

Hemyock Parish Council
Community Land Committee Meeting
held at the Healthy Living & Activities Centre, Hemyock at 7.30pm on 19th January 2023

Subject	Action
<p>1. <u>Present</u> Mrs C Matthews (chair), Mr T Barton, Mr N Moon, Mrs K Talbot, Mr S Ward and Mrs D Evans (Parish Clerk). <u>Apologies</u> Mr S Clist</p>	
<p>2. <u>Declarations of Interest/Dispensations</u> None declared.</p>	
<p>3. <u>Terms of Reference (TOR)</u> Mrs Matthews circulated amended terms of reference. PROPOSAL: The amended TOR are accepted, and Mrs Matthews will circulate them. PROPOSED: Mr Barton SECONDED: Mr Moon DECISION: passed (all in favour)</p>	CM
<p>4. <u>Update from Legal & Cavanna</u></p> <p>4.1 Cavanna has asked who the £1,000 should be paid to as part of the 106 agreement. Clerk to advise the money should be paid to the parish council but to clarify when it should be paid as per 106 agreement.</p> <p>4.2 Cavanna has confirmed that the transfer of the land has been delayed and is likely to be winter 2024. The clerk has asked Cavanna to clarify whether it intends to transfer the land at the beginning or the end of 2024.</p> <p>4.3 The 106 agreement mentions agreeing details ref. fencing and gates. These will need to be discussed and agreed.</p> <p>4.4 Drainage Report – clerk to chase this.</p> <p>4.5 The pc's legal advisers have drafted some paperwork for the transfer of land to and from the pc. This will need to be agreed at the next pc meeting.</p> <p>4.6 Cavanna wishes to know what may be required to be left on site i.e. stone compound area, asphalt storage area, etc. The committee briefly discussed leaving all areas intact so that one could be used as a car park and the other could be scooped up and used to create a track to the rear of the cemetery extension. Clerk to inform Cavanna that by summer this year the pc should be in a position to confirm its wishes. It was agreed that it would be sensible to ask Cavanna to leave water and electric to site for future connection.</p>	Clerk Clerk Full council Clerk
<p>5. <u>Access</u> 5.1 Paperwork has been drafted, see 4.5 above.</p>	
<p>6. <u>Legal Entity</u> 6.1 Mr Clist to update all at the next meeting. He will cover the pros and cons of each legal entity i.e. parish council owns the land or create a separate CIO, CIC, etc.</p>	SC
<p>7. <u>Working with other groups</u> 7.1 It was agreed that the committee needs to work with other groups and have a masterplan/overview of the whole site. Once the formal offer of the land has been made to the council, and the council accepts the offer, then there is a maximum period of 2 years in which the land has to be transferred. Once the offer has been made and accepted and the access resolved, the pc can promote the project and possibly attempt to secure the services (FOC) of a friendly architect/planner to assist with the design of the site.</p>	
<p>8. <u>Date of next meeting</u> mid-March, tbc</p>	

Signed.....**Date**.....