

Closed session PC meeting 2nd December 2014

254. Revd. Evan France (EF) & Anne Yarrow (AY) joined the meeting. The Chair confirmed that the trustees had originally asked the PC to have discussions about the sale of the Trust's land in closed session. The Clerk confirmed that she has spoken to the PC's solicitor who has advised that it would be possible to have a restrictive covenant that would relate to successors in title, i.e. any future trustees. He has confirmed that it is quite common for the Diocese's solicitors to request long leases rather than selling land.

The Chair & PC confirmed that the PC still wanted to buy the land and that, without prejudice, they are willing to have a restrictive covenant that would cover any commercial development, unless it is for recreation purposes. The PC would also like the sale completed and all costs paid before the end of this financial year, as they have allocated funds for this period and they have a limited time for the loan for the purchase of the land.

The Clerk confirmed that the valuation was based on the purchase of the Land rather than on a long lease.

EF advised that he would speak to the Trust's solicitor. The Diocese are currently in the process of registering the land and this would need to be done before the purchase is completed.

The Chair confirmed that the Parish Council had, at a previous meeting, agreed to a restrictive covenant for a maximum of 50 years. EF advised that their surveyor would need to agree to the covenant for 50 years in order that the sale didn't need to be advertised. The PC agreed for the Clerk to instruct Ian Davison to proceed with the Trust's solicitor over the sale and that the PC agreed to a restrictive covenant for a maximum of 50 years, however with an exemption that a community hall and a pavilion is allowed.