

# PENSAX PARISH COUNCIL

## Minutes of Extraordinary Parish Council VIDEO Meeting of Pensax Parish Council held at 7.00pm on Tuesday 2<sup>nd</sup> March 2021

**Present:** Cllr Alistair Keron (Chairman), Cllr Sanders,  
Cllr Abraham, Cllr Meese, Cllr Rudd, Cllr Wood

**In Attendance:** Clerk, Dist Cllr Paul Cummings

1. **Apologies:** Noted from Cllr Weston.
  2. **Declaration of Interest:**
    - a. **Register of Interests** – Cllrs reminded to keep their registers updated.
    - b. **Disclosable Pecuniary Interests** – All Cllrs agenda items 5 and 7 – Pensax Village Hall.
    - c. **Other Disclosable Interests** – as above.
  3. **Dispensations** –
    - a. To consider written requests from councillors for the council to grant a dispensation (S33 of the Localism Act 2011) –  
**Dispensations requested** – Pensax Village Hall agenda items 5 and 7, all Cllrs have been granted a Dispensation until May 2023 at the January 2020 meeting.
  4. **Public Question Time** – No public attended.
  5. **Pensax Village Hall** (circulated) –
    - a. **To agree to delay selling with a view to seeking demolition of Hall and erection of dwellings to obtain maximum selling price for a community asset.**  
Circulated - Letter from Planning Consultant who stated, **‘in his opinion an application for further development would be refused and properly so’.**  
Circulated - Valuations from Agents for the approved development and for suggested development. Valuations varied, there may be a slight increase in sale price if further houses were approved.  
**MHDC Dist Cllr was invited to speak by Chairman.**  
Dist Cllr Cumming had contacted WFDC Dist Cllr for Rock who had suggested further development may be difficult to obtain due to Heritage comments and Highways comments.  
After much discussion it was agreed by all any increased development on the site would be difficult and costly to obtain at this point in time and would not be best use of public funds.
    - b. **To agree to sell with approved planning permission to convert Hall to residential dwelling.**  
It was agreed by all to sell the property with the approved planning permission for conversion to a dwelling.
    - c. **To consider the best way to market the Hall - online auction or traditional sale.**  
**Online auction** - Could limit amount of bidders, would ensure a quick sale as finances need to be in place at point of final bid, may put off potential local buyers.  
**Traditional Sale** – More likely to attract local buyers, could go to auction if bids too low.  
After much discussion it was agreed by all to market for sale by private treaty. If that process proceeds unsatisfactorily or too slowly, it was agreed that auction sale or sealed bids could be considered as an alternative process, as guided by agent.
- At 7.35pm the meeting closed for five minutes due to technical issues. The meeting resumed at 7.40pm.**  
Dist Cllr did not attend this part of the meeting.
6. **It was agreed to exclude the Public and Press from the meeting due to the confidential nature of the business to be discussed.**
  7. **Pensax Village Hall** (circulated) –
    - a. **To consider agent to market the Hall.**  
Valuations had been obtained from three agents; a wide range of valuations had been given.  
After much discussion it was agreed by all to enter into contract with Phipps and Pritchard.  
It was agreed by all documents to be signed by Clerk and Chairman, Cllrs to approve documents first.
    - b. **To appoint Solicitor to oversee the conveyancing of the Hall.**  
Quotations had been obtained from three Solicitors all quotes similar.  
It was agreed by all to appoint Douglas Godwin (Parkinsonwright Solicitors) to action the conveyancing, he worked with the PC last year when Hall and Charity was closed so holds all scanned documents.  
It was agreed by all documents to be signed by Clerk and Chairman, Cllrs to approve documents first.

## PENSAX PARISH COUNCIL

8. Date of next VIDEO meeting: 15<sup>th</sup> MARCH 2021 at 7pm.

9. Meeting Closed 8.05pm

Signed-----  
Chairman

Date 15th March 2021

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