



Toppesfield Parish Council



Minutes of the Extra Ordinary Parish Council Meeting held on Friday 11th July 2014 At The Village Hall, Toppesfield at 7.00pm

14/149. Attendance and Apologies for Absence:

The following Councillors were in attendance:

Councillor Andrew Bull – Chairman
Councillor Alan Collard – Vice Chairman
Councillor David Bagnall
Councillor Gill Page
Councillor Dave Dyson

Also in attendance:

Kaaren Berry – Clerk to the Parish Council
25 members of the public was present

Apologies were received from

Councillor Shaun Sheldrake
Councillor Sally Croft

Councillor Bull introduced Gill Page and Dave Dyson as two new councillors following their co-option onto the Parish Council last month.

Councillor Bull gave a brief overview of the history so far relating to this matter and stated that the objectives were 1) to secure the land for local ownership and 2) best value for the wider community.

14/150. Declaration of Members Interest on Agenda items:

There were no declaration of interests made at this point.

14/151. Open Session for members of the Parish to address the Parish Council:

Questions or points raised from the public were:

Q) Is there a general understanding of how much money the parish council want from residents.
A) An independent valuer will be appointed to negotiate with the seller.

Q) Is the price negotiable?

A) Vendor says not but the Parish Council are keen for the valuer to negotiate.

Q) What would the Parish Council do with the land if purchased?

A) Councillor Bull stated that this is the biggest challenge as not all the residents along Stambourne Road have been spoken to, so the size of land left for the Parish Council is unknown. This will need to be explored in detail.

Q) What are the conditions of sale?

A) It has been said there are a couple of conditions but it is not known what these are yet.

The land is agricultural land and any change of use would need to be sort from Braintree District Council.

Q) If only 95% of residents who's properties back onto the land wish to purchase a piece what would happen?

A) When all the residents have been spoken to a decision can then be made.

The Parish Council would seek a commitment from the residents who are interested in purchasing a piece of land before the purchase of the field is made. The legal costs would be the responsibility of the individual residents purchasing pieces of land.

Councillor Collard stated that there is no guarantee that the Parish Council will get the borrowing approval but this is the first step the Parish Council have to take.

Open session was closed at 7.20pm

14/152. Decision on proposal to agree to seek Borrowing Authority:

The proposal – It is proposed that the Parish Council seeks to obtain borrowing approval from the Department for Communities and Local Government for an amount of up to £90,000 to assist in the possible purchase of agricultural land.

All councillors present voted in favour of this proposal.

14/153. Close

The meeting was closed at 7.25pm

.....
Chairman

.....
Date