



Minutes committee meeting 28th January 2020 7pm

Present; Billy Maddock(BM), Sam Elliott(SE), Jonathan Bowell(JB), Amy Dennis(AD), Rebecca Rodwell(RR), Shelley Gamble(SG), Francesca Bethell(FB).

Apologies; Christine Minchella(CM), Jon Massey(JM), Pete Warrington (PW).

Review last minutes; The minutes from 26th November meeting were reviewed and signed by BM. Notes from the review – lighting has been completed outside the hut, final bill to be received. Mat Chester has been and cleared the wildlife area. Chris Baxter – the tree guy has been chased three times but has yet to undertake the work and has not responded. The web booking system is still being investigated and should proceed in due course. Leader's hoodies have been produced and distributed.

Treasurers Report; Financial report attached. Gift aid has been sorted which meant that we have been able to claim £3,800.24 back based on OSM historic records available. This will be transferred into the HQ account.

GSL Report; Group scout leaders meetings have been held and everything is doing fine. Camps are booked in at the hut, in local camp grounds and as far afield as Scotland. The 5th of April is a provisional date for a daytrip to Brownsea. We continue to have waiting lists but young people progressing through should help alleviate this. Family camps were discussed and are on the agenda for the future.

Update on roof; Since the last meeting new and worse leaks have appeared in the ladies toilet and the main hall outside the kitchen. BM has continued to try to work with a number of contractors but has found them unreliable at attending appointments and providing quotes. On inspection we have been advised that the ridge line has failed and the current corrugated covering is brittle and therefore not easily patched. The only positive may be that there did not appear to be asbestos tiles over the whole roof which may reduce the final costs. The only quote price that we have for the whole roof is £40,000.

SE passed on initial feedback from JM on the feasibility of replacing the hut. There are no deeds held with the land registry so these need to be found through another route. Without these we cannot proceed. A budget for a new hut without additional groundworks should be expected to be in the region of £200,000. There will also be development constraints due to the grounds being within the conservation area.

JM also listed a number of bodies who may be approached for funds.

BM had found conversations and articles relating to previous concerns that the site of our hut may be used for and as access to new building development. This obviously didn't come to pass but the documentation inferred that the deeds may be held by District or County Scouts. SE to follow up this lead with her contacts.

With all this information available and with the understanding that the roof is getting worse quickly and replacing the hut is a long term project it was decided that we need replace the whole roof in the short term and look at replacing the hut in the next 5 to 10 years.

To start towards the goal of replacing the roof it was agreed to ask if any parents were able and equipped to help with the job or knew of anyone who can via our Facebook groups and then wider into other Blandford groups. We will then arrange an emergency meeting of all parents and interested parties to discuss the roof repair and fundraising required to achieve this. This will be in the hut on the 28th February with the goal of creating a subcommittee to manage the project. JB will provide a draft set of information that can be used to support funding applications.

Bingo; Bingo is planned for 6th of March at the hut. AD will provide the float required. RR will look to source prizes via local businesses and parents. We have enough bingo books and in future will look to obtain and sell dabbers. We can create hampers after the roof meeting on the 28th of February. We will also provide refreshments, SE to do a Macro run.

AOB; SE and JB need to provide required details to AD so as to be registered as trustees with the Charity commission.

Fundraising ideas – fundraising calendar. There may be the possibility of a free table top markets on Thursdays/Saturdays for local charities – BM to investigate. SG to organise bird feeders made from cups and saucers and similar.

We have been asked to provide refreshments at the council Woodhouse gardens Easter Egg hunt on 15th of April.

VE bank holiday stall.

Morrisons or Tesco bag packing.

Carpark marshalling.

Our application to the National lottery has been rejected at this time but can be resubmitted.

AGM is scheduled for Wednesday 3rd June.

Next meeting; March 31st

Meeting closed at 8:58

JM Report 28/01/20 Title I have been in discussion with Land Registry, there is no Title registered for either the Hut or the surrounding land. What this means is that someone has to come forward to prove they have title (via the original deed). This is the only way we can find out if Covenants exist in terms of re-building, etc. If the deed cannot be found and title cannot be proven then Blandford Scouting Association are effectively squatters or Adverse Possession to give its posh name. If the BSA have been in residence for 12 years plus then we can make an application to register the land. However, politically, I may be better just to find these deeds and understand the true ownership. Further guidance here, if needed - <https://www.gov.uk/government/publications/adverse-possession-of-1-unregistered-land-and-2-registered-land/practice-guide-5-adverse-possession-of-1-unregistered-and-2-registered-land-where-a-right-to-be-registered-was-acquired-before-13-october-2003> Planning There are a few historical planning applications which are as follows; 2/1975/0384 – Residential Development by Erection of Seven Dwellings with Access from Cul-De-Sac 2/1982/0301 – Erect new Scout Hut (This is for Bourton not Blandford, so I am unsure why it is linked to the current scout hut) 2/1985/0026 – Erect Kitchen & Toilet Extension There are additional applications for TPO works. Constraints The hut and grounds are within The Blandford St Mary and Bryanston Conservation Area Build Cost The initial estimate of construction of a new scout hut would be £200-250k based on a single storey building with an approximate area of 350m² no consideration has been given to external works at this stage. Funding Here is a list of some potential funding avenues; Henry Smith Charity: County Grants - £20,000 Max Rampion Fund – £50,000 Max Trust House Charitable Foundation - £20,000 Max Defra - £50,000 - £375,000 Trusthouse Charitable Foundation - £7,500 To £20,000 Garfield Weston Foundation- £100,000 Max National Lottery Community Fund - £10,000 Min Next Step Gain original deeds understanding of ownership Get accurate rebuild costs including external works Identify detail sources for funding

Notes found by BM

"SCOUT leaders are furious that a protest group against possible development on an amenity site have suggested that one of their district headquarters could be included in the scheme.

The Bryanston Park Preservation Group in Blandford put out a press release this week claiming that a planning officer had suggested that scout hut in Eagle House Gardens, Blandford, could be demolished to create an access road to a site suggested in the North Dorset New Plan for 200 new homes on the former deer park.

They said that when they met with scouting representatives, they were refused access to the deeds of the property, which was gifted to the movement by Lord Portman, and district scout council secretary Roger Sprosen had refused to confirm whether the hut could be sold if approached by a Crown Estate developer, and only that it could be purchased compulsorily.

In their press release they said: "The conclusion must be that having acquired the freehold for the land, it can be sold, although this would clearly not have been what Lord Portman intended when he gifted the land to the Scouts." DPPG chairman John Cook said: "We would have expected them to say there is no way they would let that happen, and it seemed to us there was no smoke without fire."

Mr Sprosen said: "We strongly dispute the conclusions these people have arrived at based on a 45 minute chat.

"They have no right to put out a press release on the basis of what was a private conversation."

He said the meeting of three scouting representatives with members of the protest group had been held at a time when people involved in scouting were at their busiest organising activities for young people.

"The Scout Group is more than a couple of people, and there needs to be careful consideration by all those involved of the apparent proposals from the district council.

"The scouts had little information other than that provided by the protesters. It has not been possible to discuss this information and proposals yet.

"Scouts have received no indication from North Dorset District Council regarding the future of their site.

"It is unlikely that we will discuss this matter with any ad hoc group in the future since we feel betrayed that matters discussed in confidence could form the basis of a press release without our knowledge and consent."

The Crown Estate, which owns the deer park, has already served notice on Val Cowley, who runs the Deer Park Riding Stables as a tenant, that they could shut down the stables to make way for the development.

The stables are accessed from Whitecliff Mill Street down a track running parallel with Eagle House Gardens which had been generally thought would be the likely access to any development, whereas the scout headquarters and land, at the end of Eagle House Gardens, is at the end of a narrow street leading into the equally narrow Bryanston Street.

Trevor Warrick, the planning policy officer at North Dorset District council said to have suggested the possible use of Eagle House Gardens, said his understanding was that design work carried out by Crown Estates was based on using the riding stables route, although he might have suggested a pedestrian access through the scouts land.

He said the coalition government had proposed some fairly radical changes to the planning system which had implications on how the New Plan was taken forward.

North Dorset's planning policy panel will be meeting next week to consider progress and whether they want to further review the draft which went out to consultation in March.

The Bryanston Park Preservation Group has been campaigning against the suggestion of development, post 2016, on what they consider an iconic setting close to the town centre and adjacent to the river Stour.

They describe the proposal as 'preposterous' and 'a needless act of vandalism' and are calling on elected members of NDDC responsible for planning and development to remove it' when the draft is revised.

The Bryanston Park Preservation Group has been campaigning against the suggestion of development, post 2016, on what they consider an iconic setting close to the town centre and adjacent to the river Stour.

The preservation group describe the proposal for development as 'a needless act of vandalism' and are calling on elected members of NDDC responsible for planning and development to remove such a 'preposterous proposal' from the revised plan due out later in the year.

Tony dando, district secretary, said the issue was being dealt with by district secretary Roger Sprosen. is this scaremongering.

Roger Sprosen was highly secretive, no smoke without fire as they say. I think Trevor Warrick was a bit unwise to let this one loose.

October 2 2pm, party for ex scouters

The Crown Estate proposal to build 200 houses on the Crown Meadows and Bryanston Park threatens the continued existence of the Scout Hut in Blandford Forum. Mr. Trevor Warrick, Planning Policy Manager for North Dorset District Council told the Bryanston Park Protection Group (BPPG) that he thought the Scout Hut could be knocked down to make an access road to the site from Bryanston Street and Eagle House Gardens / Whitecliffe Mill Street. Mr. Warrick passionately prefers the Crown Estate proposal to build on Bryanston Park (option 2 in the New Plan), to the larger alternative site to the North East of the Town (option 1 in the New Plan), in spite of fierce opposition from over 1,500 Blandford residents.

The Town Council is also unanimously against this proposal, but favours development of the land to the North East, Option 1 in the New Plan, because it offers economies of scale. This development could also incorporate a local convenience store and improved local bus services. The Mayor stated that Option 1 was preferred because it will provide up to 800 houses with no detriment to the town, whereas the Crown Estate proposal for only 200 houses comes at an enormous cost through the permanent damage to the town's iconic setting. This is an unnecessary cost that is not worth paying.

The Crown Estate has already served notice on Val Cowley, who runs the Deer Park Riding Stables as a tenant, that they intend to shut them down to make way for the development. So far they have not been able to offer her a suitable alternative from which to continue to run her much loved business. Not content with this, they now want to knock down the Scout Hut too!

The Scouting Movement in Blandford is about to celebrate its centenary in September. In 1934 Lord Portman granted the Scouts a 99 year lease for an acre of his deer park and except for a period during the 2nd World War, when the Home Guard took over the Scout Hut, generations of boys and girls have used the Hut and camped in the field.

At a meeting with BPPG representatives in the Hut, Mr. Roger Sprosen, District Secretary of North Dorset District Scout Council, refused to allow the deeds to be scrutinised or to confirm whether the Hut could be sold if approached by a Crown Estate Developer. He said that the Hut could be the subject of a compulsory purchase order. The conclusion must be that having acquired the freehold for the land, it can be sold, although this would clearly not have been what Lord Portman intended when he gifted the land to the Scouts.

Blandford Residents will be further outraged by this needless act of vandalism and the elected members of NDDC responsible for planning and development are urged take note and remove this preposterous proposal from the revised plan due out later in the Year."