

UNADOPTED

PINVIN PARISH COUNCIL

**Minutes of Extraordinary Meeting of Pinvin Parish Council, held at Pinvin Memorial Hall on  
Tuesday 30<sup>th</sup> August 2016 at 7.30pm**

*Present*

Cllrs K Rowe (Chairman), D Biddle, A Wilson, T O'Dell  
District/County Cllr E. Tucker  
N Harding (Clerk)  
One parishioner  
A. Wilkins – Lone Star Land Ltd.

**1. Apologies for absence**

There were apologies from Cllr Mustard and Cllr Coates.

**2. Declarations of Interest**

There were no declarations

*The meeting was moved to item 5 on the agenda.*

**5. To consider information received in writing from Lone Star Land Ltd in relation to proposed developer contribution relating to outline planning application W/16/01586/OU: Pinvin Memorial Hall, and W/16/01625/OU: Land adjacent, The Business Centre, Main Street.**

It was confirmed that the two planning applications were now formally live and linked. Two responses had been received from members of the public in relation to the housing application and to date, there were no statutory objections.

Mr Wilkins responded to questions raised by the Council as requested by members, summarised as follows:

- Lone Star Land confirm a contribution of £125,000 towards a new hall facility. If after a reasonable period of time sufficient grant match funding has not been secured, this sum would be retained and utilised in order to update the current facility. Should planning consent be secured, a Section 106 or unilateral agreement would be pursued with the District Council and a legal mechanism put in place to safeguard the money, demonstrating secure funding to enable additional funding streams.
- In response to the Council's request for an 'open book' arrangement with Lone Star Land, commercial valuation figures were presented from a third party, outlining the viability associated with the proposed delivery of a new village hall, and an assessment of the potential gain against potential loss. It is anticipated that these figures will be subject to scrutiny and further discussion with Wychavon District Council.
- Following potential planning consent, precise costings would be valued accordingly, with a legal mechanism put in place for the Parish Council to call upon.
- It is proposed that the open field adjacent to the proposed residential development area be gifted by Lone Star Land to the Parish Council for £1.00. This may allay any concerns about the future use of this land for alternative uses, with a restrictive covenant placed upon it to prevent further development and infill, enabling the Parish Council to gain control in perpetuity. It is proposed that the use of this land is restricted to formal or informal open space, play or biodiversity, to be ascertained by the Parish Council as custodians, or alternatively, the open space land could be retained by the Management Company responsible for the housing.

**UNADOPTED**

Concerns were raised about safety and the Council's potential liability linked to the attenuation pond within the design of the development. It was agreed that further confirmation of the design was required, and modifications could exclude the basin area from the land that is proposed to be 'gifted' to the Parish Council and retained with the management company that will be responsible for the proposed housing. This would ensure no liability is placed upon the Parish Council.

*The following actions were agreed:*

1. Lone Star Land to provide the Parish Council with layout plans and dimensions of the attenuation pond for further scrutiny.
2. Parish Council to independently verify the figures presented by Lone Star Land for the 2.5 acre site for 15 units to establish and assess the benefit or liability of the delivery of a new hall.

*Proposed Cllr Wilson, seconded Cllr Biddle, all in favour, to approve potential expenditure of up to £1000 to an independent commercial land agent to verify these figures.*

*Action:* Clerk to initiate and update members accordingly.

3. Parish Council to establish a time frame for considering the detail associated with the two planning applications ahead of the end of the consultation period.

Mr Wilkins was thanked for his time in responding to the Parish Council's questions and the Chairman moved to item 3 of the agenda.

**3. Parishioner's comments**

Attention was drawn to the potential benefits of the Parish Council seeking an independent, alternative valuer to view the figures presented under item 5, in order to validate if these figures are reasonable.

**Date of next meeting**

The next meeting of the Parish Council will take place on Tuesday 6<sup>th</sup> September 2016 at 7.30pm in the Committee Room of Pinvin Memorial Hall.

The meeting closed at 9.30pm

**Signed** .....

Chairman

**Date**.....