

FARRINGTON PARISH COUNCIL

Clerk: Emma Dillnutt

Tel: 07554 080649

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Minutes of the Extraordinary Parish Council Meeting

held in Farringdon Village Hall, Church Road, Upper Farringdon, GU34 3EG on Tuesday, 30th December, 2014 at 7.30pm. Present:-

Cllr Cowan
Cllr Elderton
Cllr Roe (Chair)

Cllr Cubitt
Cllr Ison
Cllr Williams

Cllr Durrant
Cllr Oakley (Vice-Chair)

4 members of the public & Emma Dillnutt, Clerk

MINUTES

158/14 APOLOGIES & WELCOME

No apologies had been RECEIVED and the Chairman welcomed those present. Cllr Garrard was absent.

159/14 MINUTES

Members APPROVED the minutes of the Parish Council meeting held on 3 December 2014 for the Chairman to sign as a correct record of events.

160/14 PETITIONS/STATEMENTS/QUESTIONS FROM MEMBERS OF THE PUBLIC

Mr Horton asked if there had been any progress with Hampshire County Council concerning highway maintenance of Church Green Road. The Clerk REPORTED that a meeting is being convened to discuss this and Gaston Lane which has deteriorated recently due to Solar Farm traffic. Cllr Williams requested to attend. **ACTION: Clerk**

161/14 DISCLOSABLE PECUNIARY INTERESTS AND NON PECUNIARY INTERESTS

None were declared.

162/14 RECEIPT OF OFFICIAL ANNOUNCEMENTS

Members to:-

- i) The 60 page Hampshire Police and Crime Panel's 'Rural Crime' Proactive Scrutiny Report had been distributed electronically to Members. Cllr Elderton noted that the Police & Crime Commissioner has yet to comment on the report and that only 12 parishes had responded to the survey with their responses added verbatim. The recommendations detailed on pages 11 & 12 have no plan or timeframe for implementation although the report does highlight the value of Neighbourhood Watch Schemes within rural communities.
- ii) Members RATIFIED the comments given by Cllr Williams on 9 Dec 2014 on the Rights of Way vegetation priority cutting list.
- iii) Members AGREED for the Clerk to draft a response to East Hampshire District Council regarding their revised policy on Developer Contributions. The Parish Council would like clarification on how the new rules concerning affordable housing will affect a village like Farringdon, whose area is split between EHDC and the SDNPA. **ACTON: Clerk**
- iv) Members discussed the Consultation on Parish Polls and concluded that the suggested modernisation of the procedure is welcome and that no formal response was necessary.

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- v) Members AGREED for the Clerk to draft a response to East Hampshire District Council regarding their Allocations Plan. This will incorporate the concerns raised in 162/14 iii) above. **ACTON: Clerk**
- vi) Members RECEIVED the NALC Parliamentary Briefing - Local government finance settlement - December 2014 with no comment.

163/14 PLANNING COMMITTEE

Members RECEIVED the draft minutes from the planning committee held on 17 December 2014.

164/14 RESPONSIBLE FINANCIAL OFFICER

Schedule of Payments: The Clerk REPORTED on the accounts paid since the last meeting and confirmed that all payments made are in line with the AGREED budget or other resolution of the Parish Council:-

Society of Local Council Clerks (155/14 iv)	£131.00
Emma Dillnutt - December Salary (CQ546)	£785.47

It was MOVED, SECONDED and therefore RESOLVED for the Chairman to sign the schedule of payments made.

Members were again REMINDED that the 2015/16 Budget Report (previously circulated) is to be APPROVED at January's meeting and therefore any questions, queries or clarification should be sought from the Clerk or Acting RFO beforehand.

165/14 MASSEY'S FOLLY

The Chairman suspended Standing Orders to allow Cllr Durrant, Chairman of the Village Hall Management Committee (VHMC) to REVIEW, for the benefit of Members and the public, tenders RECEIVED by Carter Jonas for the sale of Massey's Folly.

In summary, Carter Jonas have marketed the property directly to their own database of specialist developers as well as on specialist developer websites, within The Hampshire Chronicle newspaper and the Estates Gazette which also covers European developers. This marketing activity had resulted in multiple requests for detailed particulars and the date of 17 December 2014 at 12noon was set as the deadline for receipt of sealed bids.

Of the five companies who had indicated they would tender, only three bids had been received by the deadline. Cllr Durrant stated, both for clarity and as a duty of care to those bidding, that the identity of each bidder would remain anonymous until such time as agreements were signed.

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Details of the bids received are as follows:-

Offer	Conditional / Unconditional	Proposed Scheme	Terms	Funding	Comments
Bid A: £ 832,000	Unconditional	Residential - not specified	Exchange within 21 days of receipt of papers with completion 28 days thereafter.	Cash	Pros ▪ Cash purchaser ▪ Unconditional offer
Bid B: £ 836,000	Conditional: subject to planning	9 apartments or 7 houses and for a new house in garden	▪ Completion to take place 4 weeks after judicial review period following planning consent. ▪ Subject to detailed structural survey, specialist timber and damp surveys & geotechnological survey of rear garden/ car park. ▪ Nominal deposit payable on exchange of contracts. ▪ Offer reflects CIL to a maximum of £65,000 and assumption that no AHC required.	TBC	Pros ▪ Would consider an overage provision if profit exceeds 20% on development. Cons ▪ Further detailed surveys required. ▪ Conditional upon planning consent being obtained. ▪ Scheme includes dwelling in rear garden - this may be resisted by LPA.
Bid C: £ 875,000	Conditional subject to planning	5 residential units split vertically (houses)	▪ Would consider overage provision once precise nature of units ascertained.	TBC	Pros ▪ Highest offer received. ▪ Would consider an overage provision. Cons ▪ Conditional upon planning consent being obtained.
Notes: 1. Freehold interest with vacant possession to be provided 2. CIL is the new Community Infrastructure Levy charged on new development 3. AHC is a payment for the provision of affordable houses off-site					

Cllr Durrant confirmed that the sale proceeds, minus fees and legal costs, will be split 54% to The Andreae Trust and 46% to the VHM (based on the usable space within the building). He also noted that planning consent and surveys would all take significant amounts of time to obtain and bearing in mind the listed status of the building, would not necessarily be straight forward. Of the £43K difference between the highest and lowest bids, the VHM percentage would equate to £19,780, half of which would be required to fund the running of the building for a two year period which is an approximation of the length of time these would take to obtain.

It is therefore the recommendation of Carter Jonas and the VHM that Bid A is accepted. This is based on due diligence having been performed to ensure viability, the speed with which the sale can be completed and the unconditional nature of the bid. Independent discussion with Mr Osborne, representative of the Andreae Trust, has revealed this to be his preferred option.

Cllr Durrant invited questions and Mr Horton asked if the CIL payment indicated in Bid B could be obtained from Bid A in order to increase the bid. Cllr Durrant confirmed Bid A was non-negotiable.

Cllr Elderton asked when the liability of the building would transfer and the Council agreed this would be on point of exchange of contracts.

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Mrs Cubitt and Mr Stevens both commented on this being the best offer and urged the Parish Council to proceed.

Mr Casson asked if Bid A had given any indication as to their intentions for the building. Cllr Durrant reported that aside from stating the proposed development is of a residential nature, no other detail had been given.

Cllr Durrant finally recommended that Blake Morgan solicitors, who have represented the VHMC previously, be appointed to deal with the sale.

The Chairman resumed Standing Orders, thanked Cllr Durrant for all his efforts and then MOVED members to cast their vote, as custodian trustees of the VHMC, on the tenders received. By a show of hands, Bid A was unanimously ACCEPTED.

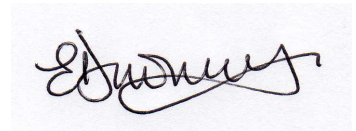
Members also unanimously AGREED to APPOINT Blake Morgan solicitors to represent the VHMC during the sale. Advice would be sought from them as whether they could also represent the Parish Council as custodian trustees. If this is not possible due to a conflict of interest then a separate solicitor would be APPOINTED to represent the Parish Council's interests.

It was also confirmed that the proceeds of the sale would fund Carter Jonas' fee and the VHMC legal costs. The Parish Council's legal costs would be funded by the Parish Council.

166/14 DATE OF THE NEXT MEETING

The date of the next parish council meeting is 7 January 2015 commencing at 7.30pm. The planning committee will meet 30 minutes prior on this date to discuss applications received.

There being no other business, the meeting closed at 8.19pm



Emma Dillnutt - Thursday, 01 January 2015

Signed as a correct record of events

Caroline Roe - Chairman

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Key Messages of the Extraordinary Parish Council Meeting

held in Farringdon Village Hall, Church Road, Upper Farringdon, GU34 3EG on Tuesday, 30th December, 2014 at 7.30pm. Present:-

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Cllr Ison
Cllr Williams

Cllr Durrant
Cllr Oakley (Vice-Chair)

4 members of the public & Emma Dillnutt, Clerk

- Three bids were received by Carter Jonas following the marketing for sale of Massey's Folly and, following recommendation by the Chairman of the Village Hall Management Committee, a unanimous vote by the Parish Council as Custodian Trustees has resulted in a bid having now been accepted. Watch this space for further details over the coming weeks.
- Simon Hayes, Police and Crime Commissioner for Hampshire, is inviting members of the public across Hampshire and Isle of Wight to have their say on the proposed nominal increase of 1.99% on the level of council tax precept for the policing budget in 2015/16. **For more information and to express your opinion, please complete a short survey** at <http://bit.ly/1vllsN>, email pcc.consultation@hampshire.pnn.police.uk, or FREEPOST your response to: Business Reply Plus, Licence Number RTGX-KSAA-AHBB, Office of the Police and Crime Commissioner, St Georges Chambers, St Georges Street, Winchester, SO23 8AJ.
- The next meeting of the planning committee will take place on Wednesday 7 January 2015 at 7pm to discuss applications received.
- The next meeting of the parish council will take place on Wednesday, 7 January 2015 at 7.30pm where Beth Pirie, Chief Inspector & East Hampshire District Commander for Hampshire Constabulary will be introducing herself to the community, giving an explanation of her role and answering questions. She will also be giving us a much needed insight into the Community Speedwatch Scheme and how it may be applied here in Farringdon.

AND TO ALL POTENTIAL COUNCILLORS - please remember that after this Parish Council meeting there will be an opportunity for you to talk to the current incumbents to explore the demands of the role and how you might make a difference for the future in this community. We need as diverse a group as possible on the Parish Council to ensure the community is represented so please come along and see if it's something you would like to do.

- Don't forget to keep reporting those potholes and any highways issues you spot on <http://www3.hants.gov.uk/index/transport/roadproblems.htm>.

The Chairman and members of the Parish Council would like to take this opportunity to wish the community a very Happy New Year.