

**MINUTES OF THE EXTRAORDINARY MEETING OF BROADHEMPSTON PARISH COUNCIL**  
**FRIDAY 24 MARCH 2017 AT BROADHEMPSTON VILLAGE HALL**

Present: Cllrs Sutcliffe, Dowson, Hoyle, Head, Jones and Stevens

Apologies: Cllrs Isaacs and Southwood

Also present: Rachel Avery (Clerk)  
4 members of the Public

No	Subject	Comments
1	The Chair will open the meeting and receive and approve any apologies.	Cllr Sutcliffe opened the meeting at 1800. It was RESOLVED to APPROVE the apologies of Cllrs Isaacs and Southwood.
2	To declare any interests arising at this meeting.	There were no interests declared.
3	To consider and approve the percentage split between the two plots on the old Village Hall site.	<p>Cllr Sutcliffe stated that there was no public question time. If any member of the public wished to speak, they should raise their hands for the Council to consider suspending its standing orders.</p> <p>It was NOTED that the Diocese had requested a percentage split of 57:43, which had changed from the original 50:50 agreement. It was NOTED that the Clerk had requested the Parish Council's solicitor offer a 54:46 split, with the expectation that the Diocese would move quickly once this has been approved. The Clerk had not heard anything further on this at the time of the meeting.</p> <p>Cllr Head commented on the wording within the title deed and its inaccurate position of sizing, and was unsure how any apportionment could be calculated using it.</p> <p>Cllr Sutcliffe explained that the payment of the CIO's loan is time sensitive and arguing the accuracy of the plan could lead to the requirement of a surveyor, which would add to costs and cause the sale to take even longer.</p> <p>It was NOTED that there have already been huge costs incurred by both the Parish Council and the CIO.</p> <p>It was NOTED that any agreement between the Parish Council and the Diocese must be approved by the Archdeacon of Totnes. This may be a regular process, but this could cause further time issues. The Parish Council had not been aware of this until the beginning of the week.</p> <p>It was NOTED that the Parish Council has its own Public Works Loan Board loan outstanding. Cllr Sutcliffe suggested that if this was not also a time sensitive loan, he would consider fighting the Diocese's request.</p> <p>Cllr Stevens asked how the initial 50:50 split had been realised initially. It was NOTED that this had been recommended by Sawdye and Harris and was put to Michelmores (Diocesan solicitor) and been initially agreed.</p> <p>Cllr Stevens explained that there would be significant costs incurred by the Parish Council should there be further negotiations over the split, and there may be no point in fighting if the costs outweigh the increased apportionment.</p> <p>Cllr Dowson stated that a split of 54:46 seemed more reasonable, and the situation that the Diocese had put the Parish Council was unfair.</p> <p>Cllr Sutcliffe suggested that the Parish Council put the 54:46 split to the Diocese and request an answer from the Diocese urgently.</p> <p><i>Standing orders were suspended.</i></p> <p>Peter Sheridan explained that if an auction date is not set before 3 April, the timetable for payment of the CIO's loan would be delayed; full payment is due by 1 July.</p>

		<p><i>Standing orders were reinstated.</i>  Cllr Dowson PROPOSED that the Diocese be offered a 54:46 split with a response by the 6 April, along with the necessary approvals to ensure the sale proceeds.</p> <p><i>Standing orders were suspended.</i>  David Beadel explained that it was important for the Parish Council to move forwards urgently, swallowing its pride and accepting the Diocese's offer. He suggested that there were questions surrounding the delays that had been experienced.</p> <p>Cllr Jones explained that it is not a point of pride, but that the Parish Council are duty bound to get the best price for the site.</p> <p><i>Standing orders were reinstated.</i>  Cllr Head PROPOSED that the Parish Council agree the 57:43 split in principal, depending on the outcome of the Clerks request to the solicitor of a 54:46. If the Diocese has not provided a response along with the necessary papers should the offer be approved then the Parish Council would revert to its initial 50:50 split and consider further. This was SECONDED by Cllr Stevens and APPROVED.</p> <p>It was NOTED that that a date for the auction would not be set until the situation has been finalised.</p>
4	To note the date of the next meeting: <b>13 April 2017.</b>	This was NOTED.