

# EASTHAM PARISH COUNCIL

## Minutes of the Extraordinary Parish Council Meeting of Eastham Parish Council held in Eastham Memorial Hall at 7.30pm on Tuesday 29<sup>th</sup> June 2017

Present: Cllr Arnold (Chairman), Cllr Conway,  
Cllr Adams, Cllr Horsfall, Cllr Worsley

**In Attendance:** Clerk, 5 Members of Public.

1. **Apologies:** Apologies received and accepted from Cllr Jones.
2. **Declaration of Interest:**
  - a. **Register of Interests** – All Cllrs reminded to keep their registers up to date.
  - b. **Disclosable Pecuniary Interests** –
    - All Cllrs item 9 Eastham Memorial Hall.
    - Cllr Worsley item 9 (Engagement of Solicitor) due to him knowing one of the persons giving a quote.
  - c. **Other Disclosable Interests** – See above.
3. **Dispensations** - To consider written requests from councillors for the council to grant a dispensation (S33 of the Localism Act 2011) –  
**Dispensations** –
  - All Councillors were granted a Dispensation on 24<sup>th</sup> May 2016 until May 2019 for Eastham Memorial Hall items, it was agreed they can vote and speak on this issue.
  - Cllr Worsley asked for a Dispensation for this meeting in relation to Engaging a Solicitor. It was agreed by all to grant this until May 2019, Cllr can vote and speak on this issue.
4. **Public Question Time** – See notes at end of minutes.
5. **Finances** –
  - a. **Payments made** – Mrs P Howell (Internal Audit 2016-17) = £50.00.
6. **Planning:**
  - c. **Plans for consideration at this meeting** –  
**17/00740/FUL – Colley Brook Fine Furnishings, Upper Bank, Eastham WR15 8PA** – Conversion of existing workshop into two self-contained self-catering holiday units. It was agreed by all to support this application.
7. **Date of next meeting:** Tuesday 25<sup>th</sup> JULY 2017 at 7.30pm.
8. **Cllrs agreed to close meeting to the Public due to the confidential nature of the business to be discussed.**
9. **Engagement of Solicitor** – Three quotes have been obtained and circulated.
  - a. To discuss engaging a Solicitor with instructions to draw up a Lease between Eastham Parish Council and Eastham Memorial Hall Trustees. Quotes from 2 of the Solicitors were very competitive. After much discussion it was agreed to engage ThorntonsLegal. It was agreed Cllr Worsley to lead this matter due to it being his line of work. Clerk to be copied into emails. Cllrs to be updated as the work progresses.
  - b. It was agreed to involve the whole of the PC in any Working Party Meetings that may need to be held. A report of these meetings will be given at PC meetings.
  - c. It was agreed Cllr Worsley to email Terms of Reference to Clerk for circulation. Solicitors costs to be initially paid for by PC.
10. **Meeting closed 8.55pm.**

Signed----- Date 25<sup>th</sup> July 2017  
Chairman

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### Public Question Time –

Hall Trustees attended meeting. Trustees have organised a meeting on 12<sup>th</sup> July and invited residents who have completed pledge letters, a further meeting on 19<sup>th</sup> July open to all residents is advertised. Both meetings will include a presentation to see plans and for residents to give their views. Plans will be submitted to MHDC by end of July, three tenders to be obtained.

The outcome of some small grant applications is not yet known, some businesses with local connections have been approached and the Trustees are waiting to hear back from them.

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PC have been approached by resident offering to cover the £25,000.00 contingency shortfall but it would be in the form of a loan to Trustees over approximately 12 years.

Concerns were raised by Cllrs regarding the shortfall in funding. Trustees state they have fundraising events ongoing to help cover the funding gap, pledges should be able to claim tax back on gift aid forms, a loan from Community Building Fund was available if needed. Cllrs felt Hall should not be built with loans if it is at all possible, it could make the project unaffordable for the future.

Trustees want Legal Documents to be signed by the PC so Trustees can obtain the Lottery Funding.

*Clerk stated no forms could be signed until Solicitors advice had been obtained. A Lease was a normal requirement between Village Halls and Parish Councils, it should have been in place from day one but having looked at old minutes it appears it was never done. A License to take down the present building will also be required so the PC will have considerable expense to ensure all the legal requirements are met before work can commence.*

Cllr Worsley advised Trustees the PC Solicitor will required a pack of Lottery paperwork, this was agreed to be provide as soon as possible by Trustees. Trustees also need to appoint a Solicitor and advise Clerk so details can be passed to PC Solicitor, this again was agreed to be done as soon as possible.