**IDE PARISH COUNCIL**

**Draft minutes of an Extraordinary Meeting of Ide Parish Council at 8pm on Thursday 22nd April 2021 by Zoom online remote conferencing.**

**Present:** Councillors Nick Bradley (chair), Pete Bishop (vice chair), Mark Thomas, Jessica Paine, Ben Ervine and Laura Bell.

**In attendance:** Mel Liversage (clerk), Peter Cloke chair Pynes Community Orchard Working Group, Julian Perrett member of PCOWG, Charlotte McGregor and Maresa Bossano members of the Weir Meadow and Pynes Community Orchard Joint Projects Fund Raising Subgroup.

**Declaration of recording:** None

1. **Apologises for absence:** Andy Swain, Rachel Herbert, Paula Burton-Perrett, Alan Connett (DDC)
2. **Declarations of interest:** Councillors Bishop and Paine declared interests as owners of properties bordering the site. Councillor Thomas declared an interest as the owner of a property very close to the site and a tenant of a garden bordering the site.
3. **Pynes Victorian Orchard: Introductory remarks to the Extraordinary Meeting.**

The attached report (paper 1) by David Howe (solicitor) on the Transfer and Option Agreement had been circulated. The chair described some of the delays in getting to the point of signing this agreement, four years after having the idea and valuation..

Part of the original parcel of land offered for sale by the Church Commissioners was under dispute. This has now has been settled and is not included in land we are purchasing.

There were clauses included in the original conditions, covering mineral rights, which were withdrawn.

Planning clawback and selling on overage conditions had to be agreed, with exemptions for agreed usage of the land.

There are two parcels of registered land included in the site. Confirmation had been given that neither the land holding the electricity substation, nor the bridge over the old railway were included in the sale. There are gas and foul drainage pipes running underground from Pynes Cottages, but these do not cause a problem for us as purchasers. Water supplies to other properties run across the ground and the Church Commissioners have paid for a separate supply and meter for the Orchard to be installed.

The standard permissible uses for the land were agreed, ie public amenity use, cemetery and allotments.

The purchase price has stayed the same, at the value negotiated four years ago. All fees have been paid, and these monies were raised by donation. There are no current bills outstanding.

VAT is payable on one parcel of land but not the other, hence the slightly lower than expected amount to pay in VAT.

This Transfer and Option Agreement is timed from day of the signing and expires 3 years after that date. £1 is payable on signing; a 10% deposit is payable when the option is exercised. The cost of the land falls below the Stamp Duty threshold: Weir Meadow and Pynes Orchard purchases are being negotiated separately, and are separate projects. Chancel repair insurance has been purchased for £24. No hazardous substances cover is needed as it is unlikely there will be further digging on the site.

4. The chair asked for questions from the floor:

PB – stated that he had full confidence that all risks had been fully investigated and explained.

BE - asked about the tenancy and public access to the site. The chair explained that Andy Bragg holds the rental tenancy on behalf of the Parish Council, which pays half the rental costs. No public access is allowed until we own the land. Andy can invite working parties to carry out necessary tasks such as clearing and planting.

Peter Cloke thanked the chair and David Howe for their extensive work dealing with the Church Commissioners to get to this point. The orchard has had over 70 new apple and pear trees planted already and is a fantastic project, which will be a real asset to Ide Village, he said.

5. The Chair asked that the council vote on the resolution to sign the Option Agreement to Purchase Pynes Victorian Orchard. The motion was carried with 3 votes for, none against and 3 abstentions.

The chair thanked all for attending this meeting.

The meeting closed at 20.24pm