

had however been reprimanded.

1st Feb 1983

Footpaths

The Maps of Knapp Footpaths were now on hand. They are to be displayed in the Village Hall.

Signs

Mr Hammond reported he had collected the Bridleway Signs and felt they should be painted or stained to make them more visible.

Alison's Lake

Nothing further to report yet. Review at next meeting

MADRA

Mr Hammond reported he had seen the deeds at the bank. He will contact the Solicitors and have a draft contract drawn up.

Mrs Heath proposed that the peppercorn rent be £1 per annum, seconded by Mr MacPhee. All agreed except one.

There will be a MADRA committee meeting on 3.2.83 which Mr MacPhee will attend.

Victoria Cottage: It appears that the cottage is up for sale but the shed is not included in the schedule.

It was agreed, however, that Clerk write again to N.N.D.C. objecting to the 'shed' on its unsightliness, and not being in keeping with its surroundings.

Knapp Crossroads

Clerk had sent a letter re the lorry

17th May 1983

than a mile from Knapton.

Bus Services

There had been further cuts and alterations to the time-table over the year. The P.C. proposed improvements can only be achieved if District and Parish Councils are prepared to pay for extra services.

MADRA

- Mundesley & District Recreational Association has eventually decided to proceed with the development of a recreational site at Knapton consisting of Knapton Playing Field plus additional adjacent land to be purchased from Mr. Cargill. All other sites they have investigated had proved unsatisfactory. The site was inspected in October 1982 and MADRA expressed the wish to lease the Playing Field to incorporate it in the project. An extra-ordinary KPC meeting held 23.11.82 approved the proposal to lease the

See
page 27

- * playing field to MADRA on the following terms
- i) The lease should run for 25 years *
 - ii) There should be a peppercorn rent (subsequently fixed by PC at £1 p.a.)
 - iii) That grass cutting & maintenance of the boundary fences should be MADRA's responsibility
 - iv) That the village should retain the use of all the facilities at present enjoyed.
- MADRA has accepted these terms except that for legal reasons the lease should be for 27 years. Solicitors have been asked to prepare a draft lease for approval.
- Outline plans of the proposal is on the

5th July 1983

Footpath No 7:

A letter has been sent to Mr Holman by KPC, requesting that he reinstate the footpath on the ex-railway line. Mr Holman has requested a meeting ~~the foot path~~ with Council members. Mr Hammond, Mr Wild and Mr Claydon to arrange a site meeting ^{on 12/7/83}. A letter has been received from NCC, Planning officer, re. any developments concerning Mr Holman. Reply to be sent after site meeting.

Footpath Report : Following walk on 4.4.83 - still a hand ^{to}, be dealt with at next meeting

MADRA :

A letter has been received from Mr Cargill's solicitors, concerning the proposal to erect buildings, plus they require to approve the Draft Deed of Release and an undertaking that the KPC be responsible for the Solicitors' costs. After discussion it was agreed that the Chairman contact Mrs Britten, Chairman of MADRA, concerning the letter.

Footpath Sign : Green lane - now in situ

Flooding & Blives: KPC were pleased that there were no problems again this month. Clerk to write to Highways to thank them for their success, Mr Wild remarked that the clearing out of the soakaway in front of the Village Hall had not yet been dealt with.

6th Sept 1983 (1)
took place on Tuesday 6 September
1983, 7.45pm in the Village Hall

present

The Chairman, Mr Hammond; Messrs Hicks Wild, Nicholls, a Claydon and Mesdames Heath and Schamp; plus 5 members of public.

apologies

None Received

minutes

From meeting of 5 July 1983 had been circulated and were confirmed.

ISSUES ARISING.

Mr Holman:

Foot path - Hall Lane:
A site meeting arranged for 12.7.83 had been cancelled. After discussion it was agreed that a further meeting be arranged in the near future.

Footpath Walk Report:

The items on the report following the walk on 4.4.83 were dealt with, the main problems being

- 1) No 2, Robinsons hole - a sign needed
- 2) No 10, the sign at Rivermount needs repairing, as post is damaged.

(New signs are on order from WNDG but not yet to hand).

Mrs Heath proposed keeping the Report for future reference - all agreed.

MADRA

A reply has been received from Mrs Britten, chairman of MADRA, stating that MADRA is prepared to meet the cost of the preparation of the lease. Mr MacPhee has agreed to have

4th October 1983
7.30 pm in the Methodist Churchroom.

Present

The Chairman Mr Hammond; Messrs Clay
Hicks, Nicholls and Wild and Mrs Hea
Mr Bayne also attended plus 2 members
of the Public

Apologies

Received from: Mrs Schamp.

Minutes:

From the meeting of 6.9.83 had been
circulated and were confirmed.

MATTERS ARISING:

Mr Holman:

Footpath in Hall Lane:

A meeting with Mr Holman had taken place
on 3.10.83, with the chairman and some
members of KPC. The chairman reported
that the matter was still not resolved.
Mr Holman did not accept that there
had been a path through his land as
felt that if a path was re-instated,
KPC should erect the fences and indemnify
Mr Holman against any losses.
After discussion it was agreed that
chairman contact NNDC for further advice.

MADRA

The chairman reported that Mr MacPhee has
confirmed that MADRA were willing to meet
the costs of the preparation of the deed of
Release.
Nothing further to report yet.

6th September 1983 (2)

31

confirmed that MADRA is also willing to meet the costs of the preparation of the Deed of Release.

Smell - Mundesley Road.

A reply has been received from Anglian Water Authority apologising for malodours in Knap but stating that they are working to alleviate the problem. After discussion it was agreed that Clerk write to AWA to thank them for the reply and advising them that the KPC would contact them further if necessary.

Flooding on B1145 : No problems this month.

Sign on B1145 ~~the~~ 'slow' signs have been painted on B1145 on the bend by Swafeld Rectory.

Steadmans Hill - Dumping.

Mr Claydon has inspected the site, and has cleared rubbish near the Grove, but since then, more dumping has occurred. It was agreed no further action to be taken at present, but Mr Claydon to report again at a later date.

School Bus

Re-routing.

Chisna had contacted Area Education Office who had stated that the re-routing had been a temporary measure & now discontinued.

Crossroads -

Damage to Grass verge -

6th December 1983
had agreed she would collect them at a suitable time.

4) Rivermont Sign: Mr Wild reported that this had been mended and was awaiting replacement.

5) Flooding - Hall Lane: Clerk had written to Highways but to date no reply.

6) Poorer way - Mr Holman: Clerk read out reply from Miss Walby of Planning Dept. Gr was generally felt the reply was inadequate and that Clerk should write to NNDC for further advice on the problem.

7) Bacter PC meeting - Rural Policing.

Gr was agreed that KPC would be represented at the meeting on 6.1.84, possibly Mr Hammond, Mr Hicks and/or Mr Wild. Clerk to inform Bacter PC.

8) Car Parking Charges: Letter had been sent by clerk (see last month's meeting minutes.) Mr Bayne reported on latest developments: Gr has been agreed that winter charges be dropped but discussions were soon to take place re higher summer charges.

9) MADRA

Mr MacPhee, MADRA representative report on latest developments.

A cheque had been signed for Mr Coghill's field and the exchange of contracts due so there was delay on the Knapton P.C. Lea

1st May 1984
place on Tuesday 1st MAY 1984
7.30 pm in the Village Hall.

Present:

The Chairman, Mr Hammond; all the Parish Councillors; P.C. Pritchard plus 13 members of the public

MINUTES

The minutes from the meeting of 17.5.83 had been circulated and Mr Hicks and Mr Schamp agreed they were correct.

CHAIRMAN'S

REPORT

Parish Council

Parish Council

There had been no change in the Parish Council membership during the year and all Councillors had attended regularly. Mr. Chris. Bayne the N.N.D.C. Councillor had been present at 8 out of 11 meetings and the Police Community Relations Officer had attended a number of times.

Closure of Knapton Shop.

The shop in Knapton closed in February 84 and the Telephone Kiosk is to be moved to a site adjacent to the Parish Notice Board. N.N.D.C. had protested to the Post Office relating the shop closure to the withdrawal of Post Office facilities in 1982.

Playing Field a MADRA

- 1) Unfortunately, the Solicitors that had been chosen to negotiate a Deed of Release from the existing covenants on Knapton Playing Field and
- 2) to prepare a lease between K.P.C and MADRA, had not yet been able to complete the task.

2nd October 1984 (1)

was held on Tuesday 2nd October, 1984
7.30 pm in the Methodist Churchroom.

Present.

The chairman Mr. Nicholls; Mr. Claydon,
Mr. Hicks, Mr. Wild; Mrs. Heath Mrs. Schamp
Mrs. Shackelford; Mr. Bayne + 2 public members of

Apologies

none received.

MINUTES

The minutes from the meeting of 4.9.84
had been circulated and were confirmed
and signed.

MATTERS

ARISING

1.

MADRA

Entrance: Mrs. Heath reported that at a
recent meeting she had been advised that
work on creating a new entrance to the
field would take place in the near future.
Mr. Nicholls had contacted the Solicitors
and matters were proceeding.

The Knapton field had been bought from
Mr. Cargill with restrictive covenants, but
with Mr. Cargill's permission, these should
be able to be lifted.

Discussion followed concerning items to be
included in the new lease.

- 1) (as originally agreed) that Knapton should
lease the Playing Field to MADRA for a
period of 27 years at a peppercorn rent of
£1 per annum.
- 2) That Knapton should have the use of the
field for up to 6 times per annum, one of

LEASE

- these to always be the Spring Bank Holiday Monday. Knapton will advise MADRA, in writing, giving reasonable notice of any date on which the field would be required
3. Gr should be included in MADRA's Constitution that a member, from Knapton, nominated by the Parish Council, should serve on the MADRA Committee.
 - 4) Children should at all times have access to the play area and no cars should be parked in that area.
 5. Any major plans or changes should be put before the Knapton Parish Council for approval
 6. MADRA should be responsible for maintenance of existing and any future equipment or improvement of the play area.
 7. MADRA should be responsible for all fences being maintained and the existing entrance being kept in a satisfactory ^{condition}.
 8. In the event of the discontinuance of occupation of the area, by MADRA, the boundary fence should be reinstated and the field left in good condition.
 9. No dogs should be allowed on the field and adequate notice should be given of this fact.
 10. No charge can be made for entrance to any event.
 11. MADRA's Public Liability Insurance should cover all the area.
 12. A contribution should take account

6th November 1984

took place on Tuesday 6 November 1984
7.30 pm in the Methodist Churchroom

Present

The chairman, Mr Nicholls; Messrs Claydon
Hicks & Wild; Mesdames Heath, Schamp & Shackleton
plus one member of the public.

Apologies

None received

minutes

The minutes from the meeting of 2.10.84
had been circulated and were confirmed & signed

MATTERS

ARISING

D
MADRA Lease

Mr Nicholls reported that the Solicitors were
dealing with the lease, including the items
listed in the October meeting. He suggested
an additional point to be added:-

Litter bins

that adequate litter bins be provided in the
field. After discussion, this was agreed.

Trees

Mrs Heath reported that there was to be a
planting of 400 trees in the field, on
24 November 1984.

She also reported that fund-raising was still
being carried out and that the base to the
Pavilion was in hand.

Pavilion

Concerning the Pavilion, Mr Wild stated
he was not happy with the materials to be
used for the building. Discussion ensued
and it was agreed that the matter should be
kept under review. Mr Nicholls said that
a similar timber clad construction can be
viewed at St. Nicholas School North Walsham

4th December 1984

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Ramblers map : Mr Hicks produced a map with 2 ^{possible} routes for walking - Mrs Schamg and Shackshaft also had ideas. After discussion it was agreed Clerk to write to Ramblers Association (enclosing copy of village survey) requesting their advice on setting up routes for a leaflet, also to include points of interest in and around the village.

Other matters Arising from minutes.

MADRA

Lease

Copies of the draft lease to be offered to the MADRA Solicitors had been circulated to members. The lease was checked through, and found to be satisfactory with just one query -

XVII : KPC should check MADRA's Insurance to see whether, if Knapton is using the Field for a function, it is covered by MADRA's insurance, or whether Knapton will need separate insurance for the day.

Trees

Mrs Heath reported the planting of many trees in the Field.

Mr Wild was worried that 2 trees might be a danger to the men's club (when they grow bigger). Mr Wild will take the matter up with the men's club.

Report

Mrs Heath reported that MADRA was still fundraising and that the Pavilion should soon be underway.

Holman

Footpath : Mr Nicholls reported that he had spoken with Mr Gaymer. He had been advised that NCC and Mr. Holman are exchanging Solicitors' letters. KPC to await further developments.

Knapton

School

Mr Nicholls had heard of a gentleman who would like to turn the school into a craft workshop. Mr

5th March 1985

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Next meeting

Tuesday 5 March 85. 7.30 pm in the Village Hall

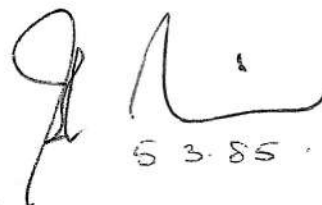
Meeting ended

8.25 pm.

5.2.85
Cheque drawn

10009. £2.85
Mrs Shackshaft (repaid to May Tree)

Signed


5.3.85

A meeting of the Knapton Parish Council took place on Tuesday 5 March 1985, 7.30 pm in the Methodist Churchroom.

Present:

The Chairman, Mr J Nicholls; Mrs Schamp Mrs Shackshaft, Mr Clagdon and Mr Wild. Mr Haynes from MADRA and Mr. Bayne also attended plus 3 members of public

Apologies

Received from :- Mr Hicks & P.C. Pritchard.

MINUTES

The Minutes from the meeting of 5.2.85 had been circulated and were confirmed as correct.

MATTERS ARISING:

1) MADRA

Mr Haynes was welcomed from MADRA. He gave a brief history of MADRA's inception and progress since:- A survey of Mundesley had revealed a lack of certain amenities, thus the group was formed. He advised that work on the pavilion was proceeding, although there was a shortage of funds however, the sports complex was progressing, in spite of this, he thanked Knapton and the KPC for their help and hoped that KPC & MADRA could continue to work amicably together.

2nd April 1985

same place as Sunday 2nd April 1985

7.30 pm in the Methodist room.

Present

The chairman, Mr Nicholls; Mrs Schamp.
Mrs Shackshaft; Mr Hicks, Mr Cutts and
+ 2 members of public

Apologies

Received from Mr Claydon,

Mr Dayne and Mr Cairne (Community Centre)

MINUTES

The minutes from the meeting of 5.3.85
had been circulated and were confirmed.

CASUAL

VACANCY

Following the election on 28.3.85

Mr Cutts had been elected to fill the place
on the Parish Council. Mr Nicholls welcomed
Mr Cutts and Mr Cutts signed the Declaration

MATTERS ARISING

24

MADRA lease

Mr Nicholls had been in contact with the
Solicitors. The Parish Council went through
the various amendments to the original lease.
Following discussions it was agreed.

26

the Dogs
Clause

which ~~was~~ added "to use their best endeavours
(to stop dogs on the field) should not be
included."

20

Clause
Insurance

MADRA felt that on the days that they
used the field for its own events, it should
be covered by its own insurance and that
MADRA could not be held responsible for
accidents at this time. Also, villagers and
their guests do have full rights in the
field, even though they might not be MADRA
members. KPC's ^{public liability} insurance would cover any

7th May 1985

144

Mr Bayne had also attended many of these.

MADRA and
LAYING FIELD

The Lease was now signed with MADRA and Mr Nicholls advised villagers that the village's right to use the Playing Field had been protected and would still be available for Knapton functions. MADRA would, however, be responsible for repairs and maintenance.

The Pavilion was being completed. MADRA are to pay £1 p.a. for using the field.

REPAIRS

Thanks were given to Mr Wild and Mr Carter for repairing the swings, also to Mr Wild for the various repairs he had carried out around the village; also for the seat he built, which is placed near the Sign ^{Summer}.

FOOTPATHS

Footpath No 7 (obstructed):

Advice had been taken about this and the Parish Council ~~the problem had~~ had invoked the

1980 Highways Act which meant N.NDC were taking action to have the obstruction cleared. It is probable that this section will be part of Passon Way

Green Lane:

Robinsons Lake

} These had been cleared with the help of the Community Programme.

Footpath Walk

There had once again been a successful Footpath walk (on 6.5.85). KPC was hoping to produce a leaflet for

16th September 1986.
A meeting of the Parish Council took place on Tuesday 11th November in the Methodist Church Room.

Present : Mr John Nichols in the Chair; Mrs Schamp, Mrs Sharkshay, Mr Clayton, Mr Hammond, Mr Hicks, Mr Wild, and 5 parishioners

Apologies. None.

Minutes received and signed.

Matters arising.

(i) M.A.D.R.A

correspondence concerning grass cutting reported. M.A.D.R.A. letter accepted. Agreed. There is now an explicit statement of position. Mr Hammond reported M.A.D.R.A. committee accepted the Council's view. Mr Nichols reported that Mr Councillor has no objection to the west side of the site, adjoining his land, remaining open. Therefore letter to be lodged with the solicitor amending the covenants of the lease in this respect.

(ii) Paston Way

Swaffield P.C. reply received, and accepted. Mr Hicks wondered if a joint approach to the Gas Board might be more productive. Mr. Nichols suggested he would make an individual approach to Swaffield P.C. chairman.

Mrs Sharkshay reported cutting down and burning of trees in the railway cutting section. Clerk to enquire whether County Council or District Council responsible.

Clerk reported that County Solicitor has

3rd March 1987

228

(ii)

There was discussion concerning the recent snow emergency. It was agreed that although there had been good local efforts (a letter from Mr Hicks praised the work of Mrs Schamp, and of a group of boys organised by Mr Brooke-Lander) there had been no coordination. P.C. Burnett agreed with the suggestion that the rôle of the Community Controller (Mr. Cairne) did cover general civil emergencies. The matter is to be raised at the Parish meeting, and Mr. Cairne is to be asked to speak to it. It was suggested it should be a matter for the new Parish Council to set up an emergency organisation (which could be discussed on the new Parish notice board).

M.A.D.R.A.

The letter from Mrs. Arseth was read out. It was agreed that this should be lodged with the solicitor to record an agreed variation of the lease.

It was agreed that Mr. Hammond should invite a representative from MADRA to attend the Parish meeting on April 14th, but not be required to speak.

The clerk advised members of the dates.

A letter from Mr. Hicks was read out in which he advised that he was not intending to seek re-election. The Clerk was asked to convey the Council's appreciation of his long period of service.

past elections
mistake.

correspondence

other business

61 Holes times

The chairman was asked to read out the minutes of the last meeting.

Village
competition.

14th April 1987

competition were held out. There
was concern at the amount of litter in the
village, especially on the B145, and the placing
of a skip etc on the Village Green by contractors
carrying out Council repairs. Cllr Jasper
promised to raise the matter.

WRVS
as organiser

Mr. Nicholls described the circumstances
in which the system had broken down. The
promised list of volunteer drivers did not
materialise, and it had fallen to the organiser
to do the driving, sometimes it turned out
not for essential purposes. Mr. Kirkman
had volunteered to take on the organiser role
provided that 6/7 drivers could be found.
The chairman appealed for names but none
was forthcoming. It was agreed that the
P.C. would circulate an appeal.

M.A.D.R.A.

The Association now has received
a grant, and has a regular employed
steward. The lease has been varied to
allow for a conservation area. Mrs. Percival
who was present to answer questions
thanked Mr. Hammond for his help and the
Village for its support. She mentioned the
problem of flooding is just of the entrance to the
play ground.

Conservation.

Miss Walby from the County Council
explained that the Council had taken
over the railway cutting as part of the
preparation of a walk through from North

Flooding on B1145

A further letter has been received from Mr. Emery enclosing a copy of his letter to North Norfolk District Council, complaining of flooding outside his property, and requesting further action. The road was badly flooded on the day of this meeting (4.1.83). Mr. Hicks felt matters might be improved if the road level was raised. It was agreed that Clerk write to N.N.D.C. to say:-

- 1) The K.P.C. agreed with the comments made by Mr. Emery

- 2) Advising them that the road had again been badly flooded on 4.1.83

- 3) asking whether the N.N.D.C. thought that there ^{was any} ~~problem~~ case for raising the level of the road since the digging out of the pit did not seem to have succeeded in solving the problem.

MADRA

Has written accepting the offer of the leasing of Knapton Playing Field and has requested that a draft lease be prepared. Discussion ensued, Mr. Spencer proposed that a lease be drawn up in the meantime while MADRA's plans were being finalised. It was generally agreed that Mr. Hammond should therefore contact the Bank re. deeds and the Solicitors and should report further at next meeting.



MADRA Lease Approval | 1st July 2020

Please tick the box, sign and date to confirm that:

- you are in agreement that Knapton Parish Council should enter into this lease agreement with MADRA.
- you agree that the Chair, Peter Neatherway, and the Vice-Chair, Patrick Lee, can sign the lease for and on behalf of the Knapton Parish Council

☒ Peter Neatherway

1/7/20

☒ Patrick Lee

1/07/20

☒ Alan Young

1/07/20

☒ Andrew Claydon

1/07/20

☒ John Lawton

Date 1/7/20

☒ Elizabeth Winter

Date 1/7/20

☒ Keith Lawrence

Date 1 July 2020

Mr A Young
Parish Council of Knapton
Old Hall Barn
Hall Lane
Knapton
NR28 0SG

Your reference

Our reference JPC/29508.001/DB1

Please ask for Jonathan Care

E-mail JonathanCare@hansells.co.uk

Date 2nd May 2017

Dear Mr Young

Lease of Madra Playing Field Hall Lane Knapton NR28 0AD

I am grateful to you for returning the confirmation of instructions to proceed. Please let me know as soon as possible the name and address of the person I should write to at Madra.

Yours sincerely

Jonathan Care
Hansells Solicitors

Senior Partner
Hugh Lansdell

Managing Partner
Roger Holden

Partners
Helen Cordingley
Lisa Cornish
Timothy Eagle
(Notary Public)
Denise Findlay
Bryan Gillery
Kathryn Hirst
Sharon Lilley
(Nen Lawyer)
Shelyna Mariscal
Rachel McGurk
Hayley Pettitt
Jane Stockings
(Notary Public)
Nick Sutherland
Mari Vallgren

Consultants
Jenny Cannon
Jennifer George
(Chartered Legal Executive)
Philip Norton
Susan Seal-Coon
Neil Stubbs

Associates
Chris Burgess
Jonathan Care
Samantha Loombe
(Chartered Legal Executive)
Gemma Murrell
Christopher Taylor
Clare van Poortvliet

Staff Solicitors
Rebecca Bond
Keely Dougan
Felicity Elsmore
(Senior Solicitor)
Gemma Hambricht

Chartered Legal Executives
William Cason
Kayleigh Eke
Peter Howell
Tracy-Ann Moore

Financial Advisers
David Blowers
Keith Edwards
Mark Giles
Matthew Hall
Jason Mattless

6 Settoon Cdn

NR28 0SA

SRA Numbers
Aylsham 050603
Cromer 050611
North Walsham 050607
Norwich 050602
Sheringham 050604
Wymondham 614169

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business

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**Community
Legal Service**



Mr A Young
Parish Council of Knapton
Old Hall Barn
Hall Lane
Knapton
NR28 0SG

Your reference

Our reference JPC/29508.001/DB1

Please ask for Jonathan Care

E-mail JonathanCare@hansells.co.uk

Date 7th April 2017

Dear Mr Young

Lease of Madra Playing Field Hall Lane Knapton NR28 0AD

Good news! We do have the title deeds.

I enclose a copy of the Land Registry plan for the adjoining title. I have seen that we can use the plan for the Lease but please confirm.

I look forward to receiving the name and address of the Madra Trustee who I should contact. Our costs would normally be in the region of £700 to £800 plus VAT and any disbursements. However, I propose to make a charge of £395 plus VAT and any disbursements. I trust that will be acceptable.

Yours sincerely,

Jonathan Care
Hansells Solicitors

Senior Partner
Hugh Lansdell

Managing Partner
Roger Holden

Partners
Helen Cordingley
Lisa Cornish
Timothy Eagle
(Notary Public)
Denise Findlay
Bryan Gillery
Kathryn Hirst
Sharon Lilley
(Non Lawyer)
Shelyna Mariscal
Rachel McGurk
Hayley Pettitt
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Chartered Legal
Executives
William Cason
Kayleigh Eke
Peter Howell
Tracy-Ann Moore

Financial Advisers
David Blowers
Keith Edwards
Mark Giles
Matthew Hall
Jason Mattless

SRA Numbers
Aylsham 050603
Cromer 050611
North Walsham 050607
Norwich 050602
Sheringham 050604
Wymondham 614169

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Community
Legal Service



MUNDESLEY & DISTRICT RECREATION ASSOCIATION

PRESIDENT: MR. A. M. CARGILL

REGISTERED
CHARITY NO: 289400

V.A.T. REGISTRATION
NO: 426 3646 49

THE PAVILION
HALL LANE
KNAPTON
NORTH WALSHAM
NORFOLK
NR28 OAD

The Chairman
Knapton Parish Council,
Airdale,
Mundesley Road,
Knapton.

6th May 1996.

Dear Mr Watmuff,

It has come to my attention that MADRA should pay to Knapton Parish Council the sum of £1.00 each year, on or about the 17th May, as 'peppercorn' rent for the lease of the playing field. (Clause 1) I have no record or recollection of these payments having been made and enclose a cheque for £12.00 to cover the period up to 10th May 1997 on the assumption that the first £1.00 was paid at the time of signing the lease agreement. Whilst on the subject of the lease, may I draw your attention to the confusion that may arise from the reference to clause 5(ii) in Clause 2(xxii) and in Clause 2(xvii); whereas the clause applicable is obviously Clause 4(ii) since clause 5(ii) does not exist.

Yours sincerely,



Hon Treasurer.

MUNDESLEY & DISTRICT RECREATION ASSOCIATION

PRESIDENT: MR. A. M. CARGILL

REGISTERED
CHARITY NO: 289400

V.A.T. REGISTRATION
NO: 426 3646 49

THE PAVILION
HALL LANE
KNAPTON
NORTH WALSHAM
NORFOLK
NR28 0AD

Mr D. Venvall
Mile Barn,
Mundesley Road,
Knapton,
North Walsham,
Norfolk.

2nd October 1996.

Dear Mr Venvell,

I am very sorry to hear that you have received complaints from residents of Knapton with regards to noise and bad language following the games of football played on Saturday 28th September.

The club (MADRA) have done everything possible to reduce the amount of disturbance. Referee's have been instructed by the Football Association to warn any player using bad language that if they continue they will be booked and any further incident will result in them being sent off.

We as a club are unable to stop players from shouting even though we have instructed their managers to make every effort to reduce the amount of noise during the games.

As you are aware we have invited the residents to elect a representative to join our management committee so they will be more aware of the clubs aims and ambitions for the future. As of yet we have had no response.

Yours sincerely,



Bill Drayton
Chairman MADRA

Notes of an informal meeting at Knapton Old Hall 18.06 01

Present A. Cargill, Reps. KPC. J.Lambert, C.Venvell, HJ. Wild, D.Spencer (KPC MADRA rep,)

Knapton Parish Council as joint lessors of land at Knapton with A.Cargill, on which the MADRA Club is situated has requested this meeting to discuss recent concerns regarding the club.

1. General maintenance and presentation of the grounds and premises:
 - a) broken fencing and chains at entrance
 - b) rubbish and discarded goal posts around field
 - c) lack of regular maintenance of hedges and field
2. Safety
 - a) state of huts and metal storage container
 - b) discarded refrigerator at rear of premises
 - c) condition of refuse disposal area and surroundings
- 3.Children's Playground:
 - a) quality of surfaces, particularly beneath swings.
 - b) broken slide
 - d) unpainted and generally unkempt equipment
 - e) health and safety checks not being carried out
 - f) the grass on the play area is unacceptably overgrown
- 4.Sub-letting contrary to terms of lease:
 - a) caravans on KPC field (fear of encouraging unauthorised "Travellers")
The lease states that the Villagers should have freedom of access at any time. Caravanners also bring dogs which are a health hazard on playing fields and the presence of dogs is forbidden in the lease.
 - b) parking of motor vehicles is also not allowed for the reasons stated above.
3. Access: Village children have been warned off and have been verbally abused by club members. They should have access to the Knapton part of the site.
4. Communication: Despite a member of the KPC having a presence and a vote at MADRA Committee meetings it is often impossible to obtain a response or reply to the Parish Council's concerns.

It was generally agreed that there were major concerns regarding the problems of MADRA. However, since a new committee is now in place it was decided that David Spencer as KPC's representative should, in the first instance, attempt to approach the club Chairperson to voice these concerns with a view to solving the more urgent problems.

Eg: 1.Properly organised meetings

provision of an early agenda

accurate minutes with action plans

named members with responsibility for tasksground maintenance, health and safety, children's playground.etc.

2. More formalised procedures

as above, with regular monitoring

MUNDESLEY & DISTRICT RECREATION ASSOCIATION

PRESIDENT Mr. A. CARGILL

REGISTERED CHARITY NO: 289400

VAT REGISTRATION NO. 426 3646 49

The Pavilion
Hall Lane
Knapton
North Walsham
Norfolk
NR28 0AD

The Secretary
Knapton Parish Council

10.06.02

Dear Sir/Madam,

On behalf of the committee and members of MADRA please accept our sincere thanks for the generous gift of replacement bark to the children's play area.

The area looks much more presentable now and is of course safer for the children to use.

Please pass on our special thanks to David Spencer for unloading and spreading the bark.

Yours faithfully,



Jon Bonham – Secretary MADRA

MUNDESLEY & DISTRICT
RECREATION ASSOCIATION

President: Mr A.Cargill

Registered Charity
Charity No:289400

The Pavilion
Hall Lane
Knapton
Norfolk
NR28 0AD

14th March 2005

To All Knapton Parish Councillors

Re: Play area open day at MADRA

After having received a grant and consequently having some new play equipment installed and refurbishment of existing equipment we are holding an open day for the new play area.

This is a formal invitation to our open day event. The event is due to take place on Sunday 17th April 2005 from 12pm. We are hoping to have a Charity Football match! We are having the play area open by Norman Lamb MP and are calling it 'The Nelson Play Area'. There will be a plaque placed in the clubhouse to mark the event. We shall be having a BBQ and refreshments will be available. The bar will also be open. There will be a bouncy castle and hopefully the NHC mascot will be in attendance.

We hope that all your councillors and families will be able to attend what we hope to be a successful event.

Yours sincerely



David Hume
Chairman

ANNUAL GENERAL MEETING
7th May 2009 Venue: MADRA Clubhouse

Present: Alan Cargill (President), Alan Young (Knapton Parish Council), Stephen Studd (Chair), Sue Ruffett (Acting Secretary), Mark Pollard (Acting Treasurer), Stacey Studd, Nigel Cutting, Geoff Ruffett, Alex Findlay, 56 members of the club, and representatives from Trunch

Apologies for absence: Julie Chance (Trimingham PC) Martin Campbell, (Paston PC)

1. The meeting was opened by the acting Chairman Mr. Alan Young at 7:45pm (the meeting started later than anticipated as names of volunteers wishing to stand as Trustees were being obtained).
2. ADOPTION OF MINUTES
The minutes of the previous AGM were proposed by S. Ruffett and Seconded by S. Studd. Minutes adopted as a true record by those present.
3. MATTERS ARISING from previous minutes –None
4. ACTING CHAIRMAN'S REPORT:
 - a) Following the events of recent weeks, it was agreed that the meeting would be opened by Alan Young (Chairman of Knapton Parish Council). He explained to the floor that changes must be made to the way MADRA is run to meet the rules of the Charities Committee. MADRA was set up as a Charity, it's objective being to provide sports and recreational facilities for seven villages as listed in the original documentation. It should have a separate Fundraising Committee, and a separate Bar and Social Committee. During the 25 years MADRA has been in existence, we have gradually strayed from this primary objective and the set-up of the club no longer meets Charity Commission's rules which are set down in the Legal Document. MADRA should seek to reinstate its charitable aims by separating the Recreation Facilities from the Bar and Social Club. A separate entity, with a different name, should be set up to run the social side, the bar. This should have a separate management committee and separate bank account. Any profit from this can then be legally paid free of tax to MADRA at year end. Any social or trading activities undertaken by the Association, other than those undertaken only in connection with participation in healthy recreation, would not fall within the charitable purpose of promoting community participation in healthy recreation. Activities of this kind, which include running a bar for instance, would have to be carried out by a separate non-charitable body such as a social club. What is required is that the activities are carried on at arm's length from the charity. What is important is that the two activities, especially the financial and administrative arrangements, are kept separate.

J A LINTON MA (CANTAB)
G W GOODLEY
G C WILCOCK
N W SUTHERLAND MA (CANTAB)
P S A NICHOLLS
A P HANSELL MA (OXON)
NOTARY PUBLIC
W R C RILEY
T J CARY LLB
M R OAKLEY

CONSULTANT
B O L PRIOR MBE TD
NOTARY PUBLIC

WILKINSON & DAVIES
SOLICITORS
4 GRAMMAR SCHOOL ROAD
NORTH WALSHAM
NORFOLK NR28 9JJ

INCORPORATING LEATHES PRIOR, NORWICH
TELEX: 975056 WILDAV G.
FACSIMILE NO. 0692-406195

File
STAFF SOLICITORS
R J CHADD
T EAGLE
TELEPHONE:
NORTH WALSHAM
(0692) 404351

OUR REF GWG/ST.

YOUR REF DCV/PWL.

1st April, 1987

PLEASE ASK FOR MR. G.W. Goodley

Dear Sir,

re: Playing Fields at Knapton.

Thank you for your letter of the 11th March with enclosures
which we have filed with the Lease. 

Yours faithfully,



D. C. Venwell, Esq.,
Mile Barn,
Knapton,
Norfolk. NR28 ORY.

HOURS OF OPENING MON—FRI 9 AM TO 5 PM SAT 9 AM TO NOON

ALSO AT 74 THE CLOSE NORWICH NORFOLK (0603 610911)

ASSOCIATE FIRM DOMMERHOLT EN VAN DIJK KOESTRAAT 30 ZWOLLE THE NETHERLANDS TELEPHONE (038) 217804 TELEX 42226 LAWCO NL
AND AT NO 2 RUE DE CONGRES 06000 NICE FRANCE TELEPHONE NICE (93) 871274 TELEX 461665

Mile Barn,
Knapton,
Norfolk,
NR28 0RY.

Wilkinson & Davies,
Solicitors,
4 Grammar School Road,
North Walsham,
Norfolk,
NR28 9JJ

11th March 1987.

Dear Sirs,

Re: Playing Fields at Knapton

There has been correspondence between the Parish Council and the H.A.D.R.A., concerning a variation in the interpretation of the lease.

As a result agreement has been reached, and I enclose copies of the correspondence so that they may be filed with your copies of the leases for record purposes. Copies have been retained by ourselves.

Yours faithfully,

Parish Clerk

DCV/PWL

KNAPTON PARISH COUNCIL

Mrs. J. Clarke
CLERK

Tel.: Mundesley 720680

*22 Lawn Close,
Knapton,
North Walsham,
Norfolk.*

23rd. February 1983.

To Barclays Bank, North Walsham Branch:-

This is to authorise the release of the Knapton Playing Field Seeds

to Mr. P. S. Hammond (Chairman Knapton Parish Council), until

further notice.

signed:

.....

(Clerk)

P. S. Hammond
.....

(Parish Councillor)

M. H. White
.....

" "

Go-ahead for sports centre at Knapton

AFTER a six-year struggle to establish a sports centre, Mundesley and District Recreation Association (MADRA) has been given the go ahead.

At a meeting at the Coronation Hall, chaired by Mrs. June Britton, villagers voted overwhelmingly in favour of establishing the centre at Knapton and using £7500 already raised to purchase land.

After Mr. Roy Haines had

outlined the history of the association's search for a suitable site in the district, Dr. John Miller put forward the Knapton proposal.

The centre would be created next to the now disused Knapton school and would embrace two existing areas, the present sports field behind the school and adjoining fields amounting to an additional 4.3 acres.

The present sports field belongs to Knapton village and a provisional lease of 28 years has been agreed. It consists of two acres on which there is a full-size football pitch and an

entrance way which includes Knapton's children's playing area. This would be retained under the scheme.

The additional 4.3 acres belongs to Mr. Adam Cargill and he is willing to release the land. This would allow for a cricket table, another full-sized soccer pitch (or hockey or rugby pitches), adequate car parking and the provision of a pavilion.

A 10-metre belt of trees and other vegetation would screen the area which was ideally suited for the purpose said Mr. Hart, of the Norfolk Playing Fields Association, who had assisted in the search.

Both he and a representative of the North Norfolk District Council expressed broad agreement in principle with the scheme and felt that grants could be forthcoming from various sources.

After completion of the Knapton centre, which is located off the Mundesley-North Walsham road, the association envisages improving the children's play area in Gold Park, Mundesley, and possibly establishing some tennis courts on the sea front.

With the well-equipped theatre-cum-meeting place, the Coronation Hall, already established and new bowling greens in the High Street, this would give Mundesley and district a comprehensive range of sport and leisure facilities.