

ADOPTED
BISHOPS LYDEARD & COTHELSTONE PARISH COUNCIL

Clerk to the Council: Mrs A Shepherd, 6 Farriers Green, Monkton Heathfield, Taunton, TA2 8PR.
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Minutes of the Extraordinary Parish Council meeting held on Wednesday 19th April 2023 at 7pm at Bishops Lydeard Village Hall.

Persons present: Cllrs Martin (Chair), Allen, Bainbridge, Ball, Hunt, Lewin-Harris, Rigby, Pattemore, Warmington and Delderfield.

Persons absent: None.

In attendance: Mrs Amy Shepherd (Clerk) and 3 members of the public.

287/22 Apologies

No apologies were received.

288/22 Declarations of interest relating to matters on the agenda

No declarations of interest were made.

289/22 Comments from members of the public

A member of the public expressed his support for the Parish Councils consideration of the purchase of the land at Greenway. The member of the public explained that he considered the purchase a good use of CIL money as it will mitigate the effects of development, provide more public open space, and enable a circular walk. The land also has a rich habitat and the Parish Councils ownership will enable the habitat to be protected, support biodiversity and mitigate against climate change.

Two other members of the public present at the meeting also expressed their support for the purchase of the land.

The meeting entered a confidential session and members of the public were excluded to consider an item that is confidential due to the consideration of the purchase of an asset.

290/22 To consider the purchase of land at Greenway.

Clerk confirmed that the Auction is scheduled to take place on Tuesday 25th April at 2pm at the Shrubbery Hotel, Ilminster. In order to bid, the Parish Council would need to register and in order to register solicitor details are required.

A 10% deposit plus the auctioneer's fees will be payable.

Clerk confirmed that the Auction Pack is now downloadable from the Greenslade Taylor Hunt website. Sharing and discussion of the information included in the auction pack took place.

After some initial discussion about whether the Parish Council should proceed with bidding at auction for the land, the Chair took a vote as to whether to continue to discuss bidding or stop discussion.

It was agreed with eight councillors in support to continue the discussion.

The discussion continued and covered the following points:

- Access rights to the land both for members of the public on foot and vehicle access for maintenance / management.
- Condition of the land and the liabilities that will Parish Council will have if it purchases the land including safety of members of the public.

- Responsibility for the maintenance of South Drive
- Ongoing costs to the Parish Council of maintaining the land and the use of CIL money to purchase the land.
- The Community gain from the Parish Council purchasing the land.
- The limit of a bid at Auction.
- Grant funding that may be available to help with the cost of ongoing maintenance of the land.
- How the Parish Council would like to manage the land if it did purchase it.
- Insurance costs for public liability insurance.
- The need for legal advice in a short time period.

The following key points that clarification was needed on were identified:

- How much is the agent fee that will be payable?
- Is there a right of way for members of the public onto the land from South Drive?
- Is there a right owner vehicle access up South Drive and onto the land? This point was considered a key point. If vehicle access wasn't permitted the Parish Council would not proceed with bidding at auction.

Clerk to raise these queries with the auctioneer and request a response in writing. It was agreed to delegate confirmation of the satisfactory answers to these queries to the Clerk and Chair.

Discussion turned to the maximum amount that the PC would bid for the land at auction. It was noted that woodland is generally priced at around £4000-£6000 per acre. It was noted that the reserve price for the land was confidential.

Cllr Pattemore proposed £60k, the proposal was not seconded.

Cllr Ball proposed £105k, the proposal was not seconded.

Chair proposed £102500.00, the proposal was seconded, and six Councillors voted in favour. It was resolved to bid a maximum of £102500.00 at auction for the land.

Additional costs including the buyer's administration fee of £1140 including VAT, commission (estimated at £4000) and solicitors fees (estimated at £2-3000) were noted.

It was noted that bidding at Auction can take place in person or online. It was proposed, seconded, and agreed with all in favour to authorise Cllr Ball to bid on behalf of the Parish Council at the auction and to authorise the Clerk to make payment by bank transfer of 10% of the purchase cost, plus fees and VAT.

Clerk to circulate a copy of the Auction Pack to all Councillors.

Clerk to identify a solicitor and instruct them to act as soon as possible on behalf of the Parish Council.

291/22 Urgent matters for report only

Cllr Warmington requested an update in respect of the Co-op move to the land on Taunton Road. Clerk confirmed that Cllr Rigby had reported that exchange of contracts was expected in June. Cllr Pattemore reported that a new lease for the existing Co-op site has just been signed.

292/22 Date of next meeting:

Annual Parish Council Meeting: Wednesday 10th May 2023, 7pm at Bishops Lydeard Village Hall.

There being no further business, the meeting closed at 8.40pm.

Signed



Date: 10th May 2023