

LANDBEACH PARISH COUNCIL**MINUTES OF LANDBEACH PARISH COUNCIL EXTRA-ORDINARY MEETING****held on Monday 24 January 2011 at 7.30 p.m.
in Landbeach Village Hall**

Present: Mrs Melanie Hale (Chair), Dr Ray Gambell, Mr Trevor Dell, Mr John Halfpenny, Mr Gerald Hinkins, Mr Andrew Stevens, Mr Alan Wyatt, Mrs Maria Sylvester (Clerk), Mr Michael Williamson (County Councillor).

Apologies were received from Mrs T Hutchison.

Mr Hinkins declared an interest in Item 1 Village Hall.

1 Village Hall

Mrs Hale opened the meeting by saying that the main reason for calling an Extra-ordinary meeting was to try to find ways to help support the Village Hall Management Committee complete Phase 3 of the Village Hall. At present there is a shortfall of funds for this phase.

There had been a meeting on 13 January of the Landbeach Village Hall Building Sub-Committee which Mrs Hale had attended. It had been reported at this meeting that the estimated cost of Phase 3 is £76K which includes £12K for project management. The builders want confirmation by 31 January 2011 or possibly very soon after that Phase 3 will be able to go ahead.

There will be £10K left in the Build Fund to go towards Phase 3. £5,000 from the Parish Council has already been factored into Phase 1 and 2. Section 106 money of £34,500 due prior to occupation of the 5th property of Walnut Farm will be used for Phase 3. In addition the Parish Council would contribute £8K from their savings towards play equipment for older children. This would be written off if funds are received to cover the shortfall.

Mr Wyatt confirmed that there is £20K still available from The Lynn Landbeach Village Trust. This also has to pay for a flag pole to honour the contribution given to the village by Mr and Mrs Lynn.

An application has been submitted to Garfield Weston Foundation who said the application is still under review and things had been running late.

There will be further feedback and hopefully a decision by 2nd February 2011.

Mr Williamson said that the Parish Council can get borrowing approval from CPALC if it is for a capital project. This has been done in Waterbeach and has proved to be very successful.

The Parish Council can take a fixed term loan. There has to be justification produced for this application and 'Borrowing Approval' obtained. This does not have to be used. If it is not used, it can be handed back.

Once borrowing approval has been obtained, a loan can be taken out at a very favourable rate with the Public Works Loan Board (PWLB).

Mrs Hale asked about the possibility of the Village Hall, as it is a Charity, being able to obtain money via the Just Giving website. Personal donations could thus be enhanced by Gift Aid (minus 5% charges made by the website). However, people felt that this would only result in small donations.

Discussion took place and the following points were made:

The village should not be committed to an increase in the Precept by this.

There should be a back-stop if for any reason the Section 106 money didn't come in.

If the builders had to go away and come back at a later date, the cost of the build would be likely to increase. This cost would be likely to be at least £5,000 and probably more.

Would the Widows' Trust be able to help with funding? It was felt that this would not be possible as Widows' Trust is quite specific in what it is allowed to distribute and would have to ask the Charity Commission to consider this.

The Parish Council has to be satisfied that they have looked at all the options available and have a clear plan.

Mr Dell said that as there is confirmed £38K (£20K The Lynn Landbeach Village Trust) £10K (Building Fund), £8K (Parish Council) - part of the money which had been given to the Parish Council by The Lynn Landbeach Village Trust to provide play area equipment for older children. Phase 3 could be started and the builder informed that this is the amount available at present and outline the plans in place to cover the cost of the remaining build.

It was agreed that the following amounts are available immediately.
 £10K Village Hall Build Fund
 £8K Parish Council
 £20K The Lynn Landbeach Village Trust

Expected income:
 S106 £2,500 for the development, 56 High Street, Landbeach
 S 106 £34,500 (Walnut Farm)
 Garfield Weston Foundation £unknown.

2 Donarbon Community Grant Expression of Interest

This was tabled and discussed and it was agreed to apply for £20K for play equipment for older children in Landbeach. The Parish Council would provide £2K as the 10% funding requirement. If the grant application is successful, it would enable the Parish Council to give £8K of money set aside for play equipment to the Village Hall towards Phase 3. The next CCF Donarbon Panel meeting is on 7 February 2011.

3 Annual Parish Meeting (APM) - It was agreed that the date for this would be 9 May 2011 and the AGM would be on 23 May 2011.

4 Planning

Tree Work

C11/40/058 - Work on trees situated within a Conservation Area, 9 Abrahams Close, Mr G Warren.

SCDC Trees and Landscape Officer had visited the site and reported that the ash tree has lost branches over the last couple of years and scares on the branches indicate that the canopy has Inonotus which is a pathogen which causes a white rot making the branches prone to breaking.

To prevent the removal of the tree they would have to serve a TPO but knowing that the tree has Inonotus and will continue to lose limbs a TPO cannot be served. This application was approved on these grounds.

Mr Wyatt suggested that if one tree is taken down in the village, another two should be planted. Clerk to follow this up with SCDC.

The meeting closed at 8.50 p.m.

Signed:

Date: