

Minutes



Westbourne

Parish Council

PO Box 143
Emsworth
PO10 9DX

07775 654483
clerk@westbourne-pc.gov.uk

Minutes of an extraordinary meeting of Westbourne Parish Council which took place at 7.15pm on Thursday 21 May 2020. The meeting was held remotely using Zoom video conferencing.

Present: Cllr Lade Barker, Cllr Roy Briscoe, Cllr Richard Hitchcock, Cllr Mike Magill, Cllr Ann Pearcey and Clare Kennet, Clerk to the Parish Council.

Meeting chaired by Cllr Hitchcock. Two members of the public were present.

1. To receive declarations of interest and updates to the Register of Interests: Cllr Hitchcock declared an interest as a Trustee of the Westbourne Community Trust.

2. Apologies for absence: Cllr David Mack and Cllr Nigel Ricketts.

3. Westbourne Parish Council arrangements with Westbourne Community Trust: Members agreed unanimously to the resolutions as included in Appendix 1.

4. Business Plan: It was agreed to hold a meeting on 25 June to update the Business Plan Action Plan.

5. Announcements and items for the next meeting: None.

6. Date of next meeting: The next meeting is scheduled to be held on Thursday 11 June 2020 at 7.15pm

Meeting closed at 7.55pm.

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Appendix 1: Arrangements between the Parish Council and WCT

1. That in the event that the affordable housing proposals of Westbourne Community Trust (WCT) secure planning permission and WCT wishes to move forward and implement the proposal, Westbourne Parish Council (WPC) agree to the following arrangements:
 - a. That WPC surrenders its existing lease on the land which forms the Mill Road Recreation Ground and seeks to establish a new lease on the residual area to be used as a park with WCT as the new owner of the land for a minimum period of 30 years.
 - b. That WPC agree to enter into negotiations with WCT to establish this lease on the basis that WPC continues to be responsible for the maintenance of the land and new play equipment.
 - c. That WCT will provide new play equipment and other features within the park area as part of the implementation of the proposed development. It is understood that WCT will provide the capital funding but that some contributions for the capital cost may be sought from WPC as well as WCT seeking funding from other sources.
 - d. That WPC will defer any further investment in the existing play equipment for at least the next five months by which time the outcome of the planning application for development of the site should be known and the future proposals for the whole site will be clear
 - e. That WPC will enter into negotiations with the Allotment Association (AA) to establish a new lease for the allotment site, taking into account the proposal by WCT to provide a new storage building on the allotment land, which will provide storage facilities for WPC as well as facilities for the AA on a shared use basis.
 - f. That WPC should seek to establish the new lease with the AA on the basis that the freehold of the new building is retained by WPC and that the portion of the building to be provided for the AA is leased on the same period as the new lease for the allotments site generally.
 - g. That WPC should seek to retain the maintenance responsibility for the structure and external elements of the new storage building but that the AA be responsible for the internal elements of the area of the building that will be leased to them for their exclusive use, including the WC and kitchen facilities.
 - h. That the existing service road which provides access to the wider Recreation Ground, and is owned by WPC, should be retained in its ownership but that a permanent right of access be provided to WCT, and also that WCT be responsible for any improvements or alterations that may be needed in order to facilitate the proposed development of the site.
 - i. That WPC should negotiate with WCT on the question of their contribution to ongoing maintenance costs of this access road.
2. That WPC take any appropriate action to secure legal advice in connection with these arrangements, which may include discussing the possibility of either asking the solicitors acting for WCT to act on behalf of WPC as well as seeking independent legal advice if this is considered to be preferable.