

**UNADOPTED
POLEGATE TOWN COUNCIL**

Minutes of the Buildings & Land and Business Plan Joint Committee meeting held on Monday 30th June 2014 in Council Chambers, 49 High Street Polegate at 8.30pm

Present: Cllrs T Voyce, M Clewett, Mrs J Voyce, H Parker, Mrs M Piper, M Cunningham, J Harmer, J O’Riordan, E Board (9)

Not Present: Mrs C Berry (1)

5 members of the public

The meeting started at 8.49 due to the overrun of the previous full council meeting.

Minute No.	Subject/Resolution	Action
11029	Apologies for absence Cllrs Mrs C Berry	
11030	Declarations of interest in any items on the agenda None <i>Cllr O’Riordan left the room at 8.55 pm</i> <i>Cllr M Clewett left the room at 8.55 pm</i>	
11031	Opportunity for public comment No one wished to speak	
11032	Minutes of the Business Plan and Buildings & Land Committee meetings of 31st March 2014 and 9th December 2013 The minutes of the 31 st March 2014 and 9 th December 2013 were agreed as accurate and signed by the chair. VOTE All in favour (FOR : Cllrs T Voyce, M Clewett, Mrs J Voyce, H Parker, Mrs M Piper, M Cunningham, J Harmer, J O’Riordan, E Board)	
11033	Buildings and Land Matters a) Polegate War Memorial Recreation Ground i) Business rtes – office area, storage of files It was recommended that a few files be moved to the office area at Wannock to reduce the council tax charges under the new regulations. VOTE All in favour (FOR : Cllrs T Voyce, M Clewett, Mrs J Voyce, H Parker, Mrs M Piper, M Cunningham, J Harmer, J O’Riordan, E Board) Standing orders suspended Mr Woolmer mentioned that if there were any queries about the Centenary field and the charitable and non charitable status he would be able to answer those questions and reassured council that this was only a deed of dedication. Standing orders reinstated <i>Cllr O Riordan returned to the room at 8.57 pm</i> <i>Cllr M Clewett returned to the room at 8.58 pm</i> ii) Field In Trust Centenary Field The chair read out the merits and implications of a Centenary field. The committee then discussed the merits of the Centenary field and how it would tie in nicely with the commemoration of the first world war. Many had concerns about new legislation coming in that could mean green spaces could be built on by developers and many village greens had already been built on. Some councillors had concerns about Charitable trusts and the potential lack of interest from the general public of being on a trust board. The committee discussed the need to sign the deed within 6 months of being accepted. The cost was only around £80 if the deed and application form were completed in the	JO

office. A plaque would be provided free of charge by Fields in Trust. A councillor commented that this area of land had caused many ill feeling and issues over the years and this would resolve a number of those issues and stated that he would support the field only as there were other issues with the buildings there that needed to be resolved. A councillor commented that this was an opportunity to resolve many differences across the town and this could be done without any onerous conditions if the council focused on the field only. He stated that it did not adversely affect the council. He stated that this could reassure the people with doubts what the council may determine the use of the area to be. A councillor stated that a number of fields locally had been dedicated and safe guarded and with concerns about future legislation she was in support of the field being dedicated. A councillor commented that she was in full support of the dedication of the filed and that the council were also looking at whether a charitable trust would work for the Pavilion and Office area, but there were concerns that there would not be enough residents to be trustees to run the field and buildings. There was a huge amount of outgoings and the trust may end up having to fund raise just to pay for minor repairs, which the council were able to do by employing its maintenance person. A councillor commented that these Centenary projects were in co operation with the Royal British Legion and he was in full support of the idea of the deed of dedication. He had hoped that Polegate would be the first or one of the first to do this. A number of councillors reiterated that this was for the field only. The buildings would be looked at later. It was agreed that to ensure the swift approval of the recommendation the Mayor would call a special full council as soon as possible to approve the recommendations in the minutes.

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It was recommended that the council apply for the field only at Polegate War Memorial recreation Ground to be a Centenary Field with a deed of dedication only at an approximate cost of £80 to be met from reserves and for the clerk to contact Field In Trust and complete the paperwork as appropriate. VOTE All in favour (FOR : Cllrs T Voyce, M Clewett, Mrs J Voyce, H Parker, Mrs M Piper, M Cunningham, J Harmer, J O’Riordan, E Board)

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iii) Charitable Trust – Office and/or Land

A councillor stated that there may not be enough interest in becoming a trustee and running the buildings. A councillor stated that the sports clubs themselves may be interested if they could be shown where some of the funding may come from. The council may be able to maintain control/title of the buildings but the trustee committee may be able to run them. A councillor stated that to progress the Centenary field would take priority, but the clerk could look into funding options for charitable trusts and the types of trusts and who may be interested in becoming trustees and report back to the committee or full council as appropriate.

It was recommended that the clerk make enquiries as to who may be interested within the community, in becoming trustees/being involved in order to see if a charitable trust would be successful for the Buildings at

	<p>Polegate War Memorial Recreation ground and to see what funding may be available to a trust. VOTE All in favour (FOR : Cllrs T Voyce, M Clewett, Mrs J Voyce, H Parker, Mrs M Piper, M Cunningham, J Harmer, J O’Riordan, E Board)</p> <p>b) 49/51 High Street maintenance matters – update only The update was noted by all present.</p> <p>c) 49/51 High Street – Motion to consider extending the Town Hall to provide a downstairs meeting room and the possibility of including public toilets. A discussion took place on the motion and other options available, some of which had already been presented at previous meetings. A councillor commented that all of the assets needed looking at especially in view of the fact that the council were purchasing the High Street toilets. Councillor agreed that the alteration/extension would need looking at but that there were alternatives to the extension and all options should be properly discussed by a working group in the future and options narrowed down to one, which would be drawn up and fully costed out by an architect. A councillor commented that the clerk already hired out the chambers and this could be done with a new meeting room and 51 High Street. A councillor commented that drawings of potential alterations had already been done and these should also be considered as an option. A councillor commented that there would be a loss of car parking and the turning point if there was an extension. A councillor commented that a good business plan should go to 20-30 years and this should include a future use that the council should consider. A councillor commented that there may be the possibility of using other land for parking.</p> <p>It was recommended that the clerk investigate the feasibility of the options listed for the development of the High Street site (49/51 High Street). Extending 51 High Street with public toilets; Alterations of the current building; an extension to 51 without public toilets and report back to the committee or council as appropriate. VOTE 8 for 1 abstention (FOR : Cllrs M Clewett, Mrs J Voyce, H Parker, Mrs M Piper, M Cunningham, J Harmer, J O’Riordan, E Board. Abstention Cllr T Voyce)</p> <p>d) Update of other Polegate Land, Building & Assets Update noted by all present.</p>	<p>JO</p> <p>JO</p>
<p>11034</p>	<p>Update on the Business Plan The clerk stated that two people had attended the meeting and had gone through the business plan in its draft format. There were a couple of changes suggested, based on a query regarding the population figures. It was also intended to add two projects to the plan (20 MPH limit in the High Street, Crossing at Guardian Court) and the clerk was investigating the costs and funding implications of these prior to the addition to the plan.</p>	
<p>11035</p>	<p>Update on the S106 monies The report was circulated to all councillors and noted by all present. A councillor questioned the use of the monies and what was available. The clerk stated that two monies were available at present and that the legal agreement stated that they should be used for youth and adult play space, but that she would</p>	

	make enquiries as to whether it could be used to purchase land.	
11036	<p>Committee to consider pursuant to Section 1(2) of the Public Bodies (Admission to Meetings) Act 1960 whether the public and press should be excluded from the meeting on the grounds that publicity would be prejudicial to the public interest by reasons of the confidential nature of the business to be transacted. – <u>Land Matters</u></p> <p>It was resolved that due to the nature of the land matters to be discussed this would be held in confidential session. VOTE All in favour (FOR : Cllrs T Voyce, M Clewett, Mrs J Voyce, H Parker, Mrs M Piper, M Cunningham, J Harmer, J O’Riordan, E Board)</p> <p>The members of the public were asked to leave.</p>	
11037	<p>Confidential Draft Cemetery Report The report was discussed and the areas of land identified discussed for their suitability.</p> <p>It was agreed that the costs should be considered carefully and the clerk would prepare some further requested details regarding future profit/loss and report back to the committee/full council as appropriate. VOTE All in favour (FOR : Cllrs T Voyce, M Clewett, Mrs J Voyce, H Parker, Mrs M Piper, M Cunningham, J Harmer, J O’Riordan, E Board)</p> <p>It was recommended check the ownership on land registry at a costs of around £5 per check and then the clerk write to the 6 landowners asking whether they would be willing to consider a sale of land in the future. VOTE All in favour (FOR : Cllrs T Voyce, M Clewett, Mrs J Voyce, H Parker, Mrs M Piper, M Cunningham, J Harmer, J O’Riordan, E Board)</p>	

The meeting closed at 10.30 pm