

**MINUTES OF THE EXTRAORDINARY MEETING OF WOLSTON PARISH COUNCIL  
HELD AT WOLSTON LEISURE & COMMUNITY CENTRE ON  
THURSDAY 24<sup>th</sup> FEBRUARY 2022 AT 7.00PM**

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

Plus: 3 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 7:25pm. It was agreed that Cllr Miss Ball would take the minutes due to the Clerk being on annual leave.

**211. APOLOGIES FOR ABSENCE**

The apologies of Cllr T Harvey-Smith for health reasons and Mrs M Meede due to annual leave were accepted.

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

No declarations of interest were made for any items on the agenda. The Chairman advised that Councillors could declare an interest later in the meeting should this become apparent for any agenda item.

**213. 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 items 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: There were no members of the public present at this time.***

**214. ALLOTMENT LAND**

Cllr Wright requested that a meeting with Rosconn and Spitfire Homes be organised as discussed in open forum, and Cllr Miss Dobinson confirmed she welcomed the ability to work closer with Spitfire Homes.

Cllr Grainger advised Spitfire Homes that in their letter to Councillors, they have suggested having a meeting on site with Councillors, and then suggested that the Parish Council write to their solicitor to advise any signing of documents would be subject to reaching agreement of the outstanding conditions.

Cllr Wright asked how the rubbish on site was going to be disposed of, and how the drainage is going to work. Cllr Grainger advised there would be remedial drainage repairs if required.

The Chair confirmed all councillors had been in receipt of and had read the documents prior to meeting, and reminded everyone that they had been asked to raise questions before the meeting so answers could be obtained, and therefore the focus of the meeting was on discussion.

Cllr Wright advised he still had questions. He asked regarding the wildflower meadow proposed for southwest area of the new allotments, this area would not be able to be used for allotments so why was the £311 per acre per annum being charged.

Cllr Dobinson then handed out letters from Rosconn and Spitfire Homes, all councillors took time to read.

The question of VAT payable on compensation was considered and councillors requested clarification of VAT status of the land and whether VAT will be payable on future rent payments.

- a) Approving any documents as required, as commended by the Parish Council Solicitor (including proposed new Lease, Agreement for Lease and Surrender, Agreement for Works, Covenant and Licence to Occupy).*

A discussion took place and then Cllr Wright proposed that no further action be taken until a meeting with Rosconn and Spitfire Homes is held and a satisfactory conclusion is confirmed regarding any residual concerns. The proposal was seconded by Cllr Miss Ball. A recorded vote was requested. Cllr Wright and Cllr Miss Ball supported the proposal. Cllr Fewkes, Cllr Mrs White, Cllr Grainger, Cllr Miss Dobinson, Cllr Milne, Cllr Parker and Cllr Cross were against. The motion was rejected.

The letter from Spitfire Homes, dated 21<sup>st</sup> February 2022 confirmed they welcome the opportunity to meet with the Parish Council. Cllr Parker endorsed this and confirmed that he would be happy to meet them.

Cllr Wright raised some queries and asked for clarification on a number of areas within the documents, and following a discussion, the Chairman proposed that the Parish Council accept, approve and endorse the execution of the Agreement for surrender and lease relating to Land at Wolston. This proposal was seconded

by Cllr Miss Dobinson and a recorded vote was requested. Cllr Fewkes, Cllr Mrs White, Cllr Grainger, Cllr Miss Dobinson, Cllr Milne, Cllr Parker and Cllr Cross supported the proposal. Cllr Wright and Cllr Miss Ball were against the proposal. The motion was passed.

**RESOLVED: For the Parish Council to approve and endorse the execution of the Agreement for surrender and lease relating to Land at Wolston.**

Councillors then discussed the second document, the agreement for licence and works and a number of issues were raised. Queries raised included the correspondence from RBC Legal Services received on 13<sup>th</sup> December 2021 and whether this was enforceable, clarification on the width of the roads giving access to all plots by vehicle, queries about the proposed Clerk of Works and communicating with the Council, and the requirements of reasonable access (including confirmation this is agreeable to both parties).

Cllr Grainger then proposed the Parish Council accept, approve and endorse the execution of the Agreement for licence and works relating to Land at Wolston. The proposal was seconded by Cllr Miss Dobinson. A recorded vote was requested. Cllr Fewkes, Cllr Mrs White, Cllr Grainger, Cllr Miss Dobinson, Cllr Milne, Cllr Parker and Cllr Cross supported the proposal. Cllr Wright and Cllr Miss Ball were against the proposal. The motion was passed.

**RESOLVED: For the Parish Council to accept, approve and endorse the execution of the Agreement for licence and works relating to Land at Wolston.**

*b) Approving two Councillors to sign any documents as required, and a witness.*

Following a discussion it was agreed that the Parish Council should sign any documents as commended and advised by the Parish Council solicitor. It was proposed that Cllr Miss Dobinson (as Allotment Working Group Lead) and Cllr Fewkes (as Acting Chair) meet with the Parish Council solicitor to sign the lease and other documents, with the Parish Council solicitor acting as witness. This was agreed unanimously.

**RESOLVED: For all documents as commended and approved by the Parish Council solicitor to be signed as appropriate.**

*c) To discuss and make a decision in relating to delegating authority for the Allotment Working Group (in conjunction and with agreement of the Parish Council Solicitor) to make non-material changes or amendments to any document as required before final sign off/execution.*

Cllr Wright proposed (in conjunction and with agreement of the Parish Council Solicitor) for signatories to make non-material changes or amendments to any document as required before final sign off/execution. This proposal was seconded by Cllr Grainger and agreed unanimously.

**RESOLVED: For signatories to make non-material changes or amendments to any document as required before final sign off/execution**

## **215. DATE OF NEXT MEETING**

The Chairman confirmed that the next Parish Council meeting is due to take place on 3<sup>rd</sup> March 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 further items on the Agenda the Chairman declared the meeting closed at 8:45 pm.

Signed:..... Chairman

Date: .....

### **Notes on the Public Forum and Parish Matters held during the Parish Council Meeting on 24<sup>th</sup> February 2022.**

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

A discussion took place about the work that had commenced on the allotments site in relation to the installation of fencing and the removal of vegetation. Problems identified by Councillors and residents included the hedge being ripped out, 10 metres of debris, and contamination of soil with glass and fuel.

The Chair read out a letter from Rosconn dated 24/2/22 with details of compensation for the damage, and it was noted that Rosconn and Spitfire Homes have offered to share the cost of Clerk of Works up to £5000. Cllr Wright offered to act on behalf of the Parish Council and could bring many years of site management, without any charge.

Signed.....

Other concerns raised included the fact there were no proper roads proposed, no proper drainage and the fact a tractor and trailer will be required to access the whole of the new site.

Cllr Grainger advised no works should have been started, it was just the erection of the fencing that was agreed to and removal of vegetation (1 metre only).

Cllr Parker confirmed he had met with Rosconn and Spitfire Homes, by chance, on the site and had been advised the damage caused was because of lack of information given to a sub-contractor and Spitfire had accepted responsibility. The machine used to originally start the job had not been suitable, so a larger machine was bought in as a replacement.

Site security was also raised as a concern. A scrap man had been seen collecting items over the fence on the Warwick Road. A request was made to arrange a meeting with Rosconn and Spitfire Homes to discuss the outstanding concerns.

Cllr Miss Ball raised the issue of the number of new posts erected around Main Street, she advised that the Clerk has raised a query with WCC in relation to the posts, and is awaiting a response.

Cllr Miss Ball then asked when the new streetlights would be reducing to 50% just after midnight, rather than a number still going out leaving some very dark areas. Cllr Grainger advised there will be a full report on streetlighting at the next Parish Council meeting.

As there were no further comments or questions, the Chairman declared the public forum part of the meeting closed at 7:25pm.