

## **Fladbury Council**

### **Meeting, Monday, September 18<sup>th</sup>, 2023.**

Present: Parish Councillors Ian Southcott, Geoff Mills, David Day, Paula Hill and Neil Manser; County Councillor Liz Eyre, District Councillor Angie Crump and Clerk to the Council, Lynne Yapp.

Three members of the public attended – Richard Coles and Mr and Mrs Pritchard.

- The Parish Council had received one application for the councillor vacancy and Simon Stephenson was duly considered, appointed and welcomed to the Council. The Council now has its full complement of nine councillors.
- Following the public meeting on August 30<sup>th</sup>, (see below) the Council had been trying to arrange a meeting with its solicitors but due to holiday commitments would be unlikely to do so until w/c October 2<sup>nd</sup>.
- S106 Allocations - The clerk had confirmed the amounts available to be spent on the Recreation Ground and Pool Garden. Discussions continue on the nature of the facilities to be acquired.
- The Chair had circulated a table of current roles and responsibilities of the councillors and the allocation of these would be finalised at the October meeting.
- The Chair had tried to contact the WDC Conservation Area Officer who had drafted the new proposals. However, it appears that she is no longer employed. The status of the draft needs to be confirmed together with the process required from this point.
- River Avon Monitoring Group. It was understood that the testing kits were to be delivered soon. Louise Bugg and her team were congratulated on their efforts.
- Airband. With regard to Butt Furlong, it had been agreed that poles would not be erected as previously stated. A wireless solution would be deployed. For Old Rectory Green, the posted notices would be responded to and it was hoped that a similar wireless solution could be used. Councillor Eyre informed the meeting of the permitted development powers these communication companies have and that other companies might also seek to introduce further infrastructure.

The next meeting will be held on Monday, October 16<sup>th</sup> in the Pavilion at 7.00 pm.

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### **The Field and the Nait – Public Meeting – Wednesday, August 30<sup>th</sup>, 2023.**

Present: Parish Councillors Ian Southcott, Geoff Mills, David Day, Paula Hill, Sally Mills, Neil Manser and Andrew Hughes; District Councillor Angie Crump and Parish Clerk, Lynne Yapp.

Two representatives of the Society for the Protection of Ancient Buildings (SPAB).

The PC Chair welcomed everyone to the meeting explaining that the objective of the meeting was to provide a comprehensive update on the situation in respect of the Gift to the Council in the Will of David Wynn.

Publicity including a summary of the current situation had been delivered to every household in the village, was included in a recent KIT, posted on the website and Facebook.

A PowerPoint presentation providing this update together with images of the land in question was shown to the audience. This presentation together with the summary distributed is available on the Council's website.

Following the presentation, members of the audience were invited to ask questions and comment. Some of the key points arising were as follows:-

- Following a question on the contents of the Will, it was confirmed that only the Will has legal force and that any Letter of Wishes had no standing. Nevertheless, the Chair felt the vision and requirements set out by David Wynn should be acknowledged and adhered to as far as possible.
- It was also confirmed that the only way the gift could fail is if the Parish Council rejected it.
- The reason for selling a small part of the field to SPAB was raised. The reasons for doing so were the assistance it would provide to SPAB in making the Mill viable through occasional parking and improvements to the holiday let; the area to be sold represented only 3.7% of the total area and would not diminish access to or enjoyment of the area by residents; David Wynn had already moved the boundary prior to his death and it was clearly his wish to carry this through.
- The question of leasing the land in question to SPAB was also raised. The Chair felt that the potential income would be miniscule compared with selling the land for £17,500 which would contribute to the Council's legal and other costs and future investment in the land.
- The land had been valued by three independent professional companies. The PC's valuation was £45,000; SPAB's valuation was £10,000; the third valuation was a fraction of that obtained by SPAB. Furthermore, the selling price of £17,500 was net of any costs incurred by the Executors during the period following David's death and were estimated at £13,000. The SPAB representatives also explained that they were limited in their ability to acquire assets by their charitable status. They were keen to be a positive part of the local community.
- A question was asked about the PC's ability to sell something it doesn't yet own. An agreement to sell in advance of the gift being actually passed to the Council would be confirmed and the acceptance and sale could take place on the same day if required.
- The exact boundary – particularly in respect of the bridge on to the Nait – would need to be defined and confirmed.
- The land to be sold to SPAB would require to be protected in order to prevent, for example, the surface being paved or lit or fencing out of character to be installed. If the Mill and the acquired piece of land were to be sold by SPAB in the future, a mechanism whereby the PC could reclaim it would be investigated.
- Access to the field would be further along and opposite the Fishermen's car park. There was concern about the safety of crossing the road at this point and extending the path along the road to this point would be investigated. New gates and a new

kissing gate would need to be installed. An alternative would be to seek agreement with SPAB to use the existing entrance and have a pathway inside the fence to the new boundary. This would be investigated with SPAB.

- Those present were keen and willing for a residents' group to be formed to work with the PC in the future management of the field and the Nait. The Chair thought it important that the village become fully engaged in the project and take 'ownership' of how it is managed, maintained and protected. Several people offered their services and the Chair encouraged others to email him if they wished to be part of such a group.
- The Chair confirmed that the necessary documentation would now be prepared for the PC to receive the gift from the will and arrange for the sale of the small piece of land to SPAB.

The Chair thanked all those present for attending and looked forward to the final resolution of this fantastic and most generous of gifts by David Wynn to the village of Fladbury.