Agenda of a Parish Council Meeting to be Held at Leigh Village Hall at 7-30pm on Tuesday 19 March 2019. To be Preceded by a Public Meeting at 7-00pm.

ITEM NO	AGENDA ITEM	LEAD BY:
	Public Meeting. 19:00	Chairman
	A public meeting (as promulgated in the March Wriggle Valley Magazine), to hear residents' current views regarding the prospect of establishing a Village Green.	
	Opening Remarks immediately prior to Parish Council Meeting.	
	Opportunity for any Leigh parish residents present to raise issues for Parish Council's future consideration.	
	PARISH COUNCIL MEETING [19:30]	
1.	Apologies for Absence: Cllrs Scutt & West	Clerk
2.	Declarations of Interest:	Councillors
3.	LEIGH PARISH COUNCIL MINUTES	Chairman
	To Formally agree Minutes of Previous Leigh Parish Council Meeting 15 th January 2019 – circulated and displayed.	
	3.1. Chairman to sign.	
	3.2. Matters Arising that are not already on this meeting's agenda.	
4.	FINANCES – OVERVIEW	Chairman
	4.1. Current FY.	
	4.1.1. Update on current balances: Total; Playpark; and unallocated.	
	4.1.2. VAT reclaim update.	Clerk
	4.1.3. On the assumption that the Village Green project and the associated PWLB capital funding borrowing requirement progress as planned, to	Chairman
	Establish a Village Green sub account	
	 Transfer £5000 from currently unallocated funds to the Village Green sub account 	
	4.2. FY 2019-20: budget revision	
	On the assumption that the Village Green project and the associated PWLB capital funding borrowing requirement progress as planned, to include an additional two lines in the budgeted expenditure for FY 2019-20:	

ITEM NO	AGENDA ITEM	LEAD BY:
.,,	4.2.1. Village Green: PWBL loan repayment £2500	
	4.2.2. Village Green sub account £250	
	The above additional two lines will mean that the expected FY 2019-20 surplus will reduce to £19.00	
	If, subsequently, Council decides not to proceed with the Village Green project or its associated borrowings, then the above sums will remain as unallocated surplus for FY 2019-20.	
5.	PLAYPARK	011 5
	5.1. Update on progress with Phase 1.	Cllr Bugler
	5.2. Payment of associated invoices.	
	5.3. Update on expected transfer of funds, raised by PP committee, into the LPC PP sub account	
	5.4. Formal opening of new PP Saturday 6 April.	
6.	VILLAGE GREEN PROJECT	
	Following the 2017 Parish Poll, and as agreed at the PC's subsequent July 2017 meeting, the then Chairman had approached the agent of the owner of the 4.03 acre field adjacent and immediately to the west of the Village Hall, with a view to its purchase and the subsequent establishment of a village green. However, for a variety of reasons, it transpired that at that stage the field was not for sale. More recent enquiries however have now resulted in the owner provisionally agreeing to the sale of a 99 year lease to LPC, subject to an undertaking by the PC as to its intended use. The PC is now accordingly asked to:	Chairman
	6.1. Approve the 'statement of intended use' (as attached to this agenda). This will be incorporated into the lease contract.	
	6.2. Approve the 'Report to Leigh Parish Council – Business case for establishing a Village Green in Leigh, using a loan for the purchase of 99 year lease on a 4.03 acre field' dated 12 March 2019.	
	6.3. Apply, through DAPTC, for the approval from the Secretary of State for Housing, Communities and Local Government that Leigh Parish Council is a suitable body that may accordingly borrow money.	
	6.3.1. On receipt of the associated approval, apply to the UK DMO Public Works Loan Board to borrow £40,000 for a period of 20 years via the PWLB's Annuity fixed rate scheme, for the purpose of purchasing a 99 year lease on 4.03 acres of land, on part of which thereafter it will establish a Village Green for Leigh. This loan will be at a fixed rate of c.2.28% (the exact rate being determined on the day the loan	

ITEM NO	AGENDA ITEM	LEAD BY:
	commences). The annual loan repayments will come to around £2,500. It is not intended to increase the Parish Council tax precept for the purpose of the loan repayments.	
	6.3.2. On receipt of the above loan, approve the purchase, at a price of £30,000, a 99-year lease on the 4.03 acre field adjacent and immediately to the West of Leigh Village Hall.	
	6.4. Approve the payment of the associated ground rent of one peppercorn for each year of the lease.	
	6.5. Approve the payment of the associated reasonable costs of the seller's solicitor and agent, and Leigh PC's solicitor, for undertaking the above purchase. Estimated total purchase costs are around £5100.	
7.	BOYLES TRUST	
	Requirement to find a new Trustee to represent Leigh. With	Cllr Dixon
	decision/nomination in meeting, Written applications circulated to LPC pre-meeting.	Clerk
8	PLANNING	Clerk
	To consider Planning Matters – following changes since previous meeting:	
	 WD/D/18/002789 – Meadow View, Chetnole Rd, DT9 6HL. Full planning permission. Agreed 	
	The formerly separate Dorset Districts for planning have been linked into a consolidated system.	
9.	FLOOD ALLEVIATION	a
	9.1. To receive an update on flood alleviation project	Chairman
	9.2. Payment of associated FWAG(SW) invoice £1,324.80 inc VAT	
10.	LITTER.	Chairman
	10.1. Report on Litter Pick. 22 January – 3 February 2019.	
	10.2. Relocation of Litter Bin. Emailed discussion	
11.	COMMUNITY SPEED WATCH	Chairman
	Requirement to find a new team leader. Request for volunteers in Wriggle Valley Magazine.	Chairman
12.	LOCAL ELECTIONS – MAY 2019	Chairman
	Parish Councillors for Leigh.	Chairman
	(Appointment for checking and lodging of nomination forms booked by Parish Clerk – 22 March 2019.)	
13.	FOOTPATHS & BYEWAYS	

ITEM NO	AGENDA ITEM	LEAD BY:
	Bailey Drove T338 Development of case	
14.	APPROVAL OF PAYMENTS	Chairman
	To approve the following invoices and payments:	
	Audit Fee (2017/18) £45	
	See Item 9: Flood Alleviation FWAG(SW) Invoice £1324.80 (including VAT)	
	 Reimbursement of Cllr Dixon, having paid £85 to WDCC for the Village Green pre-app planning fee. To be paid from VG sub account. 	
	 Reimbursement of Cllr Bennett, having paid £500 to Battens for the Village Green project search fee. To be paid from VG sub account. 	
	Parish Clerk: Salary: 8 x weeks & Expenses	
15.	CORRESPONDENCE RECEIVED.	
	Publicity and Introduction for Community Enterprise Project	Parish
	Dorset Best Villages Competition	Clerk
16.	ITEMS OF AN URGENT NATURE – SUBJECT TO CHAIRMAN'S APPROVAL	
17.	DATES OF NEXT MEETINGS:	Chairman
	Next meeting 7-30pm on Tuesday 21st May 2019; to be preceded by Village AGM at 7pm	
	• 16 th July 2019	
	17 September 2019	
	• 19 November 2019	

Attachment:

Leigh Parish Council – statement of intended use of the 4.03 acre field adjacent to Leigh Village Hall

<u>Leigh Parish Council – statement of intended use of the 4.03 acre field adjacent to</u> <u>Leigh Village Hall</u>

On successful purchase of the 4.03 acres immediately to the west of the Leigh Village Hall, the intent of Leigh Parish Council (LPC) would be to create a Village Green of some 2 acres on the north section, with the unused south section remaining as agricultural land. It would thus secure the area as a green space in the centre of Leigh village for future generations.

Village Green (north section) - intended use

- 1. To create a c.2 acre (exact proportion yet to be determined) mowed grass area, bordered where appropriate by a post-and-rail fence (or equivalent).
- 2. To seek in due course to have this area formally registered as a Village Green (as defined by the Commons Act 2006)
- 3. To be an open space that anyone could enjoy for short-term occasional activities such as: village events; picnics, informal family games and other such activities that families without access to a suitable garden might otherwise not be able to enjoy in the village.
- 4. To complement the community-based purpose of the existing Leigh Village Hall, and work in conjunction with it and its events, as agreed with the Leigh Village Hall committee.
- 5. To authorise, for specific events only as approved by LPC, the erection of temporary sporting equipment, marquees, stalls and similar facilities in support of the above aims.
- 6. To be entitled to establish occasional park benches at suitable points around the perimeter.

Remaining agricultural land (south section) - intended use

- 1. To remain as agricultural land, with the right to let this area for agricultural purpose.
- 2. To be entitled to plant a hedge along the dividing border with the Village Green section, and to plant occasional trees (eg. Oak, beech and the like).
- 3. To use on occasion as an 'overflow car park' for associated Village Hall / Village Green events.

General to both sections - presently unidentified future needs

That LPC in future, on identification of a new material enduring recreational or agricultural need of the village, be free to seek approval from the freeholder their agreement to incorporate this additional need. Such request by LPC to be in writing, and the change only commenced after receipt of the freeholder's written agreement, which would not be unreasonably withheld or delayed if the request is in the spirit of the above intended use.

12 March 2019.