## **Newton Trust Meeting 27 July**

Attendees:- Russ Bower, Paul Devlin, Colin Poole, Mike Oliver, Fred French

Several members of the village also attended.

1	Apologies – Lee Parker (Holiday)	
2	Matters Arising	
	Tree quote agreed –review once report received.	
	RB chased GF ref quote.	
	Little Green Track – quote received from MO who reported the contractors first want grass	
	scraped, hire of heavy road roller in addition to quote. £1211 + VAT plus costs for haulage	
	£150. Approx £2k with hire of other machinery. Old quote for tarmac £13k + VAT. MO	MO
	agreed to get updated quote.	
	Ditch Clearance – CP updated had spoken to James Finch. James Finch indicated that the	
	farmers should be clearing – both need traffic management (Airey Close and also Pond	0.5
	Cottage to Airey Close). CP will go back to JF office and see if we can get payment.	CP
	RB spoke to developer ref Survey. Pond Survey has been done and received from Parish	
	Council Clerk, CP forwarded to Suffolk Wildlife Trust – she has given further advice based	
	on discovery of Newts – will need to update contractor with advice from Wildlife Trust.	
	Draft Golf Club licence received by The Trust.	
	Grass Cutting (path near Deans) – FF reported that it was done recently, issue with brush	
	cutter now repaired.  Rabbits – RB spoke to LP ref advice from insurers – LP on holiday so no report back as	LP
	yet. FF reported that other Golf Club shoot/cull them. CP sought advice on rabbit proof	LF
	fence around edge of golf club/field to try and contain them into a smaller space. Due to	
	rabbit holes may have to consider removal of goal posts – RB discuss with LP regarding	RB,LP
	insurance and liability of public being injured on field.	IND,LI
	Fallen tree – tree has now been removed.	LP
	Sponsor money received by the Parish Council.	RB
3	Licences	
	All 17 houses on green agreed they would like to go ahead. Alistair asked for £100 per	
	household 11 received so far. 3 have been sent plans to mark the easement they use on a	
	daily basis - this will be checked. PD meeting with Alistair on Friday to go through the	
	drafts. If deposits are not received by 14th August PD will email to remind – closing date of	PD
	end of August. Progress slower than hoped for. Once wording of Easements agreed can be	
	sent out to each party for signing.	
4	Pond Update	
	The 3 <sup>rd</sup> quote now received – all very similar. £6.5K, £6,450, £6,450 + VAT.	
	Work proposed to be carried out in the Autumn. It was suggested that the pond clearance	
	may have to wait due to the costs of the maintenance of Little Green Track. Revisit once	
5	quotes are in for Little Green Track. All agreed.  Tree survey	PD
5	PD – updated on discussion with Suffolk Tree Services. He can do the survey but more	אר
	expensive without specific software. Will know more in 2 weeks.	
5a	Tree Replacement	
Ja	Suffolk Tree Services - following walk round 4 trees have to come down quickly. One has	
	already come down – the other 4 could quite easily go – decision made to take them out.	
	FF updated that the Golf Club asked for the 4/5 trees to be replaced. Is there going to be	
	replacement programme at any stage.	
	The Parish Council have been offered 2 Oak trees for the Green to place on Trust land	
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	The Trust agreed we need to see the outcome of the survey before making a decision on	
	the Oak trees. Can then seek advice on potential replacements and costs involved. PD to	PD
	raise with Suffolk Tree Services	
5b	Cutting back trees on A134 – quote £300 (Suffolk Tree Services) – can be done without	PD
	traffic lights, can be maintained by a working party. All agreed sounds reasonable – PD to	
	instruct to carry this out.	
6a	Track leading to 1 & 2 Potash – PD passed around a plan of the Trust Land – shows	
	track leading from Potash straight from there to Church Road. Track used to go straight	
	across the Green. Golf Club asked for the track to be moved and Golf Club agreed to	
	maintain. PD updated that residents are reporting that the track is quite bad at the moment	
	<ul> <li>not now really Golf Club's responsibility – this would fall to the Trust. Track has some pot</li> </ul>	
	holes, the Golf Club has been filling in the pot holes with scalpings on a frequent basis. RB	
	asked FF if the Golf Club would be willing to help maintain this.	
	MO will ask the contractors for Little Green Track for a quote – review at next meeting.	MO
	FF will speak to the Golf Club to ask if there is anything they can do to help.	FF
7	Golf Club Agreement	
	FF updated on current situation regarding the Golf Club. Golf Club looking at new	
	agreement to change to Newton green Golf Club Ltd – in essence limits liability of	
	members to £10 per member for own personal liability – would only happen in event of Golf	
	Club going bust. Brought about by English Golf Union – advised to go down this route.	
	Golf club committee met and agreed not much change in terms of liabilities and insurance.	
	Doesn't affect members liability in terms of insurance – green fee, member or village	
	member (their insurance is guaranteed). FF circulated Golf insurance card explaining	
	members insurance policy cover. Club had agreement drawn up and circulated to The	
	Trust – changes were highlighted in a different colour – highlighted finance agreement with	
	the Trust (from 2010).	
	PD asked if the assets of the club would be transferred into the new Company – FF said he	FF
	believed so. FF will check and report back.	
	Q. What is responsibility of the Trust if the Golf Club goes bust – agreement is that Golf	
	Club have to hand it back in good order – an agreement is already in place.	
	Is there a VAT benefit to the club – no. As members club don't charge VAT on	
	subscriptions. Can only claim back a small % - rarely goes over 15%.	
	Does the agreement allow for discussion on land rent or starting afresh with a new licence	
	the Trust will be negotiating new terms. MO and FF cannot be part of negotiations due to	
	conflict of interests. Therefore would like feedback from Villagers.	
	Financial arrangements – can be reviewed and agreed at any time if mutually agreed.	
	Issue of rent will be discussed with the Golf Club going forward.	
	Questions from villagers;	
	Q. Is it a reasonable rent the club are paying to the Trust at the moment? How else do the	
	Club recompense the village? As a villager I have to pay the full membership (£700) –	
	why? First year 50% off, thereafter same as anyone else. FF said but then member of golf	
	club can play in competitions. Why can't the 50% discount be continued for villagers?	
	There is no benefit to villagers. Basically if you live in the village and are a member – you in	
	basic terms pay twice to play the back 9.	
	There is a current feeling from a large group of villagers that they would like villagers to	
	have some benefits/discount.	
	FF agreed to take the comments back to the membership committee and finance	FF
	committee.	
	The Trust confirmed they will be discussing the village membership discount with the club.	
	The Trust have asked for the accounts from the Club to get a real feel for the financial	
	issues involved.	
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	Villagers should get benefits from the Golf Club whether they are golf club members are not.	

	Villagers sometimes feel they are only tolerated by the Golf club when walking across the land – needs to be understanding from members that it's a partnership.  RB updated that The Trust has approached a Solicitor regarding discussions on the new draft agreement. The Trust needs an answer as to whether the Golf Club will cover the Trust's reasonable legal expenses. FF asked for costings to be provided to take back to the Golf Club. LP to ask solicitors for approx. costs, FF asked when The Trust might have a decision regarding the Finance Arrangements – RB will contact the Trust Members that are able to get involved agreed end of the 1st week of September proposal due to availability of members over the summer holiday period. CP asked FF to ask the Golf Club to provide the balance sheets.	LP,FF RB FF
	FF – the date of the new agreement has changed – old agreement was 25 years.	
8	After reviewing previous documents it could appear there have been conflicts of interests with some of the agreements signed in the past. Do we consider changing parts of the Trust Deeds relating to membership of the Golf Club.  Trustees of the Golf Club have been members of the Newton Green Trust. To protect current and future Trustees to have clear definitions.  Agreed Standing Orders to be updated to reflect this. CP offered to prepare a Standing order document.	СР
9	Any other business There was nothing further raised	
10	Date of next meeting 21st September – RB to check with Alan Vince.	RB
11	Private Trustee discussion to take place in early September due to availability of certain members of the Trust.	