

**MINUTES of the EXTRAORDINARY MEETING of
The DEVIOCK PARISH COUNCIL
held at the METHODIST CHURCH SCHOOLROOM on
THURSDAY 11th JULY 2006 AT 7.00PM**

PRESENT: Parish Cllrs. D. L. G Elliott (Chairman), R.J. Daniel (Vice-Chairman), G.K. Berncastle Mrs. M.Y. Byles, J.P.Candy, Mrs G. E. Hartland, B. E. Johnston, J. E. Langridge & Mrs A. Robinson,

Public Participation Period There being no members of the public present, the Chairman waived the public participation period.

1. APOLOGIES: Cllr. S.J. Parry

2. TO DEBATE THE FOLLOWING RESOLUTION:

- 2.1 To debate the resolution that in view of the confidential nature of the business about to be transacted (being the consideration of acquisitions) it is advisable in the public interest that the public be temporarily excluded and that they are instructed to withdraw.

The Vice-Chairman proposed acceptance of the above resolution, this was seconded by Cllr. J.P. Candy and agreed unanimously by the Meeting.

3. CONSIDERATION OF ACQUISITIONS:

- 3.1 To consider the possibility of tendering for land available for purchase at Deviock Hill, Dowderry.

The Chairman gave details of the land available for purchase through Stags estate agents. The land is for sale as three lots:-

Lot 1: Approximately 6 acres adjoining Broads Yard car park

Lot 2: Approximately 14 acres on the hill side behind houses to the north of Brenton Road, extending from an access in Trierieve Lane through to the Caradon D.C. field in Seaton.

Lot 3: Three small plots including two derelict lock up garages, inside the development boundary.

The Chairman outlined his reasons for submitting a bid to purchase the three lots:-

- 1) To provide long term control of development by parishioners
- 2) To contribute towards a sustainable community
- 3) To enable neighbourhood renewal

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Possibilities for use of the land could include:-

- 1) Allotments
- 2) Amenity use
- 3) Footpaths
- 4) A link to the Axe Field
- 5) Seating
- 6) Boat Park
- 7) Skate Park
- 8) Amphitheatre
- 9) Recreation
- 10) Toddlers safe play area
- 11) Affordable homes

The Vice-Chairman stated that ownership of this land had been an aim of the Council ever since the Council had been formed and that the decision to purchase, when the opportunity presented itself, had been taken along time ago.

The Chairman informed the Meeting of action that had been taken so far in order to prepare for a possible tender bid for the land:-

- 1) The District Valuer had been contacted in order to obtain guidance on the value of the land, the maximum value placed on all three lots together being £75,500.00
- 2) The Chairman has had meetings with: Bill Knight, Clare Glynn (Director of Resources CDC), Steve Vinson, Colin Creswell & Al Collins (Forward Planning CDC) and also with local resident Peter Luff.
- 3) The Chairman has researched possible sources of funding:-
 - a) Cornwall County Council; C.Clr. John Ault
 - b) Caradon District Council; Alison Gibson (Grants Officer)
- 4) The Chairman has also spoken to Cllr. J.P. Candy, Amanda and Cllr. S.J. Parry both of Stags Estate Agents.

The Chairman outlined the financial position of the Council and suggested that it would be feasible to submit a sensible bid for the land.

After discussion the Chairman asked Council members to support him by providing three proposals:-

- 1) To ratify expenditure incurred by employing the District Valuer (Approximately £400.00)
- 2) To approve a bid by the Council to purchase the land in question.
- 3) To allow the Chairman delegated authority to negotiate to an approved ceiling limit.

It was **proposed** by Cllr. J.E. Langridge that the Council ratify expenditure incurred by employing the District Valuer, this was **seconded** by Cllr. Mrs. M.Y. Byles and agreed unanimously by the Meeting.

Cllr. Mrs. M.Y. Byles stated that she would support a proposal to purchase the land provided that a means of suitable funding could be secured. Cllr. Mrs. M.Y. Byles left the Meeting at 19.30 hours.

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A **proposal** was made by Cllr. B.E. Johnston that the Council submit an initial bid of £75,000.00 as a total amount for the three lots available for purchase, this was **seconded** by Cllr. J.E. Langridge and **agreed** unanimously by the Meeting.

A second **proposal** was made by Cllr. B.E. Johnston that the Council confer on the Chairman delegated authority to negotiate up to a maximum of £125,000.00 as the total amount for the three lots available for purchase, this was **seconded** by Cllr. J.E. Langridge and **agreed** unanimously by the Meeting.

A third **proposal** was made by Cllr. J.E. Langridge that the Chairman be allowed to negotiate above 125,000.00 if necessary and that he should refer to the full Council for approval before proceeding. The sourcing of further funds should also be allowed, if required. The proposal was **seconded** by Cllr. J.P. Candy and agreed unanimously by the Meeting.

It was agreed that the Vice-Chairman would accompany the Chairman when the tender bid is made and that delegated authority would include the Vice-Chairman in any negotiations.

There being no further business the Chairman closed the Meeting at 20.25 hrs.

FROM THE PARISH OFFICE