

Minutes of an Extraordinary Meeting of the Full Council
held on Thursday 25th April 2019 at 10.00am
at the Windmill, Meopham Green

Members Present: Cllrs D Bramer, M Bramer, S Buchanan (Chairman), P Hasler, R Knott, P Luxford, J McTavish, J Ogden D Powell and B Wade

In attendance: Mrs Sarah Eggesden, Clerk,

Item 1: Apologies for absence:

C.254 Apologies were received from Cllrs Gofton, (prior engagement).

Item 2: Declarations of Interest:

C.255 There were no declarations of interest

CLOSED SESSION

Pursuant to Section 1(2) of the Public Bodies Admission to Meetings Act 1960, that due to the confidential nature of the next item the public and press will be asked to leave the meeting

C.256 Cllr Ogden proposed that the meeting went into closed session due to the confidential nature of the next agenda item and this was seconded by Cllr M Bramer. All voted in favour.

Item 3: Judson's Pavilion

3.1 Lease: - to approve the lease documents between Meopham Parish Council and Meopham Colts

C.257 Cllr Wade raised a query regarding clause 47 on mowing. Cllrs Buchanan, Ogden and M Bramer confirmed that Meopham Colts were in agreement with this clause. It was agreed that the clerk should contact the Colts to clarify their understanding of this clause and to check on where they will store the mowing equipment.

Action: Clerk

Cllr Luxford raised a question regarding insuring the building. It was confirmed that the MPC are responsible for the building insurance and under the service charge clause we have the option to re-charge the Colts an appropriate proportion. The Colts would be responsible for the insurance and public liability insurance for the building.

Cllr Luxford raised a concern regarding councillors' liability if the lease was approved and a problem arose from lease at a later date. Cllr Ogden advised that members are covered by the Parish Council's indemnity Insurance.

Clause 40.2 was raised regarding a guarantor. It was confirmed that we do not have a guarantor and the reason for this clause is if the situation changes in respect of the Colts no longer leasing the building it might be necessary to have a guarantee in place for another football club. It was noted that if the Colts did surrender the lease then the Football Association would look for another like-minded football club to take over the remaining lease.

The car park was discussed on the plan. It was confirmed that this mirrored the plan submitted for planning permission. It was agreed that the gate position for the car park needs to be clarified at a later meeting.

Action : Clerk

The marking of the pitches the plan was discussed. It was agreed to revise this and square of the pitches, as requested by the Colts and to leave a 3 metres area from the boundary fence of the recreation ground.

It was suggested that the car parks are marked in 2 different colours. The Clerk would speak with the solicitor on this.

Action: Clerk

Clause 9 – Rates were discussed. It was understood that the Colts would be given a discount on this but this needed to be confirmed.

Clause 48 - Hire fees. Cllr Buchanan proposed inserting 'for recreational purposes' This was seconded by Cllr Luxford. There were 5 votes in favour, 4 against and 1 abstention. The amendment was therefore agreed.

Action: Clerk

Cllr Ogden proposed approval of the lease and to allow delegation to the clerk to make any minor amendments to the lease with the solicitor. This was seconded by Cllr M Bramer. There were 9 votes in favour and 1 abstention.

The meeting closed at 10.52 am.