x – fortnightly marking 2x £ 24.00 = £ 48.00
↑(based on blue paint)↑
- 1D) 5 aside youth pitches 2x– fortnightly marking 2x £ 22.00 = £ 44.00
- 1E) Cost per an additional pitch marking

11 aside	£ 25.00
9 aside	£ 30.00
7 aside	£ 24.00
5 aside	£ 22.00

All pitches to be swapped over half way through the football season £ 416.00

(currently set up with 4 senior 11 x 11 pitches, and 1x 9 aside)

ITEM TWO – SPIKING- Quotations on request

ITEM THREE – SANDING, PATCHING AND SEEDING

Bins are kept on site, filled with top soil for teams to use for emergency patching

3A) During season pitches to be checked regularly and patched as required.
Bins to be kept topped up with top soil £ 252.00

3B) Goalmouths -End of season, goal mouths to be sanded
and seeded - over 2 sq m per goalmouth
Please give price per goalmouth £ 252.00

ITEM FOUR – GRASS CUTTING

4). Grass to be cut twice per month to 35mm length from May – October &
once per month Nov– April (18 cuts total per annum)

Please give price per cut 18 x £ = £ 1996.50

Please also give a price for a one-off cut £ 115.00

ITEM FIVE – GOALPOST CARE

5A) The senior goalposts to be cleaned/re-painted once per annum
The clips on the goalposts need to be checked regularly and replaced as
necessary £ 645.00

5B) The senior goalposts (4 pairs) to be removed at the end of the season,
and stored off site. £ 290.00

ITEM SIX – BIN EMPTYING

6) To empty 5 no. bins (3 on perimeter fence, 2 on pavilion verandah) and dispose
of rubbish in Commercial Waste Bins located in Car Park.

Price to empty once per week £ 955.00

SHAW PLAY AREA & PLAYING FIELD

To empty 2 no. bins £ 210.00

*Once per fortnight and once per week
in the school holidays*

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SHURNHOLD FIELDS

Annual Cut

£ 395.00

**TOTAL NET CONTRACT COST FOR 3 YEAR CONTRACT
PLUS VAT**

£ 48,139.65
£ 9,627.93

TOTAL COST OF CONTRACT INCLUSIVE VAT

£ 57,767.58

ADDITIONAL ITEMS TO CONTRACT:

Please quote for the following item that may be added to the contract in the future.

To collect and dispose of rubbish (eg, plastic bottles left scattered on field) on QEII Jubilee Sports Field

One off price when required.

£ 40.00

Total Annual grass cutting cost £16,046.55

From 1st April 2023 there is an additional 10% increase to this contract, therefore the total cost of the grasscutting/ bin emptying contract for the 2023/24 financial year will be £17,651.21

BERRYFIELD VILLAGE HALL COMMITTEE MEETING

- Location:** Berryfield Village Hall
- Date:** Wednesday 25th January 2023
- Time:** 7pm
- Attendees:** Shona Holt (Chair)
- Leanne Richards (Secretary)
- Lucy Key (Treasurer)
- Gill Arbery
- Richard Wood
- Theresa Elmes
- Ashley Mashonganyika
- Marianne Rossi (MWPC)
- Sal Sharp (Guest)

Agenda Items

1. Apologies & Absence

Teresa Strange (MWPC)
Win Quinney
Theresa Elmes

2. Agree minutes of 11th January 2023

Matters arising

-Outstanding from previous minutes:

- Action Five: Shona to contact the old village hall insurance brokers – **ACTION STILL OUTSTANDING**
- Action Six: Shona to request quotes from Brokers and feedback – **ACTION STILL OUTSTANDING**
- Action Seven: Shona to purchase the pay as you go mobile – **ACTION STILL OUTSTANDING**

Shona confirmed she had purchased a mobile phone and was just still waiting on the SIM card.

- Action Eight: Teresa to go back to Parish Council to ask for timeline on the lease – **ACTION STILL OUTSTANDING**

-Outstanding from 11TH Jan minutes:

- Action One: Lucy to enquire about a savings account – **ACTION STILL OUTSTANDING**

Lucy confirmed the bank account should be online from next week

Action 1: Lucy to drop a form for signature to Leanne

Gill confirmed that the Arts and Crafts group which are currently using the hall free of charge will be donating £300 to the Village Hall. Shona thanked the group on behalf of the Committee

Action 2: Lucy and Gill to liaise to arrange the payment of the donation into the Bank Account.

- Action Two: Marianne to confirm circuit breaker information – **ACTION COMPLETE**
- Action Three: Lucy to amend and recirculate the Terms and Conditions to the Committee – **ACTION STILL OUTSTANDING**

Shona queried how Lucy had come to the capacity information and Lucy confirmed she found them in them in the Fire Risk Assessment document. The Committee agreed the capacity information was needed on the booking site.

4. AOB

- Co-op Member to the Committee

Shona asked the Committee to consider Sally Sharp as a new trustee of the Committee. Sally has volunteered to handle any phone enquiries and check availability on the booking system for the Committee.

The Committee voted unanimously to vote Sal onto the Committee.

- Grant Funding

Shona and Richard confirmed that the Parish Council (MWPC) had agreed a transfer to the Hall of £4,500 as “setting up funds”.

The Committee discussed what financial information would be needed for the Grant application and what Lucy information, Lucy confirmed information needed wouldn't be a problem. She explained she would provide an account report each month to the Committee once the Hall was up and running.

Lucy explained she would be able to provide account information up to the 12th December (date on the most recent statement). Richard confirmed that for the grant application, an account statement rather than full set of audited accounts would be acceptable to MWPC.

Marianne confirmed that although the Application for the Grant was expected 31st January, account information could be submitted at a later date.

- Lease

Marianne confirmed that the Lease was being drawn up and should be ready soon. The Asset Management meeting was in a couple of weeks, with the Full Council meeting on the 20th February.

The Committee agreed to continue to work with the official opening date for the Hall of 21st February. If necessary, bookings made could be handled as “Taster Sessions” if the lease signing was delayed for any reason.

Shona explained that she had set up a Facebook page for the Hall called “Berryfield Village Hall”.

- Online Booking System

Shona confirmed she had made contact with Hall Booking Online and they had provided an Admin Guide.

Lucy explained she felt the booking system needed to be ready before the 21st Feb and the Committee agreed, Shona confirmed she intended the site to be ready within the next week or so.

Ashley offered to take some photos off the Hall for the Booking site. Shona explained she had an idea of some photos she would like.

Shona explained that Shaw currently only have T&C's on their booking site and the Committee agreed that T&C's, hire charges and floor plans would be a good idea for the Berryfield booking site.

Action 3: Ashley to liaise with Shona (for ideas) and Marianne (for access) and take photos of the Hall for the Booking Site.

The Committee discussed the requirements for Wifi and music system license.

Action 4: Lucy to look into a music system license and feedback to the Committee.

Action 5: Marianne to enquire with Bowerhill Village Hall which Wifi provider and package they use.

Action 6: Ashley to look into WIFI providers for the hall and feedback to the Committee.

Action 7: Shona to share with Ashley information on Wifi that she has.

- Booking Rates

The Committee discussed Community, regular and private booking rates.

The Committee agreed keeping the pricing simple was the best way forward. It was agreed to use the previously drafted rates for Community and regular groups and add an additional 20% for private hire.

It was agreed that setting up/putting away time/charges need to be considered and that help to set up furniture would not be able to be provided for bookings, although the room separator would need to be used by Committee members only.

Action 8: Lucy to add to Terms and Conditions a reminder to all bookings to leave to Hall as found and include the defibrillator code.

Action 9: Shona to recirculate the revised room rates to the Committee.

5. Date of next meeting

Wednesday 1st February 2023 at 7pm.



MELKSHAM WITHOUT PARISH COUNCIL

Clerk: Mrs Teresa Strange

First Floor
Melksham Community Campus,
Market Place, Melksham,
Wiltshire, SN12 6ES
Tel: 01225 705700

Email: clerk@melkshamwithout-pc.gov.uk

Web: www.melkshamwithout-pc.gov.uk

Friday 6th January 2023

Dear Bowood View Resident

Melksham Without Parish Council are writing to you to seek your views on the following proposals, as it is understood the managed land at Bowood View has been transferred from Bellway to Bowood View (Melksham) Management Company Ltd which is made up of the residents of Bowood View. On making enquiries to both the managing agent Alexander Faulkner Partnership Ltd, and the directors of the Bowood View (Melksham) Management Company Ltd, they have requested that we seek the views of you as residents, and as members of the Bowood View management company.

Potential Footbridge connecting Bowood View to adjacent site for 144 dwellings (Planning Application PL/2022/02749)

As you may be aware there are proposals for 144 dwellings on land South of Bowood View. The site has outline planning approval, and is now awaiting a decision on its application for the more detailed layout. Melksham Without Parish Council feel it is very important there is connectivity between both developments, to provide a safe walking route to Berryfield Village Hall in particular, and to create community cohesion between both developments.

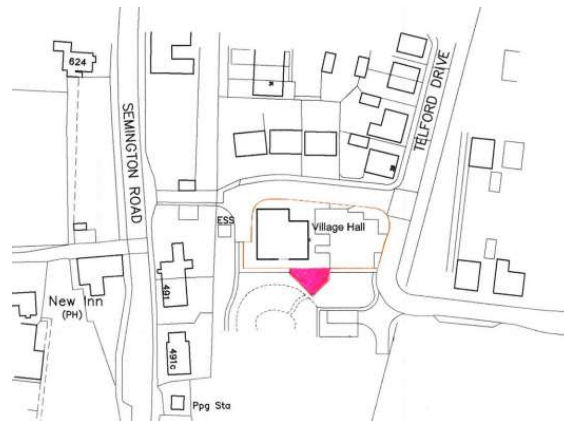
In order to provide connectivity, a bridge is required across a brook, therefore, we are seeking your views on this proposal. The footbridge would be paid for by funding from David Wilson Homes (the developers of the adjacent site) and requires the permission of the landowners, (Bowood View (Melksham) Management Company Ltd) for your side of the brook. The aim would be to connect into the hoggin circular path currently in place on the Bowood View side of the brook, and into a similar hoggin circular path on the "David Wilson" side of the brook. Below is an extract of the proposed site layout for the adjacent development which will occupy land from Shails Lane to the brook and an indicative **red line** of a bridge, but the actual size/location on that stretch is still to be determined; this is just about establishing consent from you as the landowners, in principle at this stage.

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Berryfield Village Hall

During the planning process for the new village hall, it had been hoped to obtain an extra piece of land adjacent to the village hall to provide a patio area for users of the village hall. Bellway explained that this request had to go to the eventual land owners, i.e. the Bowood View (Melksham) Management Company Ltd, and so we are writing to you now to seek permission for this. The land is currently designated in planning terms as “Public Open Space”, and the village hall and its surrounding ground has the same status and is for use by the general public in perpetuity. We have retained surplus patio slabs that the current walkway surrounding the hall has been built in, and have planning permission from Wiltshire Council. We await the permission of yourselves as the landowners to finish off this piece of work; the piece of land is indicated in pink on the drawing below. The patio/terrace installation would be paid for by the parish council.



Melksham Neighbourhood Plan: Local Green Spaces

As you may know, Melksham and Melksham Without Parish/Town Councils are working on a review of their Neighbourhood Development Plan (NDP). Once formally in place, the new NDP will inform and shape future development of our area, and become part of the statutory Development Plan which Wiltshire Council will use for determining planning applications in the area.

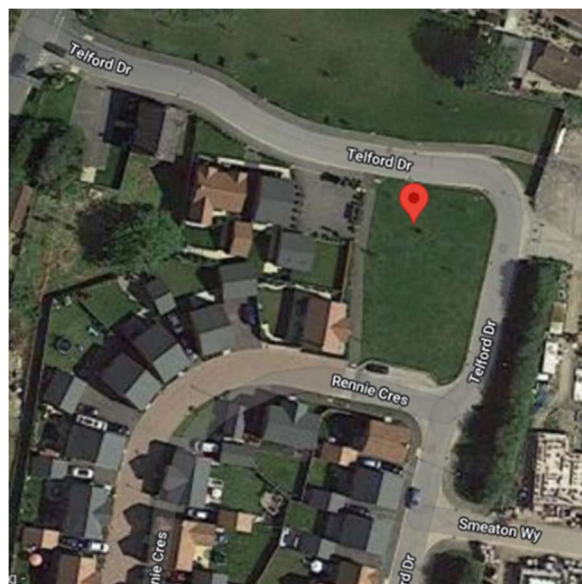
One aspiration for the Neighbourhood Plan Steering Group, as part of this work, is to identify and protect important green space within the neighbourhood area. One way that the NDP can do this is to identify 'Local Green Spaces' for protection by a planning policy. For a Local Green Space to be eligible for designation, it must be:

- in reasonably close proximity to the community it serves;
- demonstrably special to the local community and hold particular significance, for example, because of its beauty, historic significance recreational value (including playing fields), tranquility or richness of wildlife, and
- local in character and not an extensive tract of land.

Designation of land as a Local Green Space would mean that policies for managing development of the land would be consistent with that of land in the green belt i.e. inappropriate development of the space would not be allowed except for in very special circumstances (National Planning Policy Framework 2021, para 101-103).

The NDP Steering Group has been working on an initial list of potential Local Green Spaces and with support from their planning consultants have assessed the long list of suggestions against the national planning policy criteria outlined above. These were suggested by local residents following a public consultation last year.

We are writing to inform you that land has been identified during this initial process as potentially suitable for Local Green Space designation in Bowood View (see map below):



Although an initial assessment has been undertaken on this land, a decision has not yet been made in relation to whether the space is suitable for designation.

Please get in touch with any comments or concerns about the potential designation of this space as a Local Green Space. Your comments will be considered and included as part of the evidence base of the NDP. As mentioned, although an initial assessment has been undertaken on this land, a decision has not yet been made in relation to whether the spaces are suitable for designation.

Comments received from landowners and the wider community will be taken into account to decide on which Local Green Spaces will be proposed for designation in the draft Neighbourhood Plan. The draft NDP will be consulted on formally for 6 weeks (a stage known as Regulation 14 consultation), during which, should the green space in Bowood View go forward as a proposed Local Green Space, residents will be contacted again and given the chance to record your formal comments. For more information about the Melksham Neighbourhood Plan, see the dedicated website www.melkshamneighbourhoodplan.org or get in touch if you are not online.

To send your comments/responses to the Parish Council on the above proposals

Please send your comments and responses to Melksham Without Parish Council by the following ways, by:

By Email: clerk@melkshamwithout-pc.gov.uk

In writing to:

Teresa Strange, Clerk
Melksham Without Parish Council
First Floor
Melksham Community Campus
Market Place
Melksham
Wiltshire, SN12 6ES

Or in the box for Comments at the new Village Hall – if you are attending any events at the hall (Defibrillator Training on Saturday 14th January and the Opening Event on Saturday 21st January)

Deadline for Comments is Sunday 22nd January 2023.

Please email, pop into the office or ring 01225 705700 if you have any queries or require any further information.

Yours sincerely



Teresa Strange
Clerk

150 letters were hand delivered to the residents of Bowood View on Tuesday 10th January.

Address	Footbridge to David Wilson development	Extra Patio/Terrace area outside of village hall	Local Green Space designation in the Melksham Neighbourhood Plan	Other comments
TOTALS	Support/no objection 9 Against/Object 4	Support/no objection 8 Against/Object None	Support/no objection 9 Against/Object 1	
None given	No comment	No comment	<p>Not sure if this is the correct process but the green space in bowood veiw opposite my house I can see has been written on the green space map to turn into an orchard. I assume by the definition of an orchard this would be of fruit tree's?</p> <p>I would like to disagree with this only due to the fact the rotten fruit would be a wasp and fly trap and also smell awful. My kids and others do play here and I think having rotting fruit laying about wouldn't be pleasant and could also could be</p>	

			<p>a safety/health issue for dogs which often use this space to run about and play. Some fruit can be toxic and I'd hate to see someone's fur baby be put at risk. I am unsure who would be maintaining the trees to the orchard in keep and looking pretty and remove any dying trees/old fruit etc.</p> <p>What I would agree with is that it is a beautiful space especially in the summer, with some trees already planted and growing there. A wild meadow or shrubbery would maybe be a better plan for this? Wild meadows are so key to the survival and production of our bee's so if this could maybe be considered as an option? The space is lovely and open and too many</p>	
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			<p>trees I feel would be over bearing.</p> <p>I also don't want the risk of any root damage to my property as there is literally a footpaths space between my house (and a neighbouring property) and the green space and if large tree's were planted over a period of time roots could extend under the path (damaging that) and potentially my property. I don't know the likelihood of that but of course it's my forever home and like anyone, wouldn't want anything to possibly cause an issue.</p> <p>I'm all for a more floral, wildlife supporting idea that looks aesthetically pleasing and makes the Bowood estate look eye catching and brings</p>	
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			colour to the area in the spring/summer times.	
None given	<ul style="list-style-type: none"> The footpath connecting Bowood View to the David Wilson development is a good idea. 	<ul style="list-style-type: none"> The extra patio connected to the village hall has my approval 	<ul style="list-style-type: none"> I have no concerns over the suggestion to designate the area at the entrance to Bowood view as a green space 	
None given	<p>I am writing in response to the letter we received regarding the building of a bridge, which joins the Bellway and David Wilson developments within Berryfield. I just wanted to let you know that my family and I are in support of this, as we feel that it would build a sense of community between the two developments. It could also potentially bring more attention to the village hall. My family and I regularly walk around the bowood view development so</p>	None given	None given	

	having a longer and safer walk (avoiding the main road) would be beneficial.			
Telford Drive	However, I strongly oppose the proposed bridge connecting the two developments as I fear this will have a severe detrimental effect on Telford Drive as this will be used for a footfall thus creating more noise and disruption. There is a perfectly adequate pavement on Semington Road for foot traffic.	and have no objections to the patio for the village hall	Whilst I am in full agreement with "Green Areas" being kept	
None given	I wish to object to the addition of a footpath from the new estate into Bowood View. It would make very little difference of the time to get to the village hall by utilising Semington Road. It would however offer a short	No comment	No comment	

	hop for criminals without them being exposed on the Road.			
Rennie Crescent	As land owners we are happy to consent in principle at this stage for the proposed footbridge	No comment	<p>In response to your invitation to comment on the above, as a resident of Bowood View I wish to provide the following information in support of the area in question to be protected as a local green space within the (NDP).</p> <p>*This area is of great value not least by providing a Green Gateway into the development, providing a natural surface in compensation from the hard surfaces which have been created by the construction.</p> <p>*The area is regularly used by children and parents as a play area and it provides a natural</p>	

			<p>habitat for wild birds, bees, & insects, bats are also visible flying over this space which as a protected species would be a strong case to oppose any application to build on this land.</p> <p>*Tree planting on the area by Bellway was part of the planning consent for the development & the saplings have now had some 3 years growing time, clearly to destroy this would be against any future application to what will become a much valued mature natural area.</p> <p>I trust that the above information will support the designation of the land as a Local Green Space.</p>	
Brindley Close	I agree with the proposal for the bridge	I also agree that the patio plan for	The proposed green space also	

	linking Bowood View with the new development by David Wilson Homes	the Village Hall is a good one and I hope it goes ahead	looks good to me.	
Smeaton Way	<p>Thank you for putting the information regarding the proposed footbridge, the patio area at the new village hall and the green spaces.</p> <p>We would welcome all of the proposals to be carried out.</p>	<p>Thank you for putting the information regarding the proposed footbridge, the patio area at the new village hall and the green spaces.</p> <p>We would welcome all of the proposals to be carried out.</p>	<p>Thank you for putting the information regarding the proposed footbridge, the patio area at the new village hall and the green spaces.</p> <p>We would welcome all of the proposals to be carried out.</p>	
None given	<p>This email is regarding potential footbridge connecting Bowood View to adjacent site for 144 dwellings (planning application PL/2022/02749).</p> <p>First the document doesn't show which part of Bowood View the footbridge will connect to. More definition is needed. I have estimated it will be broadly opposite our</p>			

	<p>home which is 11 Telford Drive (plot 92).</p> <p>We are opposed to having the footbridge. This is predominately to limit an easy escape route for potential criminals or vandals. The reason we picked this plot was because we knew the estate design meant only people that need to pass our property are those living or visiting properties at the odd number Telford Drive addresses from 15 upwards.</p> <p>It is widely known that new build estates, especially large ones are easy for miscreants to slip between different parts of estates to evade being caught or captured on footage. In the 26 months we have lived here there has not been a single incident and we have</p>			
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	<p>very few people walking past our property.</p> <p>If there were to be no footbridge people returning from the community centre would be forced onto a perfectly safe but also well lit path adjacent to a road making their walk approximately only 5 minutes longer than if there were a footbridge. They will be safer. People with nefarious intentions will have to use the same route if on foot/bike so are more likely to have their movements seen.</p> <p>Appreciating the building of our estate would have disrupted the environment in this area but since we have been here I've noticed the environment still yields wildlife such as deers, Herons and even an owl. Whilst</p>			
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	<p>somewhat surprised another building site is likely to be approved the footbridge will disturb whatever wildlife remains.</p> <p>I will expect the bridge will need lighting for safety whereas currently that whole bush row opposite our house is nice and dark which brings tranquility.</p> <p>When working from home it's nice to see people walking their dogs, but with not being a dog owner, I do not appreciate the dog owners who do not remove their dogs mess. The footbridge will encourage more dog owners into Bowood View and potentially an increase in un-removed mess. This is an unpleasant potential, especially noting children regularly</p>			
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	<p>play on the large grassy area opposite our house.</p> <p>To conclude myself and my wife are against the footbridge.</p>			
Rennie Crescent	<p>Potential footbridge</p> <p>I confirm my full support for this proposal, as it will connect areas within our new community to encourage people to walk more and not always resort to using the car. The footbridge will benefit new residents of the 'David Wilson' development to access the new village hall and Whitworth play area, as well as a short cut to the New Inn and Melksham town beyond.</p>	<p>Berryfield Village Hall</p> <p>I also confirm my support to allow the small area of land to be transferred to the Parish Council, so that they can provide the planned patio adjacent to the new village hall. As this area is designated as public open space, a patio would be a good addition to enhance flexible use of the hall facilities by hirers, within the Hall's booking terms and conditions.</p>	<p>Local Green Spaces</p> <p>Finally, I also confirm my support to protect the area identified (in front of 1 Rennie Crescent) as a formal local green space. I had suggested this area for protection as part of the public consultation last year. My reasoning is that it contributes to the green buffer between the mobile home park on the neighbouring site. It means that the Bowood View development is not overly developed, respects the heritage of the original Wilts & Berks canal route and enables diversity of local flora and fauna</p>	

			(including the local bat colonies, birds and bees).	
None given	I have no objection to the proposed Footbridge connection.	I also have no objection to the Berryfield Village Hall patio proposal.	As regards the Neighbourhood Plan protection of Local Green Space identified in your graphic, I support the proposal and have no objection.	In summary, whilst I remain concerned about the way the Management Company exercise was carried out by Bellway and the Alexander Faulkner Partnership Ltd (through no fault of the Parish Council),
Smeaton Way	1. Footbridge. We think that this is a good idea to link both developments	2. Village Hall. We are in favour of the enlarged patio area	3. Local Green Spaces. We believe that all of the green spaces on Bowood View should be protected in perpetuity, not just the area shown on the leaflet	
None given	Just to let you know that I fully support the footbridge	patio area for the village hall	local green space designation as detailed in the letter delivered today.	I think they are all good ideas that will enhance the estate for its residents.
None given	As a resident living at Telford Drive by the green space, I would not be happy for a footbridge to connect the two developments !			

	<p>It would increase the amount of people using our estate causing increased noise and rubbish , dogs and their owners, waste bins are already overflowing with dog poo bags!! We purchased the house where we are because it's quiet and out the way !</p>			
--	---	--	--	--

Information on phone box adoption for defibrillators

Further to the info that has been obtained from the Community Heartbeat Trust website, I have received a phone call from Community Heartbeat to explain that they have had sight of a proposal from BT to no longer provide an electricity source upon adoption. Community Heartbeat have written to BT to explain what an affect a decision, such as this would have on communities wishing to install defibrillators in a disused phone box. The current agreement in place following an adoption is that BT will provide the 8 Watts required for the light, if any additional electricity is required over this amount written permission is required from BT. Community Heartbeat have an agreement with BT, for those communities who wish to undertake this project with them the permission is granted via the charity.

What this means:

It is understood that this is only a proposal at this stage and nothing has been changed by BT yet, so if the council carried out the adoption of the phone box now we should still come under the current agreement in place. If their proposal is put into place and the phone box hasn't been adopted, this will mean that if the council do wish to located the defibrillator from the New Inn pub into the phone box we would need to arrange for and take on the cost of electricity coming into the kiosk.

Please see email attached from Community Heartbeat explaining this.

Marianne Rossi

From: [REDACTED]
Sent: 01 February 2023 11:55
To: [REDACTED] Marianne Rossi
Cc: Teresa Strange; 'CHT Office'
Subject: RE: Query on relocating defib to Telephone Kiosk - Melksham Without Parish Council

Hello Marianne

For future adoption contracts BT may look to no longer offer power via adoption and instead put the onus on the site to install a new supply, which of course brings in a great cost.

We have put a letter to BT to explain the benefits of the continuation of the scheme which was passed to the heads of BT by our contacts there, but we have yet to have a response both internally at BT or externally to ourselves.

For people putting in adoptions now while all these changes are unconfirmed would still be subject to the existing agreements in place by BT, so would be as the process you have stated until BT officially announce a new position.

Until then despite many questions being raised I would take this into consideration when looking into a new adoption as the adoption itself takes at least 90 days to complete, which of course gives a wide time frame for changes to occur.

Kind Regards
Joe Joskow

From: [REDACTED]
Sent: 31 January 2023 18:44
To: 'Marianne Rossi' <admin@melkshamwithout-pc.gov.uk>
Cc: 'Teresa Strange' <clerk@melkshamwithout-pc.gov.uk>; [REDACTED] 'CHT Office'
[REDACTED]
Subject: RE: Query on relocating defib to Telephone Kiosk - Melksham Without Parish Council

Dear Marianne

Thanks very much for your email. I have copied in my colleague Joe who will be able to help you with the information you need.

Kind regards
Debbie

From: Marianne Rossi <admin@melkshamwithout-pc.gov.uk>
Sent: 31 January 2023 16:11
To: [REDACTED]
Cc: Teresa Strange <clerk@melkshamwithout-pc.gov.uk>
Subject: Query on relocating defib to Telephone Kiosk

Dear Debbie,

I hope all is well.

I wonder whether you can help me, the council are potentially looking at relocating one of our current defibs into a telephone kiosk, I have had a look at your website and have found some helpful information.

I can see that the adoption cost for a kiosk is £1, but wondered whether there were any other costs we would need to consider (apart from someone installing the defib)?

I can see from your info that if councils install a defib from CHT, the British Coatings Federation will arrange to provide an undercoat and gloss paint free of charge. I just wanted to check before I provide this info to the council whether this would also be the case for a defib that is being relocated from another location rather than purchased new? The defib is of course one that we have purchased from yourselves, as I know from the info I have read BT prefer defibrillators to be supplied by CHT due to their compliance to BS7671 electrical safety standards etc.

We have a meeting on Monday evening, so if it was at all possible for you to come back to me before then, that would be much appreciated.

Many thanks

Best Wishes,
Marianne

Marianne Rossi
Finance and Amenities Officer
Melksham Without Parish Council
First Floor
Melksham Community Campus
Market Place
Melksham
Wiltshire
SN12 6ES
01225 705700
www.melkshamwithout-pc.gov.uk

Want to keep in touch?

Follow us on facebook: [Melksham Without Parish Council](#) or [Teresa Strange \(Clerk\)](#) for additional community news

On twitter: [@melkshamwithout](#)

On Instagram: [melkshamwithoutpc](#)

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ADOPT A KIOSK

TURN AN ICON INTO AN
EMERGENCY MEDICAL CENTRE

THE Rhythm of LIFE
SECONDS COUNT
KIOSK



ADOPT A KIOSK

TURN AN ICON INTO AN
EMERGENCY MEDICAL CENTRE

THE Rhythm
of LIFE
SECONDS COUNT



The famous Gilbert Scott designed K6 or Jubilee kiosk was launched in 1936 to celebrate King George V's silver jubilee. By the 1960's almost 70,000 kiosks could be found across the countryside, and whilst the public payphone service has undergone enormous changes since then, the traditional red kiosk had already forged itself as an iconic symbol of British life.

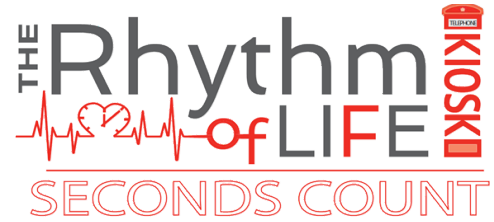
In 2009, the Community Heartbeat Trust proposed to BT that these iconic structures could be used for defibrillators. Since then, BT and CHT have been working together to help communities turn their adopted telephone boxes into local medical centers, by using them as homes for Public Access Defibrillators, storing the defibrillator in a well recognised, safe, weather protected location. With every CHT project including Governance, via the WebNos Governance system.

Adoption of the telephone box is £1 from BT. Documentation for this is available from CHT on request and CHT will ensure that the correct equipment is used, meeting all safety and other requirements.

BT will provide free electricity for the first 7 years of the project for all CHT projects. There is no automatic right to use the unmetered supply in a kiosk, only the 8 Watts in the adoption agreement for the internal light. Permission to connect to the electricity is required for adopted kiosks, either from CHT owned kiosks or from BT directly.

ADOPT A KIOSK

TURN AN ICON INTO AN EMERGENCY MEDICAL CENTRE



Those wishing to adopt their kiosk as part of a community defibrillator project can do so if you are part of one of the following bodies..

- Recognised local authority (e.g. District/Borough Council)
- Parish/Community/Town Council or equivalent
- Registered charity or Community Interest Company
- Private landowner. (Anyone who has one of our telephone boxes on their land)

The scheme is not available to other individuals, community groups such as residents associations or commercial organisations.

Community Heartbeat can adopt the kiosk on the communities behalf if as a group/individual you cannot apply or if you would prefer for CHT to handle the adoption process. If you would like to request this please contact us for a link to an online request form.

To date, 5000 kiosks have been converted for community projects.

REQUIREMENTS

We all want more community defibrillators to be installed and whilst clearly, a community is at liberty to obtain their AED from any source they wish and a redundant kiosk is often an ideal location in which to house it, communities are being advised by some retailers and organisations that BT will routinely supply whatever electricity is required. This is not the case. After adoption of the kiosk, If a community wishes to use more than the 8 Watts allowed for the light, they must receive written permission from BT and in order to start the permission process, a business case must be submitted.

Alternatively, if the project is done via CHT, then this permission is granted via the charity. Without this permission and to avoid what amounts to the offence of abstracting electricity, contrary to section 13 of the Theft Act 1968, a community will need to arrange an alternate supply which will incur not only a monthly charge, but also a significant meter installation cost, and quarterly standing charges.

Statement from BT Letter to CHT March 2016, *"We recommend Community Heartbeat Trust to supply defibrillators due to their compliance to BS7671 electrical safety standards. cabinet compliant to BS7671-416/417 in its construction by ISO 9001/2 certified manufacturer. Also, a Governance system to demonstrate the management of the defibrillator. BT works closely with CHT and they are our preferred route for defibrillator installations, they have written consent from us to connect a defibrillator"*



CHECKLIST

Suitable Defib? (Group 1 Device)

Suitable Class II Cabinet (From ISO Rated Manufacturer) 12-24V Installed With RCD & Certificate Issued

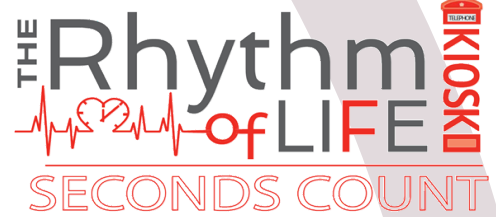
Defibrillator Governance System (WebNos)

Signage Changed?





BRITISH COATINGS FEDERATION



Once a community or Parish Council have adopted their local telephone kiosk and installed a defibrillator from the Community HeartBeat Trust (CHT), the BCF will be pleased to arrange for one of its members to provide undercoat and gloss paint (RRP £75) free of charge, to help renovate the iconic kiosk to its former glory. BCF member Rustins provide a small tin of gold paint too for the “crown” on the kiosk. The CHT will coordinate all of this for the Parish Council or community.

All complete cPAD sites will receive Defibrillator signage for the kiosk from CHT, with additional styles of sign age available such as Grade II listed signage and battenburg panels for modern kiosks.

In addition all renovation pictures of kiosks submitted to CHT will be uploaded to www.minutesmatter.org.uk

*Please note CHT does not sell kiosks.



Shaw and Whitley Garden Club
[REDACTED] First Lane
Whitley
Melksham Wilts SN12 8RG

18th January 2023
[REDACTED]

For the attention of Teresa Strange Clerk of Council.
Melksham Without District Council.
First Floor ,
Melksham Community Campus ,
Market Place ,
Melksham. Wilts.
SN12 6ES

Dear Teresa,

Top Lane , Whitley - request for defibrillator


At our AMG in January the topic of the nearest defibrillator to the Methodist Hall , Top Lane , Whitley SN12 8QU came up. There is one located at the Reading Rooms, Middle Lane Whitley and one at Shaw Playing Fields.

We feel that , with the Methodist Hall, Coffee Shop, Bike Shop , The Pear Tree and the children's Nursery all on Top Lane , that to reach either defibrillator in time would not be soon enough.

Therefore we request that the Melksham Without Council look at the proposal to place another defibrillator somewhere central in Top Lane.

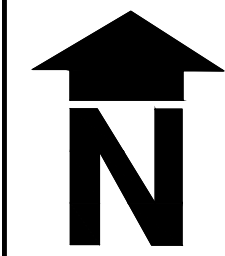
Looking forward to hearing from you.

Kind Regards



Pauline Farr
(Chairman))

Cc to CAWS.

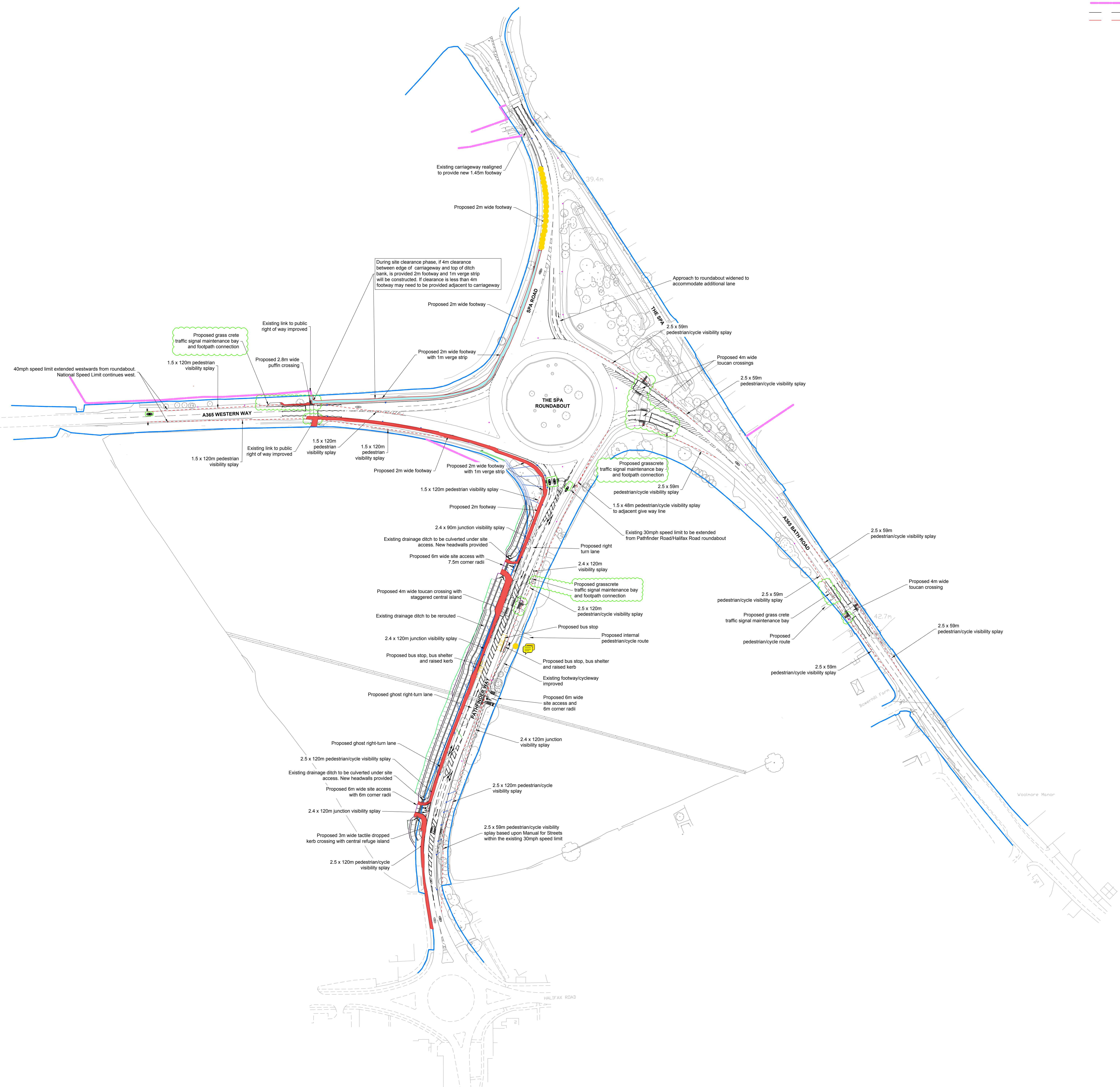


KEY

- Extent of existing adopted highway
- Extent of land to be dedicated for adoption
- Existing Public Right of Way
- Vehicle visibility splay
- Pedestrian/cycle visibility splay

NOTES

- 1 Do not scale from this drawing.
- 2 All errors, omission and discrepancies to be reported to the Engineer and Peter Evans Partnership Ltd immediately.
- 3 Topographic survey provided by Anthony Brooks Surveys Ltd drawing ref. 794/7511 dated December 2016.
- 4 The topographic survey has been drawn about an Ordnance Survey grid.
- 5 All levels are in metres and relate to an Ordnance Survey datum derived from GPS.
- 6 All setting out details and proposed levels based on topographic survey co-ordinate system.
- 7 Contractor to verify location of existing services prior to commencement of any works.
- 8 Contractor to confirm location of services to isolate / divert / reconnect.
- 9 All electrical equipment removed by the contractor is to be disconnected and made safe by qualified personnel prior to removal and/or commencement of any works.
- 10 All highway construction details to be in accordance with Wiltshire Council's "Residential Roads Design Guide" and Department for Transport "Manual of Contract Documents for Highway Works" (MCHW).
- 11 All covers within the highway (including private chambers) shall be in accordance with BS EN 124, stamped to indicate accreditation by BS1 LROA or SCSY and all those within the carriageway shall be grade D400.
- 12 All necessary steps shall be taken to provide temporary drainage outlets to prevent ponding or surface water on lower carriageway layers until the completion of the pavement and it's permanent drainage.
- 13 All road marking to be thermoplastic paint.
- 14 All road markings and signs to be in accordance with The Traffic Signs Regulations and General Directions 2016.
- 15 Contractor to verify spelling/consistency on all signs and road markings prior to painting/procurement. All errors/discrepancies to be reported to Peter Evans Partnership Ltd. immediately.
- 16 Layout of tactile paving to be in accordance with "Guidance on the Use of Tactile Paving" by the Department for Transport.
- 17 Design details subject to approval by Wiltshire Council. Details may change.
- 18 All street lighting to be in accordance with Wiltshire Council's Specification for Street Lighting.
- 19 All traffic signal arrangements to be in accordance with Wiltshire Council's Guidelines for the Design and Installation of Traffic Signals or as agreed with Wiltshire Council.
- 20 For Overall Scheme Plan see drawing no. 2592.100
- 21 For Site Clearance Plan See drawing no. 2592.101
- 22 For Proposed General Arrangement & Road Markings see drawing no. 2592.102
- 23 For Proposed Surfacing Plan see drawing no. 2592.103
- 24 For Proposed Levels and Setting Out Details see drawing no. 2592.104
- 25 For Longitudinal Sections see drawing no. 2592.105
- 26 For Cross Sections see drawing no. 2592.106
- 27 For Typical Construction Details see drawing no. 2592.107
- 28 For Signage Scheme see drawing no. 2592.108
- 29 For Existing Services Plan see drawing no. 2592.109
- 30 For Proposed Drainage Design see drawing no. 2592.110
- 31 For proposed Street Lighting Design see MMA drawings MMA14291.001, MMA14291.002 and MMA14291.003
- 32 For proposed Traffic Signal Design see Cranwells Drawing C1399/100



B 21.05.18 LS Paths added to signal maintenance bays, additional handstanding provided at signal heads. Rights of traffic paving marked, markings updated and added.

A 22.11.17 LS 1m verge strip provided as per Highway Officer comments. Signal maintenance bays added and pedestrian crossings updated. Southern access right turn lane widened with cycle crossing island. Spa Road outer island crossing widened.

Peter Evans Partnership
 Transport Planning and
 Traffic Engineering Consultants
 21 Richmond Hill, Clifton, Bristol BS8 1BA
 Tel: Bristol (0117) 973-4355
 Fax: Bristol (0117) 972-2793

Client TAYLOR WIMPEY		
Job BOWERHILL, MELKSHAM		
Drawing Title OVERALL SCHEME PLAN		
Scale @ A0 1:1,000	Date 24.02.17	Drawing Number 2592.100B
Drawn By DM	Checked By MEC	© Peter Evans Partnership

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Graffiti at Shaw Bus Shelter

The Caretaker has reported that there is some graffiti in the concrete bus shelter at Shaw (if you were coming out of Melksham towards Bath). He has tried to remove the worst parts with graffiti remover, however it still leaves the outline of the graffiti. Due to the large amount of graffiti and the Caretakers time to remove it only for the outlines to be left, we wondered whether the best course of action would be to purchase some paint and ask him to paint the inside of the bus shelter. Photos of graffiti below.

The Caretaker also reports that the bus shelter on the other side of the road also has graffiti in on the children's sign. Although, it's not as much and not as offensive, wondered whether the council wished to also do something with this one as well.





J H JONES & SONS LIMITED

BUILDING CONTRACTORS

PARK FARM, BATH ROAD, ATWORTH, WILTSHIRE. SN12 8HT

• 01225 703295 •

TONY.JONES@JONESDEVELOPMENTS.CO.UK

Teresa Strange – Clerk
Melksham without Parish Council
Sports Pavilion
Westinghouse Way
Bowerhill,
Melksham
Wiltshire,
SN12 6TL

30th January, 2023

QUOTATION 1097

Carsons Roundabout

- To To remove 3 shrub borders
- To level ground and sow grass seed
- To remove all arisings

Total - £ 750.00 + VAT

Yours faithfully,

Tony Jones
J H Jones & Sons Limited
If tender is accepted please sign below and return one copy.

Signature..... Date.....

PERIOD PROPERTIES • RESTORATION • REFURBISHMENTS • NEW BUILD
VAT NUMBER 923424246 COMPANY REG 6260416

Teresa Strange

From: Seed, Jonathon <Jonathon.Seed@wiltshire.gov.uk>
Sent: 22 November 2022 12:47
To: Teresa Strange
Subject: Fwd: Refers to 16/00497/OUT, 17/12514/REM & 17/10416/VAR Erection of up to 150 dwellings with access, new village hall and areas of open spaces (resubmission of 14/07526/OUT) & 20/03879/REM New village hall

Teresa

Get building!

Jonathon
Jonathon Seed
Wiltshire Councillor for Melksham Without West and Rural

From: Botterill, Nick <Nick.Botterill@wiltshire.gov.uk>
Sent: Tuesday, November 22, 2022 12:16:37 PM
To: Seed, Jonathon <Jonathon.Seed@wiltshire.gov.uk>
Cc: Alford, Phil <Phil.Alford@wiltshire.gov.uk>
Subject: FW: Refers to 16/00497/OUT, 17/12514/REM & 17/10416/VAR Erection of up to 150 dwellings with access, new village hall and areas of open spaces (resubmission of 14/07526/OUT) & 20/03879/REM New village hall

Jonathon – see below. I will ask for a copy of the S106.

Regards

N

From: Botterill, Nick
Sent: 22 November 2022 12:15 PM
To: Guest, Andrew <Andrew.Guest@wiltshire.gov.uk>
Subject: FW: Refers to 16/00497/OUT, 17/12514/REM & 17/10416/VAR Erection of up to 150 dwellings with access, new village hall and areas of open spaces (resubmission of 14/07526/OUT) & 20/03879/REM New village hall

Andrew

I have been approached by Cllr Seed about this matter – see the correspondence. It looks quite a trivial matter to do with effectively the use of space as a patio just immediately beyond the new community centre and I can only presume it has fallen between the gratings as it is a legacy of an old planning permission and the original case officer has left. There is a need to complete the construction of paving and so I will suggest to them that they might as well go ahead unless you or another officer lets them know otherwise within the next few days. Is that OK?

I will ask Sally if she can help him on the S106.

Kind regards

Nick

From: Seed, Jonathon <Jonathon.Seed@wiltshire.gov.uk>
Sent: 17 November 2022 2:02 PM
To: Botterill, Nick <Nick.Botterill@wiltshire.gov.uk>
Cc: Alford, Phil <Phil.Alford@wiltshire.gov.uk>
Subject: Fwd: Refers to 16/00497/OUT, 17/12514/REM & 17/10416/VAR Erection of up to 150 dwellings with access, new village hall and areas of open spaces (resubmission of 14/07526/OUT) & 20/03879/REM New village hall

Nick

There are several similar developments on going in Melksham WPC area atm .

Please see attached that MWPC need to resolve asap - the alternative is that they just build the patio!

Can we have sight of draft 106 heads of terms and particularly for 20/07334 which is a quite encouraging development at Townsend Farm. As part of this we need to establish whether the s106 will require shared ownership to remain as such in perpetuity as I understand is required for rural exception sites. The developer was under the impression that shared owners could *staircase" their percentage of ownership to full ownership.

Regards

Jonathon

Jonathon Seed
Wiltshire Councillor for Melksham Without West and Rural
07770774463

From: Teresa Strange <clerk@melkshamwithout.co.uk>
Sent: Thursday, November 17, 2022 11:09
To: Developmentmanagement <Developmentmanagement@wiltshire.gov.uk>
Cc: Seed, Jonathon <Jonathon.Seed@wiltshire.gov.uk>
Subject: Refers to 16/00497/OUT, 17/12514/REM & 17/10416/VAR Erection of up to 150 dwellings with access, new village hall and areas of open spaces (resubmission of 14/07526/OUT) & 20/03879/REM New village hall

Dear Development Management
Could someone please reply to us on this enquiry?
We have been waiting since the end of June for a response.
Many thanks, Teresa

From: Teresa Strange
Sent: 25 October 2022 16:40
To: Developmentmanagement <Developmentmanagement@wiltshire.gov.uk>
Subject: FW: Semington Road development - Berryfield Village Hall - request for piece of land that is public open space

Dear Development Management
Is there anyone who would be able to reply to this request please, as Eileen Medlin the original planning officer no longer works at Wiltshire Council.
We have been waiting since the end of June for a reply.
Thank you,
Regards, Teresa

Teresa Strange
Clerk

PLEASE NOTE THE NEW ADDRESS:

Melksham Without Parish Council
First Floor
Melksham Community Campus
Market Place
Melksham
Wiltshire
SN12 6ES
01225 705700

From: Teresa Strange

Sent: 27 September 2022 15:57

To: Guest, Andrew <Andrew.Guest@wiltshire.gov.uk>

Cc: Developmentmanagement <Developmentmanagement@wiltshire.gov.uk>; Jonathon. Seed
(jonathon.seed@wiltshire.gov.uk) <jonathon.seed@wiltshire.gov.uk>; Marianne Rossi
<admin@melkshamwithout.co.uk>

Subject: RE: Semington Road development - Berryfield Village Hall - request for piece of land that is public open space

Dear Andrew

We have now been waiting for a response on this query since 30th June, and have the patio slabs ready to install; unfortunately we have now had the builders leave site.

Can you please confirm if this is possible from the point of view of the planning permission granted.

Regards,
Teresa

Teresa Strange
Clerk

PLEASE NOTE THE NEW ADDRESS:

Melksham Without Parish Council
First Floor
Melksham Community Campus
Market Place
Melksham
Wiltshire
SN12 6ES
01225 705700

From: Teresa Strange

Sent: 18 August 2022 11:36

To: Guest, Andrew <Andrew.Guest@wiltshire.gov.uk>

Cc: Developmentmanagement <Developmentmanagement@wiltshire.gov.uk>; Jonathon. Seed
(jonathon.seed@wiltshire.gov.uk) <jonathon.seed@wiltshire.gov.uk>; Marianne Rossi
<admin@melkshamwithout.co.uk>

Subject: RE: Semington Road development - Berryfield Village Hall - request for piece of land that is public open space

Just thought I would add a couple more photos of the POS adjacent to the village hall.... As you can see we will actually be providing some better usable space for the public to use.....



From: Teresa Strange

Sent: 18 August 2022 11:32

To: Guest, Andrew <Andrew.Guest@wiltshire.gov.uk>

Cc: Developmentmanagement <Developmentmanagement@wiltshire.gov.uk>; Jonathon. Seed (jonathon.seed@wiltshire.gov.uk) <jonathon.seed@wiltshire.gov.uk>; Marianne Rossi <admin@melkshamwithout.co.uk>

Subject: FW: Semington Road development - Berryfield Village Hall - request for piece of land that is public open space

Dear Andrew

I am very keen to find out if there is any planning reason why we cannot build a small terrace/patio to the edge of the boundary of the new village hall at the Bowood View development (Semington Road, Melksham Without). The only stumbling block seems to be that its on Public Open Space but as the village hall is detailed in the s106 for the use of the public in perpetuity it seems to have the same status. We have not put a fence to the boundary so that the two pieces of land are contiguous for the public's use. As you can see we have the land ready to be sown with grass seed – we have a window of a couple of weeks whilst trades are still on site to lay the slabs (they are there and ready to go). The edge of the current circulation path is the edge of our boundary.

We have been asking this question of the developers for a couple of years, and my specific planning request as raised by Bellway was asked of you on **30th June** so it would be great if we could get an answer before the plant machinery is off site.

Planning application details in the initial email below. Photo taken yesterday.

We appreciate that the planning department is low on resources but if we could get an answer that would be great.

With many thanks, Teresa