

## Rampton & Woodbeck Parish Council Meeting

Minutes of **Rampton & Woodbeck Parish Council** held on the 20<sup>th</sup> Jan 2019 at Rampton Village Hall, Manor Drive, Rampton, Retford, DN22 0JU the meeting commenced at 7:30pm.

<b>Members Present</b>	Cllr Sue Kyle	Chairman
	Cllr Libby Hutton	Vice-Chair
	Cllr Felicity Ferriter	
<b>Also, Present</b>	Ed Knox Clerk/Responsible Financial Officer	

462 To Advise Site Health & Safety

No members of the public present to advise the location of the fire exit assembly point, fire exits & toilet facilities.

463 To Approve Apologies for Absence

The council **resolved** to accept the apologies of Cllr Dinsdale who is away on holiday, and Cllr Bullimore who is on a training course on the South Coast.

464 To Record Declarations of Interest in any items to be discussed

None.

465 To Approve Minutes of the Previous Meeting

After discussion, the council **resolved** to accept the minutes. The chairman signed the minutes of the previous meeting as a true and accurate record.

**In accordance with the Public Bodies (Admission to Meetings) Act 1960 the following agenda item shall be closed to members of the public due to the confidential nature of the business to be transacted 1) Tenders & Contracts (including, but not limited to, terms of tenders & contracts, proposals and counter proposals, consultations and negotiations of contracts, including tenancies. 2) Legal Proceedings (including, but not limited to, preparations, proposals and discussions, correspondence, communications with the Councils legal representative, solicitor**

466 To Approve the Final offers from Tarmac Ltd regards former quarry Pinder of Rampton & Surveyor of the Highways land at Torksey Ferry Road

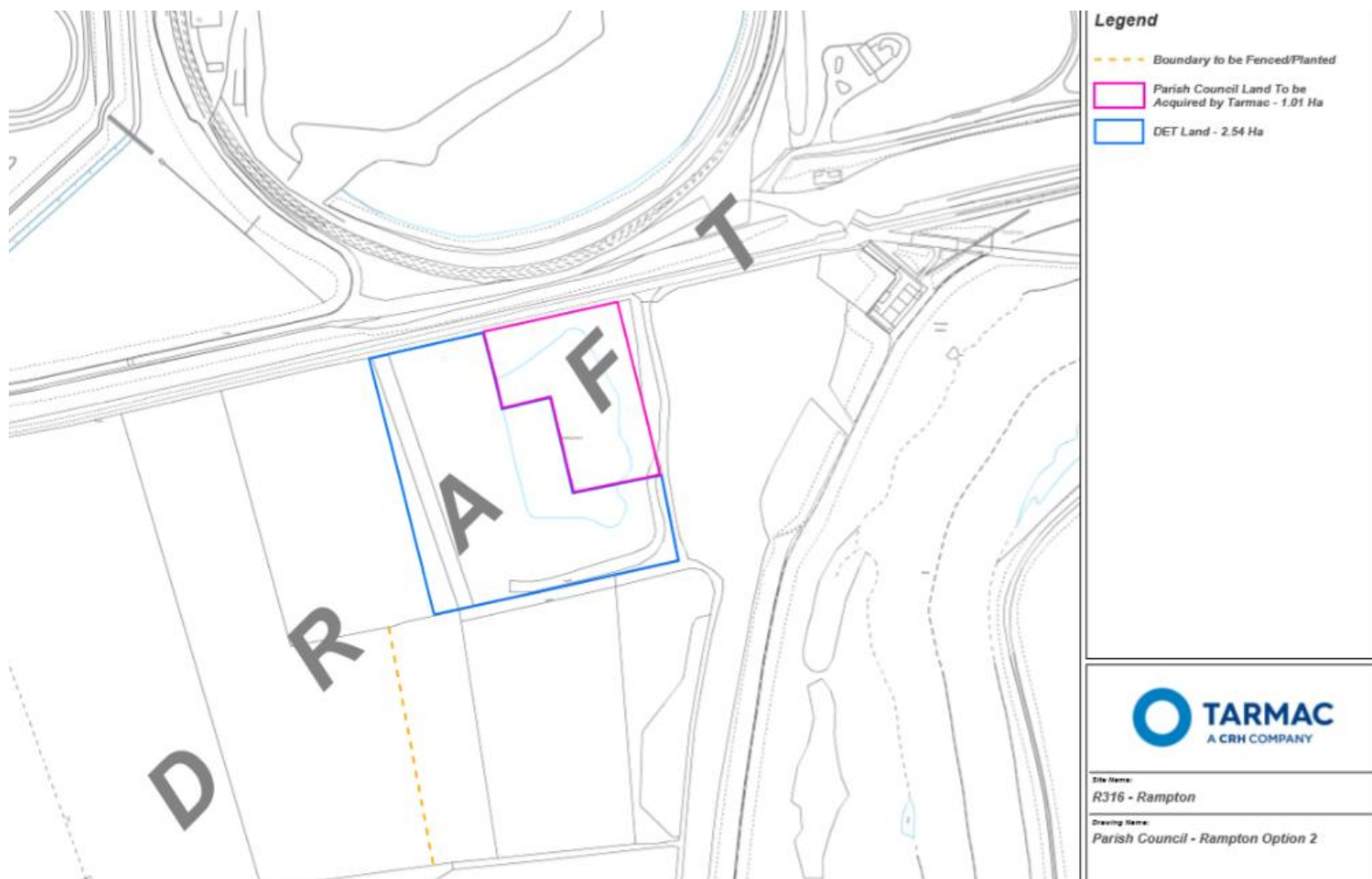
The Clerk advised the need for this urgent meeting. Tarmac have sent their final offer through to David Walker Ltd. The land-swap no longer exists, it is now a land-sale, between Tarmac and the Parish Council in respect of the sale of the area of Pond which, prior to the quarry, was the 2-acre Pinder field. The pond is shallow and home to an invasive plant species from New Zealand and baby Great Crested Newts. It cannot be utilised for anything to produce any further income. Therefore, the sale of the Pinder land is a potentially acceptable option for the Council to agree upon. The original lease provided for the option of the sale of the land, should its final restored status be as it is at present. The Council discussed the future of the pond area and that it will continue to be a wildlife area either owned by Tarmac or whoever Tarmac sells/donates the area to. The County Council is heavily involved in its care with restrictions over what can or cannot be done with the area, including an annual site meeting with future owners of the land. Tarmac Ltd proposes to acquire the land/area under the lease dated 18 March 1996, which has been restored to water based nature conservation. Tarmac Ltd propose to acquire the land shown edged in pink on the plan below, 2 acres of which belongs to Rampton & Woodbeck Parish Council and is the area of land where the former Pinder of Rampton field once stood and ½ acre which belongs to Coles', Moorpool & The Eyre St Thomas Day Charity and is the former Moorpool charity field. Tarmac offer £3,000 per acre, a total of £7,500 (£1,500 for the Moorpool & £6,000 for the Pinder) therefore Rampton & Woodbeck Parish Council shall receive £6,000 and Coles', Moorpool & The Eyre St Thomas Day Charity £1,500.

The balance of the Parish Council land on the left of the map will be returned to the Parish Council upon termination of the lease. No additional land will be provided to the Parish Council or the Charity. The land returned on the left-hand side of the map, to the Parish Council is the same size as the original Surveyor of the Highways field and does not contain a badger sett. The hedge which Tarmac originally placed in the wrong location, is to be replanted at Tarmac's cost upon acceptance of these terms. Indicated by the orange dotted line on the map.

Tarmac propose to offer up to £2500 refund of legal fees incurred by the Parish Council. However, they were not aware that the total legal fees so far, up to September 2019 are £3,300.20. The Clerk has sent the required copies of these

invoices to David Walker Ltd and requested that Tarmac consider upping their legal fee coverage to cover the £800.20 shortfall plus the final legal bill (estimated at £1,500) from Foys Solicitors, which will cover 20<sup>th</sup> September 2019 to the date of completion of sale of land and termination of the lease. David Walker Ltd were happy to request this of Tarmac, but cannot guarantee they will increase their offer.

Should Parish Council agree to the offer. It will bring the matter to a satisfactory conclusion and avoid a situation where cost and liability of the water/pond and nature conservation area is upon the Charity and the Parish Council. It also avoids a split of the pond area and nature area between the Charity, Parish Council and the Diana Eyres' Educational Foundation.



The Local Govt Finance Act requires that regular income should be used first by a Parish Council and then the precept set as a balancing figure, after the deduction of the regular income. In instances such as a one-time injection of funds from the sale of land, the Capital can either be held in reserve, as long as the total value of the reserves does not exceed 50% of the value of the precept. Alternatively, it may be spent on something that is within the legal powers of a parish council to spend or it can be invested wisely, so that it grows in value and produces a dividend/income for the Parish Council, which is then offset against future precepts. The Responsible Financial Officer advised the Council to consider the latter option because once the money is gone, it's gone and holding it in reserve, interest rates are so low it will be eaten away by inflation and the 3<sup>rd</sup> potential use of the money will ensure the capital grows in value to its best potential and produce an income.

After discussion, the Cllr Ferriter **Proposed**, Cllr Kyle **Seconded** and the Chairman called for a vote and the Council **resolved** all members in favour to accept the offer from Tarmac for the sale of the Parish Council Pinder land to Tarmac Ltd. The Clerk to undertake research into suitable investments for the funds and provide the Parish Council with these.

467 To Discuss the Village Hall Oil Tank

The clerk advised he had checked with the insurer and the presence of an alarm does not affect the insurance in anyway and confirmed what the excess is in any potential claim. After discussing all the pros & cons for having no alarm, reinstating the old alarm system and investing in a gauge or replacing the system with the silent alarm and gauge quoted for by Cllr Bullimore, the Council **resolved** to 1) Take up a potial offer of a Watchman Gauge which maybe surplus to requirements at the home of Cllr Hauton, however, should this not be obtainable or suitable, the Council will arrange for Cllr Bullimore to purchase and install a Watchman Gauge. 2) As the existing alarm is still usable at no cost, Cllr Kyle will contact the member of the public to arrange for the member of the public to come in, operate and be

responsible for the alarm, however, should the alarm continue to be temperamental and active of its own accord, the council will re-discuss the matter and decide whether or not an alarm is required. 3) Cllr Kyle will put the member of the public in contact with Cllr Bullimore so that Cllr Bullimore is able help out with the alarm should it activate.

➤ Adjournment – 15 Minute Public Forum

Cllr Kyle then adjourned the meeting to allow members of the public to speak openly on all matters. No members of the public present. Cllr Kyle reconvened the meeting.

468 Date/Time/Location of Next Parish Council Meeting

**Monday 9<sup>th</sup> Mar 2020 – Rampton Village Hall – 7:00pm**

469 Closure of Meeting

There being no further business, the Chairman thanked everyone for their contributions and closed the meeting at 9:15pm.

Signed \_\_\_\_\_ Date \_\_\_\_\_