

Hemyock Parish Council
Meeting to discuss sale of Old Station Yard Site
held at Longmead on Monday 23rd May 2016

Subject	Action
<p>1. <u>Present</u> Mrs H Stallard (Chair), Mr S Clist, Mr R Calcraft, Mr P Doble, Miss P Lawrence, Mr N Moon, Mr L Povah, Ms J Pritchard, Mr N Punnett, and Mrs D Evans (Parish Clerk). Apologies: Mr T Barton (away)</p>	
<p>2. <u>Exclude Press & Public</u> Chair moved under Section 1, Paragraph 2 of The Public Bodies (Admission to Meetings) Act 1960 that the press and public be excluded from the meeting for the following item of business because publicity would be prejudicial to the public interest by reason of the commercially sensitive/confidential nature of the business to be transacted PROPOSAL: Press and public are excluded from the meeting because publicity would be prejudicial to the public interest by reason of the commercially sensitive/confidential nature of the business to be transacted PROPOSED: Mrs H Stallard SECONDED: Mr S Clist DECISION: passed (all agreed).</p>	
<p>3. <u>Declarations of Interest</u> Mr S Clist has a pecuniary interest in that he sells hay to the developer. There is a dispensation in place to allow him to participate in and vote on matters relating to this application.</p>	
<p>4. <u>Update from Clerk</u> The clerk updated the meeting on the latest developments. There are two outstanding matters to be resolved.</p> <ol style="list-style-type: none"> 1. Landscaped Areas – the developer is committed to ensuring the site looks ‘attractive’ and any landscaping will form part of the planning consent. The developer has asked that the council rely on planning consent to ensure the areas at the front are landscaped. 2. Ransom Strip – the developer does not wish to fence the ransom strip. His solicitor has suggested a form of words should be used to give the developer express rights to use the ransom strip and to maintain it. This ‘permission’ would, in effect, confirm that the developer was aware that he had permission to use, but not ownership of the ransom strip and he would therefore be unable to claim adverse possession. <p>Landscaped Areas – the council considered whether to keep ownership of the two parcels of land and other solutions to the developer’s issue.</p> <p>PROPOSAL: The council accepts the developer’s proposal to rely on planning consent to ensure proper landscaping of the two areas at the front of the site. PROPOSED: Mr N Moon SECONDED: Mrs J Pritchard DECISION: passed (all agreed)</p> <p>Ransom Strip – The council is mindful of: its obligations with regard to the management of public money and assets: is aware of the level of legal fees already incurred; the developer’s assertion that an insistence to fence the ransom strip would jeopardise the sale itself; and acknowledges that the specific issues regarding the ransom strip have emerged late in the negotiations, to some extent as a result of lack of timely legal advice.</p> <p>PROPOSAL: The council accepts the developer’s proposal NOT to fence the ransom strip and instead include a form of words in the transfer document to give express rights to use the ransom strip and to</p>	

<p>maintain it in perpetuity and this to apply to any future owners of the land. PROPOSED: Mr P Doble SECONDED: Mr R Calcraft DECISION: passed (all agreed)</p> <p>The issue of the fees charged and service levels received from the solicitor was also discussed. The clerk was instructed to draft a letter of complaint, highlighting the errors and omissions, and circulate to council for consideration.</p>	Clerk
<p>4. <u>Date of next full council meeting</u> Wednesday 1st June at 7.30pm, Forbes Lounge, Parish Hall</p>	

Meeting closed 8.05pm

Signed Dated