

**MINUTES OF AN EXTRA-ORDINARY MEETING OF STAPELEY & DISTRICT PARISH COUNCIL
HELD ON 4 APRIL 2022 IN STAPELEY COMMUNITY HALL,
PEAR TREE FIELD, STAPELEY**

PRESENT:	Councillor K Nord	In the Chair
	Councillor M Docker	
	Councillor S Ford	
	Councillor P Groves	
	Councillor A Jacobs	
APOLOGIES:	Councillors J Gibbs, J Hillman and M Theobald	
ABSENT:	Councillor G Gwinn	

157 CHAIRMAN FOR THE MEETING

In the absence of both the Chairman and Vice-Chairman, Councillor Keith Nord was elected Chairman for the meeting.

158 DECLARATION OF INTERESTS

Members were invited to declare any disclosable pecuniary interest or non-pecuniary interest which they had in any item of business on the agenda, the nature of that interest, and in respect of disclosable interests, to leave the meeting prior to the discussion of that item.

No declarations were made.

159 EXCLUSION OF PRESS AND PUBLIC

RESOLVED: That in accordance with Paragraph 1 (2) of The Public Bodies (Admission to Meetings) Act 1960, the press and public be excluded from the meeting during consideration of the following item owing to the confidential nature of the business to transacted, and the public interest would not be served in disclosing that information.

160 POTENTIAL BID FOR LAND AT MASSEY CLOSE/PETER de STAPLEIGH WAY

(Reason for exclusion: Relates to potential contractual arrangements between the Parish Council and the owner of the land offered for sale.)

The Parish Council considered if it should proceed with a bid to purchase the land offered for sale at auction, by Barnard Marcus Auctions, on 13 April 2022, the guide price for which was £1,000.

RESOLVED: (a) That the Parish Council decline to bid for the land offered for sale (land to the North of Peter de Stapleigh Way), for the following reasons:

- i. The liquidators' documents were very general and relied on the purchaser to carry out considerable research;
- ii. The timescales for due diligence were very short and the likely cost of legal advice to ensure accountability, was likely to be significant and may not be adequate given the timescale. In view of this position, the Clerk had requested an extension of time from the liquidators selling the land, but this had been refused;
- iii. There was currently no budget for this purchase and whilst funds could be diverted from other resources, Members agreed that the Council should concentrate on bringing to fruition its two major projects, namely, the restoration

of the Victorian Orchard and the new management arrangements for the Conservation Area on Talbot Way, as these were both priorities to improve these areas.

- iv. Members were also concerned that the purchase of the land may result in the Council accruing liabilities which were not currently identifiable, as the legal pack did not contain sufficient details to fully understand the legal position and the consequences for buying and owning the land;
- v. Members did not wish to add inflationary pressure to existing budgets which would have a consequential impact on future Council Tax bills.

(b) That the Parish Council continue to keep this matter under review and to monitor the outcome of the ongoing process.

Draft

.....Chairman

The meeting commenced at 7.30 pm and concluded at 8.00 pm