

BOYLESTONE PARISH COUNCIL PARISH LAND REVIEW JULY 2023

This document is created by Helen Walker and in no way represents the opinion of the Parish Council but is designed to help inform a discussion regarding the Parish Land.

HISTORY

See Minutes 12th June 2023 Minute No. 23/033

“A review of the Parish Land was requested by Cllr Walker following a previous suggestion that a circular footpath might be created by selling or swapping land.

If the land is not best used or best value achieved then a selection of options should be considered. It was agreed that some alternatives be brought to the next meeting for possible consideration/feasibility before putting out to the public.”

And

Extract from Parish Council Minutes 16th November 2020

10. Other Items Footpath

Councillors agreed to set up a sub group to monitor the state of the current footpaths and possibly explore the options for extending access onto other lands with the Landowners permission.

The Subgroup would be headed by Cllr Watson and comprise a maximum of 4 other members.

The working groups would not have any delegated powers of authority and would work together with members of the constituency to gather information on the state of the footpaths in the Village before reporting back to the full parish council with appropriate recommendations and actions for the Parish Council to make any final decisions.

Periodic reports are to be provided at full parish council meetings in accordance with matters of business and included on the parish council agenda.

Derbyshire Dales CVS to be approached by Clerk to see if grants were available for footpath improvements.

Extract 22nd March 2021

d) Footpaths subgroup once face to face meetings had been approved the first meeting would be convened

Action Cllr Watson

Extract 2 September 2021

b) Stile Walk and Litter Pick and Village Footpaths Working Group

Councillor Watson was asked to produce Plan and circulate in Village for expressions of interest

Action Cllr Watson

According to available subsequent minutes I am not aware of any further actions having been taken or reported to the Parish Council.

What has happened to date as I understand

As I understand the suggestion is to create a circular footpath. Starting along the Parish land off Sappertonfield Lane towards the brook, crossing W Holland's land, creating a bridge to cross the brook. Once the other side of the brook the footpath would cross land owned by C Prince either by going straight from the brook which would require creating a stile or another small culvert "bridge" or alternatively crossing to the stile in the corner to join the footpath across to Marjorie Lane. Also suggested is an area behind the telephone box to provide a seating area.

W Holland has been approached and would possibly be in agreement to swapping/selling land so that the footpath could reach the brook. He does have some concerns about it being a public footpath next to his land.

C Prince has also been approached and is a little more hesitant.

THE LAND OWNED BY BOYLESTONE PARISH COUNCIL – See Map

-Sappertonfield Road "Constable Land" 3.5437 acres

-New Road/Muse Lane "Harehill Land" 0.942 acres

QUESTIONS REGARDING THE PARISH LAND

- How and when did the Parish Council attain the land?
- Are there covenants affecting the ownership?
- Copy of the land register
- Value of the land? - Sale
Rent
- Quality of the land - Grazing
Arable
- Land is presently leased/rented to/by W Holland. What is the lease period? When is it due for renewal?
- Copy of the lease/rental agreement
- Maintenance - Hedges, gates, drainage, mowing – other? Currently carried out by the tenant?
- Insurance – Is the land included on the insurance policy? Does it need to be? Travellers?

SOME SUGGESTED OPTIONS

STATUS QUO – Continue renting to W Holland

Pros: It's "looked after" by W H at no cost to the Parish Council
It brings in a small income
The land remains the Parish Council's for any future possible project

Cons: Brings in minimal amount of money
Doesn't benefit the people

RENT OUT THE LAND – Either piece of land or both to someone else.

Are we getting the best price for the land? What is the current rate and market demand like? Would anyone else want to rent the land? Go out to tender?

Pros: We know we're getting the best price
Regular? income

Cons: Might not get as good a rate as we're getting
Might upset WH after all he's done maintaining etc.

SELL THE LAND (TO W HOLLAND) – Either piece of land or both.

Would it be acceptable to sell W H without putting it "on the market"?
If it was sold on the "open market" (or even to WH) will that make people nervous as to what plans a buyer might have for the land?

Pros: Cash in bank for the Parish Council to use for the benefit of the people
No maintenance, leasing worries etc.

Cons: Land is gone forever
No control over what happens to the land in future

SELL THE LAND AND BUY LAND CLOSER TO THE CENTRE OF THE VILLAGE

Bannisters? Sessions? Tomkinsons? The Meadow (Hill, Bull, Watkins)

Would anyone be willing to sell?

Would the amount we sell our land for be enough to purchase? What would we use that land for?

Pros: Might be "more usable" land for the people i.e. near Village Hall and most events

Cons: Maintenance and on-going costs. Insurance and liability
Might need to raise more money. Cost of any land is likely to be higher than the value of the Parish land as nearer to village (possible prime building land).
Legal costs

“ENVIRONMENTAL PLOT(S)” / HERITAGE WOOD

Create environmental/ wildlife plot(s). Plant meadow, trees, create a pond, an orchard, encourage bee-keeping? Grants may be available from Forestry Commission/Local government etc?
Heritage wood (Harehill land - if land suitable). Dedicate and buy a tree.
Encourage villagers to “visit” the land

Pros: Ethically feels good

Opens/returns the land to the people rather than it being just more “agricultural” land

Cons: Initial costs to prepare the land and install any wildlife habitat

Responsibility -time and effort in setting up a project like this

Upkeep – responsibility and costs

Liability – insurance etc if people are “using” the land

THE FOOTPATH / AMENITY OPTION See map

As I understand the suggestion is to create a circular footpath. See above.

This would require co-operation from the other land-owners and/or possibly buying, selling or swapping land.

Is there a need for a further footpath? Recent WhatsApp messages suggest the footpath already in existence across to Majorie Lane is not used a lot. (No one had complained about access until AJW tried to cross it). This would be a public footpath not just Boylestone residents? Is the seating area for general public use? How would it be received by the immediate neighbours? The Old Post Office and Harehill Cottage(?)? Could it become a nuisance?

Pros: The land is being used by the people

If some land is sold may give a lump sum

Cons: Costs in setting up – legal (buying and selling/swapping)

Cost of installing bridge(s) and stiles/gates

Maintenance and on-going costs. Insurance and liability

Responsibility time and effort in setting up the project

SUMMARY/ CONCLUSION.

Options seem to be:

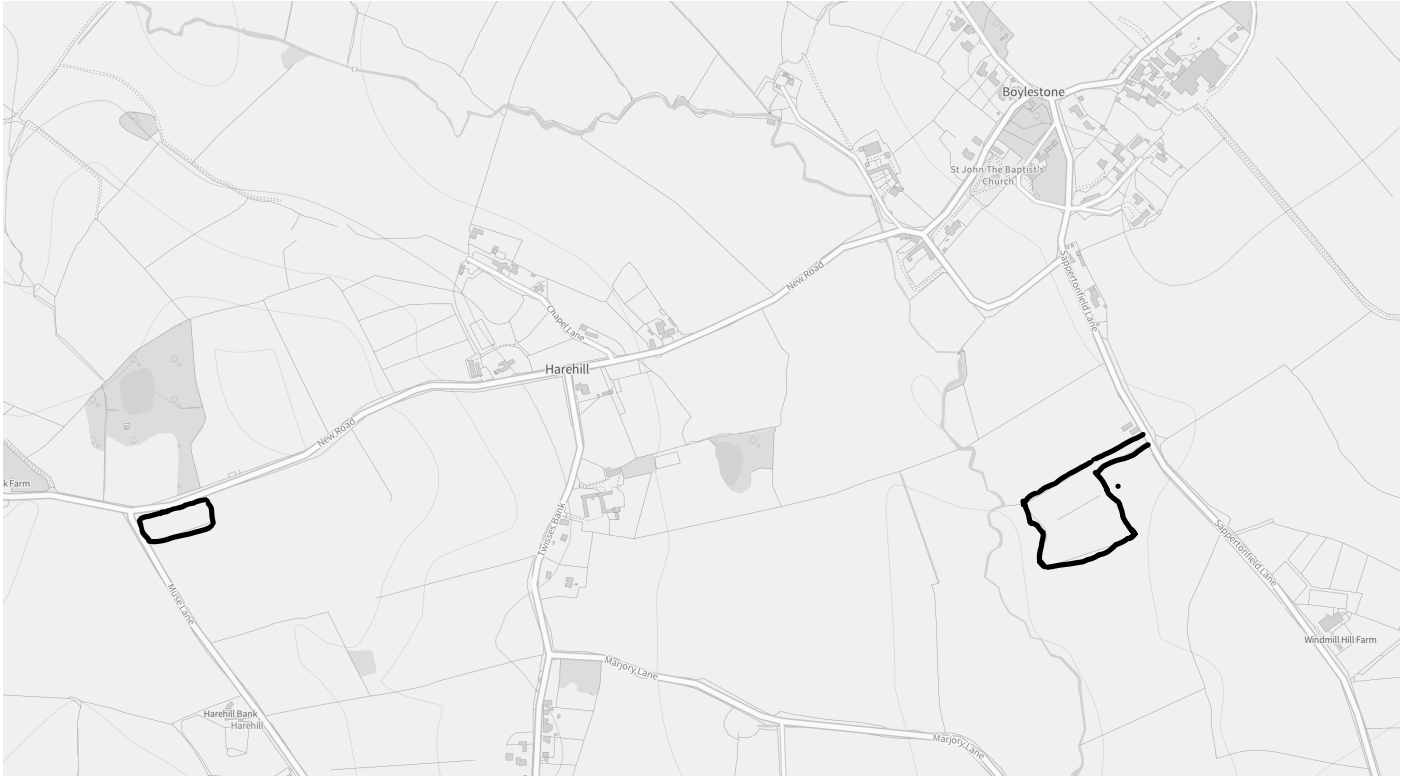
(Continue to) **Rent out the land.** We have small income and no responsibilities and no real benefit to the residents.

Sell and do nothing further. We have a large one-off income to use for whatever might be required. Drainage, verges etc. New project?

Sell and or swap and do something. Might have a large one off income but on-going expenses and maintenance and responsibility.

Use the land for other projects. Could be a large initial outlay and on-going expense and maintenance and responsibility.

Parish Land – Outlined in black



Current Footpaths – marked in red

