

Tisbury Parish Council - Full Meeting

Tuesday 7th April 2015 in the Elizabeth Hall, Tisbury at 7pm

DRAFT
until signed

15.04.01	Present: P.Cnllrs Miss F. Corp (Acting Chairman), Mrs J. Amos, J. Berkley-Matthews (from 7:10pm), Mrs P. Chave, S. Davison, Ms J. Ings, S. Moran, D. Wood, R. Wright- 9. Also in attendance: 1 no. West Tisbury resident (part); Mrs S. Harry (RFO/Clerk). Apologies received and accepted: WCnllr T. Deane; P.Cnllrs P. Duffy (Chairman), D. Carroll (Vice-Chairman); NPT- G. Fergusson. [with Chairman not voting unless a casting vote required]	
15.04.02	Dispensations: a. declarations of disclosable pecuniary and non-pecuniary interests already declared in the Register of Interests - none. b. declarations of disclosable pecuniary and non-pecuniary interests not previously declared in the Register of Interests - none.	
15.04.03	<u>Public Participation and Presentations</u> (Questions and/or statements) This is an opportunity for residents of Tisbury Parish to speak, for a maximum of 3 minutes, on any agenda item or other matter of interest. The Chairman agreed that a resident of West Tisbury could address those present about an incident that had occurred on the High Street in Tisbury; namely, a very large tractor travelling fast along the High Street in a manner that caused alarm and concern for fellow users of the High Street. The tractor driver was young and potentially unaware that the tractor was intimidating in such circumstances, especially to drivers and passengers of much smaller vehicles. P.Cnllrs listened sympathetically and decided to: a. involve the Tisbury Community Safety Partnership, b. advised the speaker to report the matter to Mr R. Little, a WTP.Cnllr who was compiling a log of such incidents for eventual consideration by Wiltshire Police. It was noted that the situation may improve at least a little with the introduction of the 20mph zones throughout Tisbury.	Clerk
(7:10pm)		
15.04.04	<u>Approval of minutes:</u> Full meeting - 3 rd March 2015; P.Cnllrs resolved to approve the minutes following an amendment to correct the spelling of the name Coombes, i.e. with an 'e' for the planning application relating to a cou. proposed Mrs JA / seconded Mrs PamC / unanimous of those present (8) Interim meeting - 17 th March 2015; P.Cnllrs resolved to approve the minutes unanimously. proposed Mrs PamC / seconded SD / unanimous of those present (6)	Clerk Clerk
PLANNING MATTERS - resolutions may be required		
15.04.05	Consideration of Pre-Application Planning Proposals: None.	
15.04.06	Consideration of Planning Applications: 15/02115/FUL - 21 Brook Close, Tisbury, SP3 6PW - conversion of integral garage/store to office and utility room. Replace existing garage door with window P.Cnllrs resolved to support the application. proposed DW / seconded Ms JI / unanimous 15/01559/TCA - Gardens of Round Windows, Bella Vista & Grey Walls - 12 various described works, including felling and maintenance - delegated decision by Clerk and Tree Warden - no objection. 15/02828/FUL - Furzelease Farm, Tisbury Row, Tisbury, SP3 6RZ - The erection of a	Clerk Clerk

	new steel portal framed cattle building following the destruction of an existing building by fire. P.Cnllrs resolved to support the application. proposed Mrs PamC / seconded JBM / unanimous	Clerk																																												
PLANNING MATTERS - for information or guidance only																																														
15.04.07	Neighbourhood Planning - progress report by P.Cnllrs Mrs J. Amos and Ms J. Ings - P.Cnllrs noted that a sub-committee had been formed to progress the questionnaire.																																													
15.04.08	Applications Determined - see attached listing; P.Cnllrs noted that an appeal had been made against the refusal by Wiltshire Council for Gilkin; 14/07785/FUL - the notification was circulated as a part of the agenda papers and the following link for the original application papers was noted: http://unidoc.wiltshire.gov.uk/UniDoc/Document/Search/DSA,842795																																													
15.04.09	SK8 Park Location - the PC report was now with Andrew Guest for evaluation by Technical Officers and had been circulated as a part of the agenda pack.																																													
FINANCE - resolutions required:																																														
15.04.10	<p>Financial Report - P.Cnllrs resolved to approve the following monthly payments of £521.58 (listed below) & SOs of £1350 in April 2015, together with retrospective approval of payments of £3584.81 in March 2015.</p> <table border="0"> <thead> <tr> <th>March 2015</th> <th><u>cheque</u></th> <th><u>VAT (£)</u></th> <th><u>Total (£)</u></th> </tr> </thead> <tbody> <tr> <td>Advert for Brocante Festival</td> <td>471</td> <td>30.00</td> <td>180.00</td> </tr> <tr> <td>refund of PC expenditure</td> <td>472</td> <td>43.26</td> <td>2180.81</td> </tr> <tr> <td>NNDR - public toilets</td> <td>473</td> <td></td> <td><u>1224.00</u></td> </tr> <tr> <td></td> <td></td> <td></td> <td>£3584.81</td> </tr> <tr> <td colspan="4">April 2015</td> </tr> <tr> <td>Tisbury Youth room donation</td> <td>501</td> <td></td> <td>50.00</td> </tr> <tr> <td>Advert for Brocante Festival</td> <td>502</td> <td></td> <td>28.00</td> </tr> <tr> <td>Payroll Services</td> <td>503</td> <td>9.80</td> <td>58.80</td> </tr> <tr> <td>HMRC tax/NI payment</td> <td>504</td> <td></td> <td><u>384.78</u></td> </tr> <tr> <td></td> <td></td> <td></td> <td>£521.58</td> </tr> </tbody> </table> <p>proposed JBM / seconded SM / unanimous</p>	March 2015	<u>cheque</u>	<u>VAT (£)</u>	<u>Total (£)</u>	Advert for Brocante Festival	471	30.00	180.00	refund of PC expenditure	472	43.26	2180.81	NNDR - public toilets	473		<u>1224.00</u>				£3584.81	April 2015				Tisbury Youth room donation	501		50.00	Advert for Brocante Festival	502		28.00	Payroll Services	503	9.80	58.80	HMRC tax/NI payment	504		<u>384.78</u>				£521.58	Clerk
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15.04.11	Brocante Festival - P.Cnllrs noted that SLCC had provided advice with respect to the Brocante Festival indicating that the scale of the event makes it unlikely to reach the limit for VAT registration of £5000.																																													
15.04.12	WC consultation - CIL charging schedule and planning obligation consultation; P.Cnllrs resolved that no further representations were required.																																													
15.04.13	Draft 2014/15 EOY accounts - the previously circulated agenda draft and un-audited accounts were noted.																																													
MATTERS TO BE CONSIDERED and/or RESOLVED																																														
15.04.14	Tisbury Community Energy Project - P.Cnllr SD indicated that the feasibility study would be available before the May meeting and further information would then become available; item to be on the next full agenda.	Clerk																																												
15.04.15	Community Governance Boundary Review - P.Cnllrs were updated on the proposals put forward by Tisbury Parish Clerk and West Tisbury Parish Clerk that would allow both parish councils to agree a boundary change to create more justifiable grouping of the rural and semi-urban clusters of population within the 2 parish council areas. The immediate point of concern from West Tisbury P.Cnllrs was that there must be an equitable exchange of household numbers to maintain the viability of West Tisbury PC; i.e. the simple swapping of the Monmouth Hill area and Wardour area would create a																																													

	<p>problem for West Tisbury PC through a loss of funding from the precept. To create a more balanced 'swap', the rural area to the south and west of Tisbury would need to be included as a part of a 'U' shaped sausage that would effectively create a Tisbury PC (semi-urban) and Tisbury Without PC (rural). The actual numbers of properties involved are detailed below:</p> <p><u>Areas suggested as being more rural in nature rather than semi-urban</u></p> <p>Ansty - 1 Chicksgrove - 12 (but keeping Chicksgrove Lane - SP3 6LU -4) Jobbers Lane - 1 Squalls Lane - 10 Tisbury SP3 6NZ/6SG - 3 (Lower Lawn House / Nadder Barn / Meadow Cottage) Tisbury Row - 27 Wardour - 55 Total = 109</p> <p>Monmouth Hill residences, i.e. more semi-rural in nature: Springfield Park - 23 The Mallards - 9 Monmouth Road - 26 High View Close - 26 Castle Mount - 24 Total = 108</p> <p>An anomaly relates to the playground at Stubbles; WTPC currently pay TPC c.£426pa to keep the area clear and also pay for a playground inspection - so about £550 per year cost to TPC in lost income and an additional play area inspection, together with any maintenance such as grass cutting /strimming.</p> <p>Tisbury P.Cnllrs were asked to decide whether this was acceptable for the sake of a clearer community boundary or suggest an alternative course of action. Before doing so, the Clerk was asked to present a map of the intended boundary for clarity.</p>	Clerk
15.04.16	<p>Voting Rights on the JBC - P.Cnllrs resolved in principle to support a suggestion from the JBC to amend the constitution to give voting rights to the church representative, dependent upon similar approval from WTPC; draft wording would now be provided.</p>	
15.04.17	<p>Community speed watch update - the information previously circulated with the agenda was noted.</p>	
15.04.18	<p>Youth Activity Provision in Tisbury - P.Cnllrs noted the following programme that is now confirmed from April 13th:</p> <p>Mondays - supervised 8 to 9pm variety sports session at Sports Centre for 6 weeks minimum Wednesdays - Outreach workshops; Music and Drama in first instance; 6 weeks each Thursdays - 5:30 to 8:30pm; Tisbury Square Youth Café</p> <p>The Clerk is currently waiting for a quote for a Youth Café session to be provided at the Sports Centre from 6pm to 8pm, i.e. the time between the WC Football session and the PC Sports session.</p> <p>The previously circulated email from WCnllr TD regarding purchase of engineering equipment was mentioned.</p> <p>The negative feedback from a limited number of village youth concerning the provision of activities funded by the PC was discussed; being of some concern but possibly originating from a mis-understanding.</p> <p>Note: the Clerk has subsequently had a conversation with the lead AB WCnllr on the matter to re-inforce the positive nature of TPC's funding and activities.</p>	
15.04.19	<p>Brocante Festival - the main focus of the update centered on the potential funding requirement from the PC.</p> <p>The decision to underwrite the Brocante Festival by £2500 is no longer necessary; instead the PC will fund £500 of costs and claim only £500 of the Area Board grant.</p>	

	This has been made possible due to the number of bookings already taken for Traders stands and the decision to use the Village Halls rather than marquees; the residual £2000 will remain in reserves.	
15.04.20	Industrial Units at Wyndhams Place - P.Cnllr D. Wood confirmed that the 3 rd phase of industrial units had been abandoned due to lack of interest, with only 3 of the currently built units being taken up; these being for Business Consultants, a storage facility and a light joinery company.	
15.04.21	<p>Football Club:</p> <p>a. licence - P.Cnllr S. Moran summarised the main points from the meeting with the Chairman and Treasurer of the Football Club and asked for an agreement from those present to proceed on the following basis: An increase in the annual payment from 5p to £200; all grass cutting to be funded by the Football Club - a benefit to the parish of £350 each year; a clear understanding of responsibilities and a licence written in plain English. Agreement to proceed was given to the proposals (briefing notes being appended) and P.Cnllrs thanked the Football Club for their co-operation. P.Cnllrs did resolve the changes to the annual payments as suggested. Proposed SM / seconded SD / unanimous</p> <p>b. widening of foot access to accommodate vehicles - P.Cnllr S. Moran recommended that permission be given subject to the definitive footpath being kept clear and P.Cnllrs were happy to support this resolution. Proposed SM / seconded Mrs PamC / unanimous</p>	<p>Clerk</p> <p>Clerk</p>
15.04.22	Additional Noticeboard in Village -P.Cnllrs deferred any further progress with this suggestion; although a PC noticeboard on the Campus was thought to be a necessity.	Clerk
MATTERS FOR NOTING		
15.04.23	Report from Wiltshire Councillor - not present.	
15.04.24	Report from Community Beat Officer if available - not present.	
15.04.25	Future agenda items - P, Cnllr engagement with the community	Clerk
15.04.26	Chairman's report - not present.	
15.04.27	Clerk's report - Clerk's hours for 204/15 - the Clerk reported that hours for 2014/15 were as contracted but with a long 'to do' list.	
15.04.28	<p><u>Other reports:</u></p> <p>a. Clarence/Highway/CATG issues: CATG meeting on 9th March 2015 - see attached paper - noted.</p> <p>b. Tisbury Campus - P.Cnllr DW reported that a site management meeting had taken place on 7th April and that the Nadder Hall had been broken into using metal bars (but not reported to the Police); the presence of asbestos was thought to have incurred a 2 week delay to the contract, but hopefully this would be 'caught up' over the summer. It was recognised that the COB/WC had invested heavily in the campus and certain adjustments had been made to create a viable site. Thanks were given to WCnllr TD who had employed a great deal of diplomacy in many of the activities relating to his role. It was noted that the CHATlyn had requested a quiet area within the library to promote a suitable environment for homework etc.</p> <p>c. KGVth Playground inspection/update - ongoing.</p> <p>d. Lower Recreation Ground inspection /update - ongoing.</p> <p>e. Footpaths - the tree down on the footpath west of Zion Hill was noted.</p>	Clerk

	<p>f. Allotments - team clearance ongoing.</p> <p>g. Jubilee Meadow area - a lot of plastic tree guard debris was evident and remainder saplings needed to be removed from the community garden. P.Cnllrs resolved that the Clerk engage an individual or individuals to clear the area.</p> <p>h. Area Board - no report.</p> <p>i. JBC - no further report.</p> <p>j. TCSP - no further report.</p>	
15.04.29	Correspondence received - to be circulated at the meeting	
15.04.30	<p>Date of next meetings</p> <p>Full meeting - Tuesday 5th May 2015</p> <p>plus further meetings as advised - reminder; P.Cnllr training is at 7pm on 21st April 2015.</p>	
15.04.31	<p>Exclusion of the Public and Press - that under the Public Bodies (Admission to meetings) Act 1960 (as extended by s.100 of the LGA 1972), the public and accredited representatives of newspapers be excluded from the following item of business on the grounds that it involves the likely disclosure of exempt information as defined in Part I of Schedule 12A of the LGA 1972 - Trading on Tisbury High Street.</p> <p>P.Cnllrs resolved to exclude press and public from the meeting.</p> <p style="text-align: center;">Proposed Mrs PamC / seconded JBM / unanimous</p> <p>P.Cnllrs were circulated with a letter from a small trader on the High Street that had confirmed with the valuation office that business rates were not appropriate for that particular business,</p>	

Tisbury United Football and Social Club Licence

Sean Moran Briefing notes for use at 7 April 2015 Tisbury Parish Council Meeting

Meeting 31 March 2015

Sandra Harry Clerk Tisbury Parish Council

Sean Moran Tisbury Parish Councillor

Ian Burfitt Chair Tisbury United FC

Paul Orchard Treasurer Tisbury United FC

1. To agree way forward to enable the signing of a licence which has expired. The only one on record is one dated has being signed in 1995 covering a period of 10 years to 2005.
2. To establish clear limits of liability between TPC and the Football Club
3. To agree a rent reflecting the value of the lower recreation ground.
4. To agree a break clause into the rolling 10 year licence.

The land was purchased by TPC in 1970 from the Arundell's for £850.

There is no covenant on the land limiting what the land could be used for.

The Arundell's have reserved the mineral, quarry, timber and hunting shooting and fishing rights - so we wont make any money from fracking!

It is a designated Flood Zone 3 (High Probability)

The Parish does not own the pavilion - the licence between TPC and the football club allows the football club to retain the pavilion on the land. If the licence was ended for any reason then the pavilion becomes the property of TPC and TPC would have to pay the football club the value of the pavilion together with its fixtures and fittings. The current value needs to be determined.

There is a social club run by an former Policeman who retired in 2014.

It is open

Wed: 16:30–19:00

Thurs - Fri: 16:30–23:00

Sat - Sun: 12:30–19:00

Profits from bar sales are used to maintain and improve the club facilities and amenities.

The premises are also used by a newspaper delivery service which pays a rent to the Football Club, again this money contributes to the maintenance and improvement of the facilities and amenities.

The football club is to invest £11,000 this year to improve the facilities and amenities, the bulk of that £7,000 is to improve the pitch itself with particular attention to the goal mouths. There will also be improvements made to the changing rooms and money has been set aside to widen the access path to the pavilion subject to approval of TPC.

The club and the pavilion are clearly important assets to the community, indeed the club has been around for 100 years. Its clear the officers of the club are determined to maintain and improve the facilities and amenities and a great deal of volunteer time is given by members of the community who are members of the club.

The social club has had a successful start and there have been no complaints with regard to noise as a result of increased usage and music events.

Current Rent is 5p per annum. In addition there is an informal arrangement whereby the football club bills TPC for £350 per annum as a contribution by the parish for mowing the grass.

The meeting agreed:

- A. That the football club would pay the full cost of mowing the grass. A benefit to TPC of £350 per annum
- B. That the football club would pay a rent of £200 per annum.
- C. The rent and ending of TPC contribution of £350 per annum represents £550 per annum benefit. That represents a return of 6.8% per annum if the value of the land was around £8,000 and that is probably a generous valuation as I have used as an assumption agricultural value in South West Source: Savills December 2014. The parish of course could commission formal valuation to determine the exact return the above contribution from the football club represents.
- D. That the licence would more clearly articulate the liability of the football club during use by the club or any persons the club agrees may use the facilities and amenities.
- E. That their licence would more clearly articulate what parts of the land TPC would be responsible for maintaining and which the football club would maintain to avoid any future disputes of who is responsible for damage caused during use of the ground by the football club or the community of Tisbury.
- F. That I would draw up a plain English licence for signature if TPC wish to go ahead on the basis of what was agreed at the meeting.

I was unable to agree a break clause with the football club during the 10 year period of the licence. Their desire is for there to be security of tenure, ours is to ensure we can obtain access to the land if there was an overriding community need. I would need guidance from TPC on how to progress on this point. The football club have made clear that they are unlikely to get in the way of an overriding community benefit and are equally adamant that they would not countenance a forced move to the Campus.

Possible solutions are to reduce the length of the licence from the current 10 years - the final figure to reflect the need for security of tenure and ensure ongoing investment in the pavilion and ground that security of tenure brings.

TPC can insist of course but if no agreement is found on a way forward and the licence is terminated, which I believe is in the power of TPC then councillors need to know the cost of that action given that they would have to compensate the football club for the value of the pavilion together with its fixtures and fittings.

Given that TPC has no legal right to see the accounts of the football club I have not had sight of the accounts. The football club assured us should they require any financial support from TPC they would of course offer to disclose their accounts as part of that process.

I don't think this is important at this stage in establishing whether the rent agreed above is fair or not, this can be established by a formal valuation of the land and determining a fair rate of return for the parish. I believe that should be the way to establish the rent not on what the licencees can or can not afford.

Widening the current access path to the pavilion

The football club is seeking TPC approval to the widening of the current access path to the pavilion, for which the football club would pay.

Given the success of the social club and the increased number of events it plans to hold this seems to me to be a very reasonable request to facilitate access for deliveries and set up. The community would also benefit for improved vehicular access when using the facility for its events - The brocante for example.