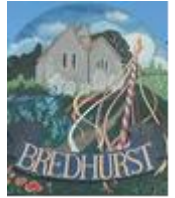


BREDHURST PARISH COUNCIL



Minutes of the Extraordinary Parish Council Meeting held at St Peter's Church, on Thursday 17th October 2019 at 6.30pm

Present: Cllr Vanessa Jones (Chair), Cllr Nichola Carr (Vice-Chair), Cllr John Merrick, Cllr Miriam Noble, Bex Ratchford (Clerk)
Public: 0

95. Apologies for absence

Apologies were received from Cllr Bowring, Cllr Sharp, Cllr Till, Cllr Bob Hinder (MBC), Cllr Wendy Hinder (MBC) and Cllr Brindle (MBC).

96. Declarations of interests

Cllrs had no interests to declare.

97. To approve the minutes of the meeting held on 2nd October 2019

The minutes were **agreed** as an accurate record of the meeting and were signed and dated by the Chair.

98. Blacksmiths, Bredhurst Community Barn

A revised lease had been received, which included amendments requested by BPC. The contract is for 15 years at a peppercorn rent (£1 per annum) and includes the barn, car park, land surrounding the property and the section of road outside the barn. A break clause for BPC only is also included. The landlord will pay BPC £3000 per annum for the first five years to help with running costs, with the first payment to be made once the lease has been signed. The lease was **agreed** and signed. **Action 1: Cllr Jones to return signed lease.**

The landlord has accepted the quote for building insurance obtained by BPC and will take the cost out of the first year's payment to BPC.

An email had been received from a resident regarding the need for a business plan. It was **agreed** to set a budget once more information was available about running costs. To date, payments received and due from grants, donations and the landlord exceed £8000. A number of groups have already enquired about hiring the barn. It was **agreed** that oak style flooring and the window blinds be installed first. **Action 2: Cllr Jones to liaise with contractors.** Formal confirmation of the capacity of the barn is awaited. **Action 3: Cllr Carr to confirm as soon as possible.** A system to manage regular checks and certifications is being devised. **Action 4: Cllr Carr and clerk to liaise and check all necessary items are included.** It was **agreed** to discuss the possibility of setting up a working party to deal with specific issues at the next meeting, and for Cllr Jones to circulate details of anticipated expenditure and Cllr Merrick to investigate IT issues. **Action 5: Cllr Jones to circulate details and Cllr Merrick to investigate IT issues.**

99. Planning

- a. 19/504978 – 3 Blind Lane – demolition of existing outbuilding and erection of detached garage with storage above. The proposed building is large but there are no material planning considerations to justify objection. It was **agreed** to respond with no objection, but to request that the building is not used for residential purposes and remains ancillary to the main accommodation. **Action 6: Clerk to make planning comment.**

100. Close of meeting

The meeting closed at 7.35pm.

The next meeting will be held on **Wednesday 6th November 2019** at 6.30pm.

Signed.....

Date.....