

## **RIDLINGTON PARISH COUNCIL**

Minutes of the Parish Council Meeting held in the Village Hall  
on Weds 15<sup>th</sup> February 2017

**Present:** Councillors Gilkes, Harvey, Johnson, Richards, Roome and Waterhouse together with the Clerk.

Councillor Johnson was in the Chair

There were no members of the public present

1. **Apologies:** Councillor Townsend
2. **Declarations of Interests and/or dispensations from Councillors:** Councillors Harvey, Roome and Waterhouse in respect of Item 10 on this agenda. None will participate in any vote under that item.
3. **Minutes of the Parish Council Meeting held on Weds 9<sup>th</sup> November 2016:** Accepted as read. Proposed by Councillor Richards, seconded by Councillor Waterhouse and unanimously approved.
4. **Matters arising not already listed on this agenda:**
  - Undergrowth on Whiteø's corner. Carry forward to the May meeting. **Action: Councillor Townsend.**
  - No action to report in regard to the wicket gate or signage on the footpath adjacent to the Old Noel Arms. Carry forward to the May meeting. **Action: Councillor Townsend**
  - Following a search through Parish Council historic records, the Clerk advised that he had uncovered a copy of the 1990 lease between the Parish Council and the Village Hall Trustees and that he had made this available.
5. **Correspondence:**
  - A letter had been received from Councillor Richards dated 12<sup>th</sup> November 2016 tendering his resignation as a Councillor to take effect immediately following the February 2017 Parish Council meeting. This was accepted and the Chairman, Councillor Johnson, on behalf of the Parish Council expressed his thanks to Councillor Richards for his support and for all that he had done over the years.
  - A poster had been received for display on the Village Hall notice board bringing awareness to UAVA (United Against Violence and Abuse)
  - A letter had been received from RCC setting out the Terms of Reference for the Sustainable Growth (Environment) Theme Group as part of the

overarching Local Strategic Partnership (LSP) and also seeking nominations for one Town Council representative (Oakham or Uppingham) and one Parish Council representative

- 6. Role of the Clerk:** The Chairman, Councillor Johnson, advised that this was the last meeting to be attended by the current Clerk who would now be stepping down. The Chairman advised that he had spoken at length with LRALC and that as a result there was a strong emphasis on the need to maintain Parish Council status. In the future it is likely many issues will be devolved to Parish Councils from local authorities (in our case RCC) and that Ridlington Parish Council would become a focal point for such activities affecting our Parish. After much discussion it was accepted that the current Parish Council must do all in its powers to maintain its current status. It was also agreed that the Chairman would arrange through LRALC for an advert to be placed in regard to the vacancy for a Clerk. This was proposed by Councillor Roome, seconded by Councillor Gilkes and unanimously approved. **Action: Councillor Johnson**

As a result of the Clerk vacancy, it was now necessary until this vacancy was filled, to temporarily share out the key clerical duties and as a result:

- Councillor Roome agreed to assume responsibility for all planning applications and related matters.
- Councillor Harvey agreed to take meeting minutes and produce/circulate these, and
- Councillor Johnson agreed to notify of meeting dates and produce agendas

The outgoing clerk agreed to pass across his files to these Councillors.

**7. Finance:**

The current bank balance stands at £2974.53 being made up of £1220.50 in the Business Saver Account and £1754.03 in the Community Account.

The meeting gave approval for the payment of one invoice received in the sum of £90.00. This was to LRALC for a training day attended by Councillors Roome and Waterhouse on the subject of Charitable Trusts and their relationship with Parish Councils.

One new grant application had been received. This was from Ridlington Defibrillator seeking a grant of £100.00 to Community Heartbeat towards the ongoing upkeep of the village defibrillator. Acceptance was proposed by Councillor Roome, seconded by Councillor Waterhouse and unanimously approved.

The Clerk confirmed that our precept (£900) request for 2017/18 had been received by RCC within the deadline timescale set by them. Payment should be received direct into our Community Account in early April.

The Clerk advised that our application for a second tranche of funding from the Transparency Fund for the creation of our new web site had been successful. We had received the full amount requested of £815.00 which has been paid directly into our Community Account and is accounted for within the bank balance shown above.

- 8. Planning:** The Clerk advised there had been three planning applications received since the last Parish Council meeting; these are:
- Application Ref 2016/0910/FUL dated 14<sup>th</sup> November 2016. This was for retrospective planning permission in the name of Parsons for a timber built twin stable on a concrete base on land to the rear of 1, Main Street, Ridlington.
  - Application Ref 2016/1220/CAT dated 21<sup>st</sup> December 2016. This was for various tree work in the grounds of The Dower House, 2, Holygate Lane, Ridlington. None of the trees are affected by TPOs
  - Application Ref 2017/0038/CAT dated 6<sup>th</sup> February 2017. This was for various tree work at 1, East Lane, Ridlington. None of the trees are affected by TPOs
- Unanimous approval was given for these proposed works to proceed
- 9. Planning within Conservation Area/Article 4 Village:** Councillor Harvey circulated the meeting with his latest draft leaflet headed 'Ridlington Conservation Area Advice and Guidance for Owners and Occupiers' This was intended to give guidance to all households within the Parish on Planning and Conservation matters prior to any planning applications being submitted to RCC. After debate it was agreed to proceed with production and distribution of this final draft. This was proposed by Councillor Harvey, seconded by Councillor Gilkes and unanimously approved.
- 10. Village Hall Lease and Charitable Trusts:** It has now been established beyond reasonable doubt that the 1990/91 lease between the Parish Council (Custodian Trustees of the Village Hall) and the Trustees of the Village Hall Management Committee was drawn up for the sole purpose of satisfying the requirements of the Leicestershire and Rutland County Council (L&RCC) to enable that body to provide a grant to the Village Hall Trustees to cover the costs of installing a new heating system. L&RCC required legal documentation confirming that the VH Trustees had, at the time, a minimum period of tenure of at least 28 years in order to provide the said grant. It has also now been established that this lease between the parties does not take the place of nor supercedes the terms and conditions set out in the original 1964 Trust Deed, which continues to remain as the main operating Trust Deed. This therefore raises the question about the continuing need for the 1990/91 lease. Legal opinion suggests a number of options as follows:
- Decide it is void and minute a resolution to that effect
  - Choose to extend it (problematic if it's void anyway), at an approx. cost of £400.
  - Choose to amend it & considerably more expensive
  - Nullify it with the consent of the Custodian Trustees (Parish Council) by a minuted resolution at a meeting of the Village Hall Trustees
  - Let it run its course and then minute a resolution not to renew it, giving reasons.

With the consent of the Custodian Trustees, the Village Hall Trustees at their last Management meeting passed a resolution to nullify the 1990/91 lease with immediate

effect and to revert solely to the terms and conditions of the original 1964 Trust Deed. This decision has been minuted in the minutes of that meeting.

For this action to come into effect the Custodian Trustees (Parish Council) are now asked to take similar action. Councillor Johnson therefore proposed that the Custodian Trustees also agree to pass a resolution to nullify the 1990/91 lease to the Village Hall Trustees and to revert solely to the terms and conditions of the original 1964 Trust Deed. This proposal was seconded by Councillor Richards. Councillors Harvey, Roome and Waterhouse were precluded from taking part in this debate and voting (See item 2 above). The proposal was unanimously approved by the remaining eligible Councillors. As a result the 1990/91 lease between the Custodian Trustees and the Village Hall Trustees has been nullified with immediate effect.

11. **To consider items for inclusion in the agenda for the next parish Council Meeting:** Councillors Johnson and Townsend to report on the action points noted in these minutes.
12. **Any Other Business:** Councillor Johnson asked to ensure an advert is placed to fill the vacancy created by Councillor Richards standing down. **Action: Councillor Johnson** There being no further business, the Chairman closed the meeting at 8.45pm

**Date of the next Parish Council meeting is Wednesday 17<sup>th</sup> May 2017 at 7.30pm in the Village Hall**

C J Lees  
Clerk  
Ridlington Parish Council  
3<sup>rd</sup> March 2017

Approved í í í í í í í í ..  
Chairman  
Date í í í í í í í í í í í