

**MINUTES OF THE EXTRAORDINARY MEETING OF WOLSTON PARISH COUNCIL HELD AT WOLSTON LEISURE AND COMMUNITY CENTRE ON WEDNESDAY 22<sup>ND</sup> DECEMBER 2021 AT 7.00PM**

**PRESENT** Cllr G Fewkes (Chair), Cllr Miss Ball, Cllr D Cross, Cllr Miss S Dobinson, Cllr R Grainger, Cllr J Milne, Cllr A Parker, and Cllr L Wright.

Plus 5 members of the public.

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 7:27pm.

**157. APOLOGIES FOR ABSENCE**

The apologies of Cllr T Harvey-Smith, Cllr Mrs M White and Mrs M Meede (Clerk) for health reasons were accepted.

A proposal was made by Cllr Fewkes and seconded by Cllr Milne for Cllr Miss Dobinson to take the minutes for this meeting. This was agreed unanimously.

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

Cllr Miss Ball declared an interest in agenda item 159 (Village Hall grant request). The Chairman advised that Councillors could declare an interest later in the meeting should this become apparent for any agenda item.

**159. BUDGET REVIEW AND CONSIDERATION FOR THE BUDGET AND PRECEPT 2022-2023**

Prior to the meeting, Councillors had all been given a copy of the 2021-22 budget and expenditure to date, which showed the percentage of each budget line item that had been spent to the end of October 2021 and the amount remaining for each line item after expenditure to date. Councillors had also been given some updated suggested figures for the 2022-23 budget based on information provided to the Clerk and discussions from the meeting that took place on 16<sup>th</sup> December 2021. Councillors also had also been provided with information relating to estimated income and how the budget could affect the 2022-23 Precept demand.

Councillors considered the amended budget in light of previous feedback, questions and suggestions. It was confirmed the £18,000 for the solicitor's fees (if the Parish Council is required to pay this) would appear in the 2021 budget and, if necessary, paid from the reserves and then replaced in 2023-24 accounts.

An expression of interest had been received from WBAGA as a fall back if needed. Grant requests had also been received from the Wolston Leisure and Community Centre, Village Hall and Wolston Conservation Group. Following this discussion, Cllr Grainger proposed that the budget (including the increased grant for the Village Hall) be approved, which was seconded by Cllr Miss Dobinson and all Councillors were in agreement.

A discussion then took place about the 2022-23 Precept. Cllr Wright proposed a 1% increase in Precept (based on Band D properties) to allow for inflation, additional grant requests and to support the new Parish Council in May (if necessary). This proposal was seconded by Cllr Parker. Cllr Milne and Cllr Cross felt there should be no increase in the Precept for residents, but the proposal put forward by Cllr Wright was carried.

**RESOLVED: For the 2022-23 budget to be approved.**

**RESOLVED: For there to be a 1% increase in the 2022-23 Precept (based on Band D properties).**

**160. EXCLUSION OF PRESS AND PUBLIC**

In accordance with Paragraph 1 (2) of The Public Bodies (Admission to Meetings) Act 1960, the Parish Council was invited to Resolve that the press and public be excluded from the meeting during consideration of the following agenda item owing to the confidential nature of the business to be transacted and the public interest would not be served in disclosing that information.

Reason for Exclusion – The exclusion is on the grounds that items of business to be discussed are likely to include discussions about a lease, items of a commercially sensitive nature and legal advice.

**RESOLVED: For members of the public still present to leave the meeting for the next agenda items.**

**161. ALLOTMENT LAND**

Cllr Miss Dobinson explained that all legal documents were now commended by the Parish Council solicitor with the exception of one clause (4.3 on page 11 in the lease) which referred to the Parish Council indemnifying the landlords against any legal fees in the event of the remaining plot holder on the south side refusing to vacate next November 2022.

Cllr Wright referred to several of the questions in his list sent to the Parish Council solicitor, many of which had received an answer. Cllr Wright raised specifically the tip in 1940s, and Cllr Wright was offered assistance to word his question for the Wilcox Trust and for RBC to require a further geotechnical survey after Phase 1.

Cllr Wright also raised concerns about land drainage at the far end of the south side of the allotments. Cllr Grainger confirmed that he had checked this out with members of the Allotments Association who and that Cllr Miss Dobinson had checked out the concern with the current WBAGA Committee and all were of the opinion that the land was ok for cultivation.

Concerns about access to the trading shed confirmed that the trading shed would normally be closed during the winter months and so there would be no joint use or conflict during this phase.

Cllr Wright asked for clarification on several other questions and Cllr Grainger agreed to go through them with him outside the meeting.

Cllr Wright also asked when the Heads of Terms were agreed by the Parish Council. It was noted that these were drafted in a public meeting between Rosconn, Godfrey Payton and the Parish Council, and were discussed at Parish Council meetings going right back to 27<sup>th</sup> August 2020, and they were approved at the Parish Council meeting held on 1<sup>st</sup> July 2021.

Cllr Miss Ball asked for clarification about affordable housing with Spitfire. It was re-confirmed that this is a condition of planning permission and S106 details are agreed by RBC before any building starts. RBC has a complex formula for setting the price for Wolston.

Following a further discussion, the Allotment Working Group agreed to talk urgently to WBAGA committee about becoming a CIO and, before that, to write a constitution and hold an AGM.

### **162. DATE OF NEXT MEETING**

The Chairman confirmed that the next Parish Council meeting is due to take place on 6<sup>th</sup> January 2022 – Venue and time to be confirmed. If an interim/Extraordinary meeting is required then the agenda will be put on the website and in the Main Street noticeboard three days before the meeting is held.

As there were no other items for discussion, the Chairman declared the meeting closed at 8:48pm

Signed:..... Chairman

Date: .....

### **Notes on the Public Forum and Parish Matters held during the Extraordinary Parish Council Meeting on 22nd December 2021.**

The Chairman welcomed everyone to the meeting and asked if there were any representations from anyone present at the meeting.

A plot holder read out a letter received from Rosconn by plot holders who haven't surrendered their leases, and it was established that the letter was hand delivered by the Parish Council on the advice of the Parish Council solicitor. Cllr Miss Dobinson confirmed that only four plot holders had not yet agreed to surrender their leases and vacate their plots, but no details about the plot holders were shared.

A resident / plot holder referred to an email about the proposed management building on the south side of the allotments sent directly to the Parish Council solicitor with a copy to the Chair of the Allotment Working Group. It was confirmed again that the management building is defined in S106. Agreement as part of the betterment of the site and a condition of the planning permission for the proposed housing development on the north side of the allotments. Any variation to this must be agreed by RBC, who may not agree. If WBAGA cannot afford the management building, they can raise income on top of the current surplus as well as seeking grants (which their extended lease will allow them to do) from a number of sources including the Parish Council. Cllr Wright asked a resident, who was previously on the Allotments Association Committee, about the original building which was erected through RBC and without the Wilcox Trust.

Residents confirmed they still have concerns about contamination from illegal dumping up Stretton Road, and the possible future health risks with the earth on the south side of the allotments being disturbed during Phase 1 works on the new development.

Cllr Wright raised concerns about the number and depth of potholes in the road between the school and the church as well as in Meadow Road, Priority Road and the footpaths on Willowbrook. A request was made to write a strong letter to WCC and Cty Cllr Timms to put pressure on them to address these issues. Cllr Miss Ball agreed to send the exact locations to the Clerk for this to be done.

As there were no further comments or questions, the Chairman declared the public forum part of the meeting closed at 7.27pm.

Signed.....