

Report on the Glebe Farm Green project

a) History

This project began in May 2007 with a suggestion, made by the owner of Glebe Farm, that a rectangular area of highway land at the north end of Shackerstone Walk might be exchanged for a triangular area of land on the south side of the garage block of the new house then under construction (planning application 06/01089/FUL). The triangular area of land had been surfaced with hard core and was being used to store building materials: it was suggested that it might be used as a small public car park. Local residents were consulted, and this proposal was rejected in June 2007 (p.1158/4).

However, it was then realised that although the triangular area of land was not suitable for a car park, it would make a very attractive extension to Carlton Green. It would also allow the private drive to the Stud Farm area to be kerbed to prevent erosion of the grassed areas which was becoming a problem. Local residents supported this proposal; the Highway Authority was prepared to consider extinguishing highway rights over the rectangular area of land; and the owner of Glebe Farm was prepared to sell the triangular area of land to the PC for £1,500, which was the estimated cost of the extinguishment order (p.1163/4).

By November 2007, a short article had been published in Carlton News and the owners of Glebe Farm had signed an undertaking with the Highway Authority. The highway extinguishment process involved consultation with statutory undertakers, and then a public consultation and the posting of site notices. The Highway Extinguishment Order was approved at Hinckley Magistrates Court on Thursday 15th May 2008 (p.1217/6), and solicitors were instructed to draw up a sale contract.

It then emerged that changes in legislation and Land Registry practice meant that the former highway land could not be registered with full title as had previously been the case. Instead, the Highway Authority had to make a Vesting Order through the County Court, which could be used to support registration of possessory title, which might then be upgraded to full title after 12 years. The cost of the additional legal work was negotiated down to £1,000, and the PC's offer for the land revised up to £2,000 (p.1226/4).

The sale of the land was delayed until other legal matters related to the purchase of Glebe Farm had been resolved (p.1226/4; 1283/8b), and was completed on 25th January 2010 (Title number LT428033). The PC decided to install Marshall's conservation kerbing, and drawings and specifications for this and tarmac road surfacing were drawn up with professional help from the H&BBC Environmental Improvement Programme (p.1283/8b). In the end, the residents of the Stud Farm courtyard engaged their own contractor who made a concrete drive, while the occupiers of Glebe Farm used a different contractor to tarmac the highway up to the access gates to highway specifications. These works were completed between May and July 2010.

A spring in the triangle of land had for many years made the grass in the area very wet and subject to damage, and given rise to sheets of ice on the road at the corner during cold weather. County Highways laid a pipe across the road from an existing gully, and this was connected to a stoned drain by volunteers. The road crossing proved very difficult because water supply pipes to the Carlton House Farm area had been laid only a few inches below the tarmac road surface.

Central Networks were not prepared to remove the "temporary" electricity supply pole from the West Green and underground the supply cable to the Little Lane supply pole.

The occupiers of Glebe Farm had retained ownership of a strip of land along the south side of their garages, and planned to cultivate this as a border. It was agreed that a mulberry tree (*Morus* sp) be planted in the middle of the eastern end of the Glebe Farm Green. Following a site visit and discussions with neighbours, it was decided not to install a seat or move the Millennium Sign from Little Lane onto the Glebe Farm Green (p.1341/4b).

All of the land bought by the PC was registered by LCC as a new village green under s15(8) of the Commons Registration Act 2006 in Oct 2010 under register unit VG99 (p.1345/4b). The land had been named the Glebe Farm Green in this application.

Topsoil was generously donated by parishioners, and levelled and cultivated by volunteers. The recession had meant that very little building work was taking place, so although the northern edge of the West Green was levelled and seeded in September 2010, work on the Glebe Farm Green was not completed until May 2011. The grass seed did not germinate because of a drought, and most of the area was then turfed by a volunteer. At present, the Glebe Farm Green is very patchy, and the weather over the summer will determine whether the turf becomes established. It may be necessary to re-cultivate this area and re-seed it with grass in the autumn, which will be disappointing but not expensive.

Shackerstone Walk is in the County Highways forward programme for top dressing in 2011. This routine maintenance was deferred in 2008, until after the completion of this project.

b) Finance

Payments

13.1.10	Purchase of land (includes legal fees)	2562.00	
8.6.10	Gravel and slotted pipe	88.42	
7.12.10	Kerbing	5709.50	
13.12.10	Grass seed	11.88	
3.5.11	Extra grass seed	4.98	
	TOTAL		8376.78

Receipts

11.11.08	s106 funding for land purchase	2234.00	
17.6.11	s106 funding for improvement works & maintenance	3790.00	
	TOTAL		6024.00

TOTAL COST TO PC **£ 2352.78**

Estimated value of donations

Excavator (4 days @ £100/day)	400.00
Dumper hire (1 day @ £100/day)	100.00
Tractor and trailer hire (1 day @ £100/day)	100.00
Topsoil (60 tonnes @ £10/tonne)	600.00
Drain connectors and pipework	50.00
Volunteer time (200 hrs @ £5/hr)	1000.00
Construction of road crossing	2000.00
TOTAL	4250.00

C J Peat
27th June 2011