

Minutes of the extra ordinary Meeting of Sustead Parish Council
Held on Wednesday 5th October 2016 at 7.00pm
at St Peter and St Paul Church, Sustead.

PRESENT:

Mr. A. Fell (AF)(Chairman)
Mr. A Thompson (AT)(Vice Chairman)
Mrs. C Cheyne (CC)
Mrs. J Thorne (JT)
Ms. P Howell (PH)
Mr. R Harrison (RH)
Mrs. A Williams (AW)
Mrs. Kirsty Cotgrove (Clerk)
+ 13 members of the public

1. **Apologies:** None.
2. **Declarations of interest & dispensations to speak:** AW stated a non-pecuniary interest in item 5. She requested a dispensation to speak, and vote if necessary. Prop: PH, all agreed.
3. **To adjourn the meeting for up to 10 minutes to allow for public participation:** A parishioner asked who has promised to lease the land to Mr Welfare? AF confirmed that the land has not been promised to anyone. The parishioner asked if it will be carried forward. AF advised that it will be discussed in this meeting, and decided when all information is received. AW reported that Mr. Welfare would like to lease the land, as currently he is unable to fill his oil tank or empty his septic tank, without the pipes going through his house. She asked the parishioner what his concerns are, and the parishioner stated he is unhappy with the suggestion of the land being fenced off, but would have no objection if there is no fence.
The parishioner who leases the village hall stated that she has no objections to the strip of land being sold, leased, fenced or accessed.
4. **To advise on the current situation of the ownership and tenancy of the village hall:** AF advised all of the history of the village hall, and the process that allowed the hall to be leased by Mr. and Mrs. Empson. AW stressed that the tenants have made many improvements to the property, and have been excellent tenants. She also stated that the trustees have worked hard and received no remuneration at any stage. AW stated that in the discussion and decisions, everyone must stick to facts, and felt that the trustees deserve recognition for their work. It was noted that the village hall had not been in use for many years before it was leased.
5. **To discuss and agree the future of the strip of the land to the northern boundary of the village hall:** AF read a letter from Mr Welfare, which stated why he would like to lease the strip of land and to reiterate that he only requires pedestrian access, not vehicular. The Clerk advised all of the legal position regarding allowing access and leasing land. AF noted that he and some of the other councillors have not yet seen the land in question, and would be unwilling to make a decision

without seeing it in daylight and measuring the area.

The 4 options open to the council were noted:

1. To not allow access to Mr Welfare
2. To allow an unofficial right of way
3. Lease the strip of land
4. Sell the strip of land to fund the costs of changing the ownership of the village hall

The ownership issues of the village hall were explained by AW, who also advised that the cost to correct will be approximately £1000. As reserves are insufficient, the precept will have to rise, unless the land is sold or leased to fund it. AF confirmed that before any possible sale should take place, the land would be independently valued and the effect on the value of the village hall would be taken into consideration. Legal costs would have to be met by Mr Welfare and the Parish Council would ensure that the best interests of the Parish would be covered. AF proposed that the Councillors meet at the site in daylight, prior to the next meeting. All agreed.

6. To approve the following payment: The following payment was approved-

- (i) K Cotgrove (payment for the extraordinary meeting) £250

AW proposed that a £15 donation should be made for the use of the church for the evening. All agreed.

16. Date of next meeting: Monday 17th October 2016, at 2pm. To meet at the village hall, then proceed to St Peter and St Paul Church, Sustead.

There being no further business, the meeting closed at 7:37pm.

Signed

Date