

**MINUTES OF THE EXTRAORDINARY MEETING OF WOLSTON PARISH COUNCIL
HELD VIRTUALLY VIA ZOOM ON THURSDAY 27TH AUGUST 2020 AT 6.30 PM**

All Parish Council meetings will be held virtually via Zoom until further notice, in accordance with Government Regulations.

PRESENT Cllr T Harvey-Smith (Chair), Cllr Miss T Ball, Cllr D Cross, Cllr G Fewkes, Cllr R Grainger, Cllr J Milne, Cllr A Parker, Cllr L Wright, and Mrs M Meede (Clerk).

Plus 3 members of the public. There is currently one Parish Councillor vacancy.

After members of the public and Councillors had been given the opportunity to raise any issues, the Chairman thanked everyone for attending, and the Parish Council meeting commenced at 6:40pm.

69. APOLOGIES FOR ABSENCE

The apologies of Cty Cllr Mrs Timms and Borough Councillors A Bearn, D Poole and Mrs S Bragg were noted.

70. DECLARATIONS OF INTEREST (existence and nature) for items on the Agenda

No declarations of interest were made for any item on the agenda. The Chairman advised that Councillors could declare an interest later in the meeting should this become apparent for any agenda item.

71. ALLOTMENT LAND DRAFT HEADS OF TERMS FOR A NEW LEASE

Cllr Wright said he felt a Land Agent should be instructed in accordance with the resolution at the last Parish Council meeting. The Chairman confirmed that a Land Agent would be appointed and this was not being disputed, but he explained that the Working Group did not have the authority to appoint someone, and so recommended that the decision on how to appoint a Land Agent and who to appoint would have to be made by the full Parish Council. Cllr Grainger agreed and said the meeting had been called in order that the Parish Council can discuss the issue in order to give proper and full instructions to the Land Agent.

Cllr Wright asked why a Land Agent had not already been appointed, and Cllr Milne said that the decision on who to appoint would have to be made by all Councillors. He stated that the Parish Council Solicitor would be contacted for legal advice, and the Allotment Working Group had felt that the Solicitor should have some involvement in appointing the Land Agent. Cllr Milne therefore proposed that the Solicitor should be asked their opinion on appointing a Land Agent and take the necessary action.

A discussion took place about the current lease and Cllr Wright asked if clause 4B was still current. Cllr Grainger responded that the current lease was still in place and the Parish Council had not agreed to any changes. Cllr Wright stated that he had read an email from Godfrey-Payton saying the clause was being taken out of the lease. Cllr Miss Ball explained that the email referred to the clause not being put in any new lease and did not mention the current lease, and as there has been no reference to the clause being removed from the current lease it is still in place. Cllr Wright asked about the notice period and what this would mean for members of the Allotments Association, and Cllr Grainger reminded him that as part of any planning permission there would be a statutory duty for any developer to provide equal or better facilities and as they have this legal obligation it would be highly unlikely for the land owners to serve immediate notice as it would not be in their best interest.

A discussion took place about the old lease and Cllr Wright then asked about the soil that would be put on any new allotments, and why the soil from the current allotments would be used rather than new soil. Cllr Grainger said that Rosconn had offered new soil, but it had been a decision made by the Allotments Association to use their current soil rather than new.

Cllr Fewkes proposed that the discussion move on to the agenda item in question and that the Parish Council should decide on the best way of appointing a Land Agent.

Cllr Wright proposed that a Land Agent be appointed in accordance with the decision made at the last Parish Council meeting. Cllr Milne agreed with the proposal that a Land Agent should be appointed and that this decision was made at the last meeting, but Councillors needed to agree on who to appoint and how.

Cllr Grainger agreed that the resolution at the last meeting stated that 'a Land Agent should be instructed to act on behalf of the Parish Council', and as part of this he felt the Parish Council should take legal advice via the Solicitor and he said that as part of obtaining legal advice on any proposed lease the appointment of a Land Agent should run parallel to this.

Cllr Miss Ball proposed that the Parish Council should ask the Parish Council Solicitor for legal advice in relation to any new lease which should include a recommended list of Land Agents for the Parish Council to consider and appoint. This was seconded by Cllr Grainger.

Cllr Wright said he was happy with this proposal, but that he had the name of a Land Agent that he wanted to be considered alongside those recommended by the Solicitor. Following a discussion Councillors agreed that the Land Agent suggested by Cllr Wright would be considered by the Parish Council alongside any recommendations from the Solicitor. Taking this into account, all Councillors agreed unanimously with the proposal put forward by Cllr Miss Ball.

RESOLVED: For the Parish Council to ask the Parish Council Solicitor for legal advice in relation to any new lease, which should include a recommended list of Land Agents for the Parish Council to consider and appoint.

A discussion took place about the content of the letter to the Solicitor and it was agreed the Parish Council will initially send a general enquiry with the requirements of the Parish Council, and after this there were no other questions or queries in relation to the Draft Heads of Terms.

72. DATE OF NEXT MEETING/S

The Chairman confirmed that the next Parish Council meeting will take place on Thursday 3rd September 2020 via zoom. If an interim meeting is required, an agenda will be issued to Councillors and put on the website three clear days before the meeting is held.

As there were no further items on the Agenda the Chairman declared the meeting closed at 7:20 pm.

Signed:..... Chairman

Date:

Notes on the Public Forum and Parish Matters held during the Extraordinary Parish Council Meeting on 27th August 2020

The Chairman welcomed everyone to the meeting and invited representations from all who were present.

Cllr Fewkes provided an update on a query raised at the last Parish Council meeting about solar panels at Ling Hall Quarry. 'Infinis' who currently undertake gas management on site have taken over the lease from REG Power and are planning to start work on installation of solar panels next year.

As there were no further questions, the Chairman closed the public forum part of the meeting and all Councillors agreed to start the Parish Council meeting at 6:40pm.

Signed.....