



WILLAND PARISH COUNCIL

Clerk to Parish Council Ms K Taylor, 40 Townlands,
Willand, Cullompton, Devon, EX15 2RS. Tel: 07920014407
Email: willandclerk@willandmatters.org.uk

MINUTES OF THE MEETING OF THE COMMUNITY SUB COMMITTEE HELD ON THURSDAY 03 MARCH 2016 AT 20:00 IN WILLAND VILLAGE HALL

PLEASE NOTE: All Council Meetings are electronically recorded in the interests of accuracy.

Present: Councillor Grantham, Councillor Mander, Councillor Phare, Councillor Ursell, Councillor Warren, Councillor Wilcox, Ken Wood, K Taylor (Clerk)

1. Apologies no apologies

2. Chairman's announcements: The Chair opened the meeting at 20:06 and announced that it would be recorded.

Cllr Phare had circulated information about a building firm and provided a DVD, which it was agreed to watch at the start of the meeting.

3. Public Questions there were no public questions.

4. Minutes of meeting held: Thursday 04 February 2016 Cllr Wilcox proposed that they be accepted as a true record, Cllr Warren seconded the proposal and it was unanimously agreed.

5. Matters arising

7) Christmas Lights - Cllr Phare provided the Parish Council with a folder detailing all the information for future use. The Chair thanked Cllr Phare for his work on the Christmas lights.

8) Queen's birthday celebrations, information as agreed had been posted on Facebook and in a magazine article. No one has approached the Parish Council yet.

Cllr Ursell proposed that the Parish Council send a letter of congratulations to the Queen.

Cllr Wilcox seconded the proposal and it was unanimously agreed.

ACTION: Clerk

6. WHCC Update

a) Lease between Parish Council and Charity – to discuss report from Solicitor employed by Parish Council.

i) Following discussion Cllr Warren proposed that the Chair of the Parish Council and Cllr Phare sign the letter of engagement on behalf of the Parish Council. Seconded Cllr Mander and unanimously agreed. **ACTION:** Cllr Warren/Cllr Phare

ii) The solicitor had provided an interim report that had been circulated to Councillors, there was no further update at this time

iii) Cllr Warren went through the documents on the acquisition of the Gables that had been received from Dunn & Baker and suggested that he take them to the Solicitor for the Parish Council to ensure that taken together they form a legal document. **AGREED**

iv) The report from the solicitor that had raised some questions which had been circulated to the Parish Council. In the light of these questions it was proposed by Cllr Warren that the

Parish Council agree to instruct the Solicitor that the Parish Council provide a 99 year lease seconded by Cllr Mander and unanimously agreed. **ACTION:** Cllr Warren

Councillor Ursell proposed that the lease should be for a peppercorn rent Cllr Phare seconded the proposal and it was unanimously agreed. **ACTION:** Cllr Warren

b) To receive information from Trustees on current plans and discuss whether the Trustees or Parish Council make the decision to move forward.

Cllr Grantham, Cllr Mander, Cllr Ursell, and Cllr Wilcox declared an interest as Trustees of the Charity Willand Health & Community Centre.

Kate Taylor as Willand Parish Council's Proper Officer – Gave dispensation to continue as in this instance the goals of the Parish Council are the same.

Ken Wood outlined the current plans for the site. He reported that it was the case that the cost of refurbishing the buildings was prohibitive and that a single storey building as the initial build was now being considered. He confirmed he would be following up the various building options and would report back to the Trustees so that they could make an informed decision. There was a lengthy discussion around a number of issues and it was agreed that the Trustees would meet once there was sufficient information to make a decision on the way forward. They would consider whether they should request that the Parish Council should manage the application to the change in planning permission and the instruction to contractors to take the project to that stage as this would have benefits in terms of costs to the project.

c) To discuss whether it is necessary for the Parish Council to have a backup plan
This was not discussed at this time.

d) As the 5 year condition is causing concern and may adversely affect grants should the Parish Council request an extension to or preferably removal of this condition

Following discussion there was an agreement for the Parish Council to approach Mid Devon to remove the restriction or to have an extension. Cllr Ursell proposed that the Parish Council approach Mid Devon to remove the 5 year condition or to extend it. Cllr Wilcox seconded the proposal and it was unanimously agreed. **ACTION:** Cllr Ursell/Clerk

7. Willand Magazine

No further information available at this time

Meeting closed 21:35

Cllr Ray Ursell
Chair of Community Sub Committee