KING'S SOMBORNE PLAYING FIELD AND RECREATION GROUND CHARITY

Meeting to be held on:
Monday 9th January 2023 – Epworth Hall, King's Somborne
To follow KSPC Full Council Meeting at approximately 20:50

Members of the public are welcome to attend & speak in the public session.
Public comments may also be submitted direct to the Clerk prior to the meeting

Members: Cllrs Beacham, Brock, Hughes, Jaggard, Qassim, Searle, Storey, Webb, Young and Younger

Liz Manship

Liz Manship, Clerk to Kings Somborne Parish Council. 4th January 2023

AGENDA

			Enc.	Estimate
1)	To welcome and to receive **apologies for absence.**	Chair		20:50
2)	**Declarations of Interests** and Requests for Dispensations	Chair		
3)	**Public Session**	Chair		20:55
4)	To **approve the Minutes** of the meeting held 14th November 2022.	Chair	Y	21:05
5)	**To receive the RFO's Financial reports** a) To approve the Payment of the Accounts & sign the bank reconciliation 1st November to 31st December 2022 b) To approve the budget for 2023/24 which runs alongside the Council's budget, agreed at the meeting of 12th December 2022	RFO		21:10
6)	**Burger Van** To consider correspondence received from residents with gardens that back onto the Recreation Ground Carpark regarding the Burger Van and agree any next steps	Chair	Y	21:20
7)	To receive the **Clerk's Report** – since 14th November meeting.	Clerk		21:30
8)	**Correspondence Received:** To note items of correspondence received (for information only).	Clerk		
9)	**Councillors Questions and Comments** (for information only)	Chair		21: 35
10)	**Date & Time of Next Meeting:** Date and time of next meeting: TBC.	Chair		

King's Somborne Playing Field and Recreation Ground Charity

Meeting – Monday 9th January 2023 – approx. 20:50 – Epworth Hall

Agenda Meeting Notes – Item 6 – Burger Van

Correspondence has been received from three residents, providing concern and suggestions regarding the siting of a Burger Van on the Recreation Ground Carpark, initially for a trial on 14th December 2022. Comments regarding smell, noise and lighting have been subdivided as concerns "prior" and findings "during":

Smell:

- Resident 3 – Prior: During a prolonged power cut a burger van was sited to the rear of our row of properties by the electricity company. The generator used by the van was extremely noise and the smell of hot fat, cooking burgers and onions was, at times, overpowering in adjacent homes. As it was an emergency one can be tolerant of such things, however, on a regular basis it would not be acceptable.

- Gourmet Burgers – Prior: we are hoping that in consideration of the location parked any cooking smell disturbing local residents will be minimal.

- Resident 1 – During: Significant smell of burgers being cooked. Noticeable in the house, even without the windows open. Concerned that when the windows are open the smell will be much worse.

- Resident 2 – During: Surprisingly pungent. With no windows open, I couldn't smell it in the house, but outside it was strong. This could be an issue in the warmer months when we wish to be outside. When people barbeque in their gardens, it doesn't last 4 hours.

- Resident 3 – During: Cooking smells were evident in and around our home.

Noise:

- Resident 3 – Prior: The houses at this end are also closer to the fence than the other end and noise from an engine running is very intrusive and disturbing.

- Gourmet Burgers – Prior: A generator is required in the winter, but we have deliberately purchased one of the quietest on the market and will keep it inside the van to mitigate noise as much as possible.

- Resident 1 – During: Less than expected, but quite noticeable from the resident's garden.

- Resident 2 – During: When walking in the vicinity I was not aware of any noise from it.

- Resident 3 – During: The generator sound was evident but not too intrusive.

Lighting:

- Resident 3 – Prior: There is no public lighting in this area, so during the winter period additional lighting, presumably provided by the van itself, will be necessary. Unless a power supply is to be made available, it seems probable that a generator will be required or the van's engine left running which will add to noise and exhaust pollution, which is not environmentally sound.

- Gourmet Burgers – Prior: The lighting used is low level down-lighting so should not be a disturbance to residents.

Litter:

- Resident 3 – What provision will be made for the disposal of packaging? Concern that the waste bin by the bottle bank is somewhat small for such usage.

Location:

- Resident 2 – Prior: The carpark is narrow at the Scout Hut end; people park at all times to recycle, and it also gets busy at times the scout club is used. I presume it will be sited towards the village hall, as there is more space there and it will be less intrusive to the houses that back onto the parking area. Isn't there a site that would be less intrusive for residents? How about using the bus stop further along the Romsey Road? There would be space there for a van and people to stop in cars. Or outside the church?

- Resident 1 – During: Believe inappropriate to have a burger van parked anywhere in a relatively small carpark, which on summer Wednesdays is often completely full with cricketers, footballers and members of the Somborne Society.

- Resident 3 – During: The siting of the van opposite the telephone exchange buildings was as far away from homes that could be managed, within the constraints of the location. The position of the van, with people in front of it, restricted access to the larger parking area when entering from the village hall access road and driving to the exit beyond. It also removed a number of parking places.

- Resident 3 – During: It was observed that most, if not all, of the purchasers came by car, which isn't an environmentally sustainable service. Whilst appreciating the Parish Council's desire to react to a request from a small number of parishioners, I wonder where they live relative to the location of the burger van? As far as I am aware there are none in the immediate vicinity. If the usage is coming from elsewhere in our community might not a street trading licence at a location within walking distance be a more appropriate and sustainable solution, as is the case with the Fish and Chip van?

Comparisons to Pizza Van:

- Resident 1 – Prior: The pizza van was quiet, didn't smell and was hardly ever here. This was cited as a comparison, which I feel to be an inaccurate comparison.

Appearance of Van:

- Resident 2 – During: An attractive van.

Frequency:

- Resident 3: Please can you clarify the frequency. I noticed a discrepancy between the e-mails of the Clerk and Chair. Whether weekly or monthly? Whether the second Wednesday or Thursday?

Permissions for use of the Recreation Ground:

- Resident 3: Is the regular siting of a retail food operation consistent with the current permissions for use of the Recreation Ground, either within the Deed of Trust or in the TVBC definition for this parcel of land? Might it be appropriate for TVBC Planning to be consulted? I have also written to Cllr Tony Ward on this point.

- Cllr Ward to Resident 3: I can confirm that on the issue of consent (i.e., street trading consent administered by Environmental Health), if the vehicle is on private land with the landowner's

permission and so long as the site of the vehicle at the location is more than 10 metres from the street, then street trading consent is not required. However, going forward, should the business cause undue noise, odour or light then an objection could be raised with TVBC, Environmental Health, and they would investigate.

- Council's Solicitor in respect to the Deed of Dedication – Further to Resident three's question:

  The primary use of the property is as a playing field and recreation ground. The Deed of Dedication requires Fields in Trust to be informed of any proposals to erect any buildings or structures within the overall purpose of a public playing field and recreation ground, and to seek the consent of Fields in Trust for any buildings or structures outside the permitted uses.

  I do not think that a burger van is the type of structure that is envisaged under the Deed of Dedication and unfortunately, the Deed itself does not deal with any temporary vehicles. I don't think that this falls within the provisions of the Deed which require consent. I do think however, that there is a responsibility on the Council to inform Fields in Trust of the proposal, even though I do not think their consent is required.

  Given the other uses of the premises including the village fete and the use of the carpark by some of the neighbours, I would have thought that they were potentially in breach of the Deed if a temporary burger van was deemed to be so. I would suggest that you advise Fields in Trust of the proposal.

Impact on other businesses:

- Resident 3: I wonder if the Parish Council, in supporting a gourmet burger van, has considered the possible adverse impact of such trading upon the business of the Crown and its "Crown Burgers" and take-away service? Have they been consulted? One could imagine that they might be none too pleased with the Parish Council supporting a business which might undermine their own at a particularly challenging time when there is no compelling need to do so, but, perhaps, they would welcome the competition. Might it be prudent to ask them?

 14/11/22 - for Budget Working Group

		KS Playing Field & Recreation Ground Charity	2021/22		2022/23				2023/24
		Annual Budget - By Centre	Budget	Actual 01/04/21 to 31/03/22	Budget	Actual 01/04/22 to 31/10/22	Projected 01/11/22 to 31/03/23	Projected 01/04/22 to 31/03/23	Budget
		INCOME							
100		**Administration**							
	1095	KSPC Grants Received		500	400	0	0	0	200
		Total Income	**2,600**	**500**	**400**	**0**	**0**	**0**	**200**
110		**Scout Hut**							
	1110	Rental Income	55	72	35	36	0	36	36
		Total Income	**55**	**72**	**35**	**36**	**0**	**36**	**36**
130		**Open Spaces**							
	1210	Sports Club Income	200	265	265	265	0	265	265
	1220	School Income	0	285	138	148	74	222	222
		Total Income	**200**	**550**	**403**	**413**	**74**	**487**	**487**
150		**Car Park**							
	1099	Donations Received				200	0	200	0
						200	**0**	**200**	**0**
		TOTAL INCOME	**2,800**	**1,122**	**838**	**649**	**74**	**723**	**723**
		EXPENDITURE							
100		**Administration**							
	4130	Bank Charges		54		36	36	72	72
	4135	Administration Costs		6		0	0	0	0
	4150	Independent Examiner Fees		25		25	50	75	50
				85		**61**	**86**	**147**	**122**
110		**Scout Hut**							
	4310	Grounds Maintenance		48		0	0	0	0
				48		**0**	**0**	0	**0**
120		**Driveway**							
		Hedges	70	190	100	0	60	60	80
		Total Expenditure	**70**	**190**	**100**	**0**	**60**	**60**	**80**
130		**Open Spaces**							
	4310	Grounds Maintenance	710	364	580	238	100	338	400
	4320	Hedges	88	0	88	0	40	40	60
	4340	General Maintenance	70	0	70	0	60	60	60
	4341	Dog Bins	230	0	0	0	0	0	0
	4350	Gang Mowing	1632	0	0	0	0	0	0
		Total Expenditure	**2730**	**364**	**738**	**238**	**200**	**438**	**520**
		TOTAL EXPENDITURE	**2800**	**687**	**838**	**299**	**346**	**645**	**722**
		Total Budget Income	**2,800**	**1,122**	**838**	**649**	**74**	**723**	**723**
		Total Expenditure	2,800	687	838	299	346	645	722
		Net Income over Expenditure	**0**	**435**	**0**	**350**	**-272**	**78**	**1**

Projected General Reserves, as of 01/04/23	
Balance brought forward 01/04/22	536
Plus Projected Excess of Income over Expenditure	78
Projected General Reserves, as of 31/03/23	**614**