

MINUTES OF THEALE PARISH COUNCIL

Minutes of an Extraordinary Council Meeting held on Wednesday 6th February 2019 in the Peter Gooch Room, The Pavilion, Englefield Road, Theale.

Present:

Councillors B Williams (chair), D Baker, P Clifford, Z Fenwick, I Hopcroft, D Lye & J Richardson

In attendance:

*L Steele (Interim Clerk to the Council)
N Hancox (Parish Council's Solicitor) via Skype
Five members of the public*

Apologies received:

Apologies had been received from Cllrs A Clark, S Coker, C Rolfe & D Wood

Declarations of Interest:

Members declared no interest in any items on the agenda.

The chairman asked if any members of the council or members of the public were intending to record or film the meeting. No intention was declared.

163/18/19 Open Forum for Members of the Public

A member of the public asked about the purpose of the meeting and the Chairman referred to the agenda and said that the meeting was to discuss and agree the confidential legal documents listed on the agenda.

A member of the public asked when information from the meeting would be released. The Chairman responded that the minutes of the meeting would be available on or before Monday 11th February 2019 but that the documents to be discussed would remain confidential.

164/18/19 Minutes of the meeting held 14th January 2019

This matter was deferred until the Council meeting scheduled for Monday 11th February 2019.

165/18/19 Matters arising from the minutes of the meeting held 14th January 2019

This matter was deferred until the Council meeting scheduled for Monday 11th February 2019.

166/18/19 Confidential Session

Proposed by Cllr Williams, seconded by Cllr Richardson it was

RESOLVED - to exclude the press and public from the meeting pursuant to Section 1 of the Public Bodies [Admission to Meetings] Act 1960 on the grounds that publicity would be

prejudicial to the public interest by reason of the confidential nature of the business to be transacted.

The remaining members of the public left the meeting.

167/18/19 Agreement for Lease and Other Documents

Members considered the documents listed below and took the opportunity to ask questions of the Parish Council's solicitor.

- Document 1 The Agreement for a Lease
- Document 2 Plan 1 in the Agreement
- Document 3 Plan 2 in the Agreement
- Document 4 Plan 3 in the Agreement
- Document 5 Annex A in the Agreement: The Sports Pitch Lease
- Document 6 Annex B in the Agreement: The Building Works Specification
- Documents 6A to 6E are Appendices A to E attached to Annex B above
- Document 7 Annex C in the Agreement: The Development Programme
- Document 8 Annex D in the Agreement : the school site lease (only needed if the school contract starts and then fails)
- Document 9 Deed of Surrender of the Existing Lease
- Documents 10A and 10B are the new North Side Lease and its plan
- Documents 11A and 11B are the new South Side Lease and its plan
- Documents 12A and 12B example of a Landlord and Tenant Act 1954 Notice and its consequent Statutory Declaration of which there will be one pair for the Sports Pitch lease, one pair for the North Side Lease and a third pair for the School Site lease and they will all look much the same.

Proposed by Cllr Clifford, seconded by Cllr Baker it was

RESOLVED - that all the documents were agreed, subject to immaterial drafting amendments, and that two Members of the Council would sign the agreements on behalf of the Council when required. It was further agreed that the Proper Officer was authorised to make the necessary Statutory Declarations on behalf of the Council.

There being no other business the Meeting closed at 8.21pm.

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Chairman to the Council