

Easton on the Hill Parish Council

Hibbins Cottage, The Green, Ketton, Stamford. PE9 3RA

Email: clerk@eastononthehill-pc.gov.uk

Minutes of the Extraordinary Meeting on Tuesday 21st January at 7pm

	<p>PRESENT Councillors; A Cutforth (Chairman), J Rawlinson (Vice-Chairman), A O’Grady, P Bates, J Ward, D Greaves, T Nicol Clerk; J Rice Members of the public</p>
EM20/1	<p>APOLOGIES FOR ABSENCE To receive and note apologies and accept reasons for absence given to the Clerk.</p> <p>Apologies were received and accepted from Cllr Hanson, Cllr Forman and Cllr Sharpe</p>
EM20/2	<p>DECLARATIONS OF INTEREST To receive declarations of interest under the Council’s Code of Conduct related to business on the agenda.</p> <p>There were no declarations of interest.</p>
EM20/3	<p>PUBLIC PARTICIPATION A maximum of 15 minutes is permitted for members of the public to address the meeting, unless otherwise directed by the Chair.</p> <p>There were no members of public who wished to speak.</p>
EM20/4	<p>To receive and note the notes of the meeting (to follow) with Wellers Hedley on 15th January 2020 and resolve whether to re-submit an application asap to the Land Registry (LR) for registering the Easton Town Estate land, incorporating the playing fields, in the name of the Parish Council. Cost of work £300 plus LR fees</p> <p>Councillors received and noted the notes of the (free of charge) meeting on 15th January 2020 with the solicitors provided by NALC, previously circulated. Cllr Cutforth explained the change in application to the land registry to the category of lost deeds (the case for adverse possession is too flawed) being the best category with the amount of evidence produced relating back to the enclosure act in 1820 and evidence that the Easton Town Estate was given to the overseer of the poor and that became the parish council who has owned and managed the freehold land ever since. It was explained that if it was registered as a charity it would mean losing rights to what happens to it if there was a change - it would have to go another charity. The hope is that the parish council will get absolute title, however if a lesser title is issued, it can be converted after 12 years if there are no claims to the land.</p> <p>Leases can be drawn up and issued to the playing field, cricket club and Wildlife Trust. Getting ownership is required for most grant givers although they can be prepared in advance. It was confirmed that the solicitor said that leases are best checked by a solicitor but costs are reduced if they are mostly drawn up by the parish council. They can subsequently get charity status if they wish. Terms of the leases can be drawn up at a separate meeting.</p>

	<p>The solicitor had advised that re-applying to the land registry is the right thing to do and there is no choice but to go for the lost deeds option. They recommended that a solicitor is used as in their experience the applications are then viewed more favourably and they are consequently more successful. They have lots of experience of working with parish councils on these types of applications and cannot guarantee success but have seen applications with less of a case succeed.</p> <p>A vote was taken on whether to re-apply to register the land and it was unanimously agreed. A further vote was taken on whether to spend £300 (plus land registry fees) to have the solicitors above make the application on our behalf and it was unanimously agreed to do this. Action; The clerk will get the cost in writing and ask them to proceed.</p>
EM20/5	<p>To receive and note feedback from the Planning Committee after meeting with developers HSL on proposed plans to develop land south of the Stamford Road/A43 and resolve what, if any, action is needed.</p> <p>The planning committee had met informally with HSL who are facilitators (their term) working on behalf of the developer and land owner (Burghley Estate) and the community.</p> <p>It was confirmed that there are currently no outline plans and this is still very early stages. HSL do not own any of the land but have a long-term acquisition agreement with Burghley Estates. HSL said they were prompted to act by other recent developers putting in an appeal for developing land to the north of the A43, which would compromise any plan they had for the future. They confirmed that their conceptual development plan would not be dense but have mostly green space in the 27 acres available and only 2 stages of 40/50 quality houses each. They are aware of the requirement to provide affordable housing and said they would like to work with the community to understand their needs and encouraged a “wish list”. There is no plan for any public consultation as yet. No views were expressed or decisions made by the planning committee. HSL are coming back with a broad concept plan and this will be shared with the council and it was resolved that any action necessary will be decided upon at that stage.</p>