

**LEECHWELL GARDEN ASSOCIATION**  
**Minutes of meeting held on Tuesday 26th June 2012 at Totnes Fire Station.**

**1. Present;** Jim Carfrae; David Mitchell; Catherine Munro; Liz Warnes; Roma Church; Keith Rennells; Ed Vidler; David Martin; Shirly Prendergast; Lorette Logie

**Apologies:** Stephanie Parker; Jill Tomalin; Robert Vint; Laurel Ellis

**2. Minutes of the AGM and previous meeting:** Confirmed as accurate.

**3. Matters Arising**

*Lantern Event, 1st September:* Keith pointed out that an event form will need to be completed. Jim to send email contact details to Catherine to follow-up. **Action: Jim, Catherine**

*Removal of Litter/Waste:* agreed with Keith will be dealt with off-line.

**4. Additional Furniture**

Jim outlined the discussion at the end of 2011 about the possible addition of a picnic table. After discussion of the possible cost (high) and need (low), it was agreed that the pool area had the higher priority for new seating.

**5. Pool Project**

Shirley outlined Jill's report and the emails between John Clipson (Archaeologist) and Phil McMahon (EH) (**attached**). After some discussion of possible tasks that could be started (e.g. identifying sources of funding) it was agreed to wait until Phil McMahon responded to John Clipson's email since that would have a major bearing on both costs and the scale of work.

**6. Activities**

Catherine said that 6 weeks of Tai Chi sessions had now started. Keith agreed to cutting the lawn asap for this. Ed noted that the next G4H session in the garden on July 9<sup>th</sup> was critical - if this was not well supported then the Leechwell Garden side of the program might have to stop. An NHS visitor (from Torbay NHS Trust) was visiting the garden this week. It was agreed that the Muddy Mums Sunday sessions were going well and nature study groups from the Grove School had been spotted in the garden several times.

**9, 10. License and SHDC Relationship**

There was general concern at the slow progress on these issues. Keith agreed to convene a three-way meeting (SHDC, LGA and Heath Way Mgmt) as soon as possible to final issues such as the treatment of the boundary between the garden and Heath Way.

**8. SHDC Report**

Keith went through his extensive report (**attached**) in some detail. There was general agreement that a third compost bin was needed. **Action: David Martin**

**11. Signs at Entrances and Large Bikes**

Roma pointed out that the signs on the two gates were inconsistent - the sign by the small gate did not mention "No Fires" (and as a result someone entering that way had started a small barbecue). She was also concerned with teenagers riding mountain bikes around the garden and up and down the slopes. It was agreed that Keith should produce new signs for the gates to deal with both issues.

**Action: Keith**

**12. AOB**

Shirley mentioned a dandelion removal tool which, though expensive, was very efficient. After some discussion it was agreed to test Ed's simpler and cheaper tool first.

**NEXT MEETING: 7pm, TUESDAY 24th July, Totnes Fire Station.**

## **Jill Tomalin's Pool Project report.**

Essentially no progress, but some activity. John Clipson has been trying intermittently since April to get English Heritage to give him some clear understanding of what they will require to give us consent to do the work - so that we can fill in the forms, provide the level of detail required on the adjacent garden plans etc, and it can sail smoothly through....

Phil McMahon is still the contact at EH on this and he has been on holiday, and very slow to respond. John too has been busy with work, and away, so has not chased particularly either - I hope that my recent call will encourage him to chase once more. I am also concerned to ensure that Charlotte is kept in the picture, so will follow up with her (John is checking with EH whether the boundary is only one metre out from the pool as we think, and if so, whether they will actually want much by way of detail in the area beyond this). In theory, once we know what is required, John feels that the forms are pretty straightforward, and should not be a problem, and he is willing to prepare and submit them for us.

I am reluctant to ask John to start helping us prepare a detailed financial breakdown until we know just what is required, but think we do need to progress where we can. I wonder whether Pool group members could start work on potential sources of finances, and perhaps the gardeners amongst us can start preparing a schedule of work for the garden work, with rough costings so we are ready to go when we can??

So, hopefully we can discuss this at the next committee meeting and decide what is practical.

Jill

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Dear Phil

Thanks for your reply and hope by now your legal cases have been resolved.

Could you please confirm the exact limits of the Leechwell Pool scheduling as we don't appear to have any record at this end. However, as all the following proposals directly affect the pool itself, I assume they lie within the boundary. Could you please let us have your opinion on these draft proposals before we make a formal application for Schedule Monument Consent.

### **Proposed alterations to Leechwell Pool, Totnes, Devon. Schedule Monument No. 36031**

1. Repair interior lime rendering of pool to a depth of up to 450mm. to fill cracks and improve water retention of the pool.

2. Lower existing water outlet by 75mm, to reduce seepage over lower southern end. ( This only affects a modern brick gulley )

3.Move existing modern water entry pipe from the side to the original centre entry point, in line with the leat.

4.New entry pipe to terminate in a new granite or terracotta sculpture to form a spout.

5.Lay recycled flat stones, to match existing, in a band c.500mm wide around the pool.

If you would like to make a site visit, I would be happy to discuss these proposals with you in more detail.

Looking forward to your response.

John Clipson

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From:

To:

CC:

Date: Tue, 1 May 2012 19:47:19 +0100

Subject: Leechwell Pool, Totnes

Dear Mr Clipson,

I do apologise for the delay in responding to your enquiry. I am leading for EH on a pair of complex legal cases and they are proving to have a detrimental impact on my progress with other work, regrettably the pre-application work that we so encourage to ensure that project proposals have the benefit of early advice.

I know the monument you refer to from earlier proposals and I would be pleased to offer formal pre-app advice if you could send me a copy of the detailed proposals. From memory the Scheduled Monument boundary is drawn quite tight, so if there are no works directly proposed to the monument itself it will just be a case of agreeing a visually acceptable scheme.

I am pleased this is happening now, as the Leechwell pool had fallen through the net in the earlier Leechwell Gardens work and was at risk of becoming a neglected corner. At that time there were questions about whether the pool required work to repair it and keep it holding water - have these fears been resolved, or will remedial works be required? If so these will need prior Scheduled Monument Consent (SMC), which I will be happy to discuss with you.

Again my apologies for a delayed response, but I hope we can provide more timely advice when we are able to comment upon your plans.

best wishes

Phil McMahon | Inspector of Ancient Monuments  
(Jess - could you please add this to the Concise record, thanks)

**Update from South Hams District Council – 26<sup>th</sup> June 2012**  
**Keith Rennells – Greenspace Projects Officer**

<b>Project</b>	<b>Actions/position</b>
Site safety	Option of 'soft' rather than 'hard' landscaping solution to H&S concerns agreed by SHDC. New plan agreed on site 21-06-12. (Rob Harkness and Mark Capper from grounds maintenance team present); GM team will spray off vegetation when dry spell, follow up after 3 weeks. Then membrane can be put down to suppress weeds. 21 rosa partridge have been ordered and will be delivered Nov for planting. Mahonia can be planted earlier, and GM team will attempt to move stones into position as well. Rosemary will be planted along length of wall.
Bird and bat boxes	Proposal from Tim Pollard for 2 tit boxes to go on taller trees and sparrow box to go on end of shed; Mark Capper (GM team) will install in due course.
Herb garden information panel	Final version agreed 21-06-12 and currently being printed (at A3) onto vinyl, attached to dibond backing and mounted onto timber 'lectern' frame for installation on site. A4 version circulated at meeting.
Natural play timber structure	2 no. pegs have been broken off play structure (possibly by youngsters using it for parkour - moving through their environment by vaulting, rolling, running, climbing, and jumping.). The pegs will be replaced by Property Services team.
Hedge tree	The leaning tree in the new hedge line adjacent to the lawn near the entrance to the site will be re-fastened with a taller stake by GM team.
Compost	Request for information on compost uses. Alex Whish suggests put docks to one side to be 'scorched' dried...can then be added to compost later. Suggests rotted compost can be used in garden for (ie) rose planting/ subsequent mulching etc. Use 'locally' if poss.
Path maintenance	Following last autumn chemical app. checked again with GM team on 21-06-12. Some regrowth, so decision for stronger application now. Once weeds all knocked back, then Property team will be asked to come in and top dress and roll the path where eroded.
Japanese knotweed	Already in the annual schedule for treatment– gradually being eradicated
Apple tree	Have received expressed concern that children playing in apple tree will result in injury/damage to tree. SHDC happy to allow children to climb/explore/discover but will inspect tree to ascertain stability/condition. Last check was fine.
Grounds Maintenance plan	Latest version circulated. Key elements at Leechwell include 1(a) high quality grass; 1(b) amenity grass; 1(e) informal grass; 1(f) wildlife grass; 2(a) formal hedge; 2(c) hedge bank; 3(c) herbaceous planting; 4(a) formal water feature; 11 hard surface
Grass cutting and meadow diversity	Wet Spring/early Summer has contributed to lush growth in the 'wild' meadow area. This area was designed and subsequently scheduled for an annual cut (late Summer) but woodchip path is closing up with luxuriant growth. Agreed on site 21-06-12 that path could be cut back a little on each side to maintain access, and this adjustment to be made to GM plan. In terms of the grass triangle in the SW corner, which appears less floristically rich and dominated by coarse grasses, this area currently falls within the 'wildlife' meadow. It could be enhanced by adding yellow rattle seeds. It is a parasitic herbaceous annual that gains some of its nutrients from the roots of neighbouring plants. Encouraging Yellow Rattle to grow in hay meadows greatly increases biodiversity by restricting grass growth and thereby allowing other species to thrive. The seeds are spread very effectively by traditional hay-making practices.

	<p>It can be cultivated by scarifying the surface of the ground with a fork or similar, then sowing onto short grass, 0.5 to 1 gram of seed per square metre. Yellow Rattle seed is short-lived and should always be sown in the autumn, using seed harvested that year. Then, keep grass short for beginning of March when seedlings establish. Thereafter, the grass should not be cut until the end of July to allow the Yellow Rattle to flower and go to seed, then cut short.</p>
Hedgerows	The natural established hedge at the south (far) end of the garden and the newly planted hedge along the west side of the garden are thriving, and fall within the GM plan as 'hedge bank', with an annual trim at the end of the season.
Willows	3 no. willows planted in SE corner are poorly staked and leaning, so will be re-staked appropriately. These are due to be pollarded this autumn/winter so as to minimise the loss of view from Heathway West properties.
Magnolia	The magnolia tree on the lawn has died – the ground conditions may be too harsh. This tree is 'out of contract' now, so is not the responsibility of the contractors, so can be removed. However, given that this is the third such tree planted, SHDC will not be replacing.

# Leechwell Garden, Totnes

