

Chairman: John Austin
Clerk: Emma Gibson
Overstone Parish Council
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Minutes of the Meeting of Overstone Parish Council

held on Wednesday 22nd July 2020 via Zoom due to Covid-19 social distancing restrictions at 7.15pm

Present Cllrs J Austin, S Betts, T Drage, K Giles, L McGoldrick, D Spooner, A Taylor, S Townsend and E Weston

Cllr L McGoldrick took the minutes. One member of the Public

111.20 PUBLIC FORUM

- This is an opportunity for Parish Residents, and members of other Councils, once recognised by the Chairman, to make brief representations or ask questions of the Parish Council. Each will be allowed three minutes to address the Parish Council.
- Although the Parish Council will endeavour to answer all questions put to it, persons asking questions should not expect immediate answers, but rather a formal written response in due course.
- Those who wish to comment on an agenda item should do so at this time
- All speakers will normally be asked to introduce themselves and address their remarks to the Chair
- The minutes will not show names of representatives or be a verbatim report of the Public Forum.

A resident said she thought that Covid-19 had brought the village closer together and she felt that the village needs this space. Also, that we need to look to the future and the requirements of future generations.

112.20 RESOLUTION TO APPROVE APOLOGIES FOR ABSENCE: None

113.20 MEMBERS: DECLARATION OF INTEREST/DISPENSATION REQUESTS FOR RELEVANT ITEMS ON THE AGENDA:

To receive

1. Non-pecuniary
2. Disclosable Pecuniary Interest

Cllrs Betts and Weston advised that their homes backed onto Church Farm fields where the land Council under discussion is located. Neither has any pecuniary interest in the land

114.20 PURCHASE OF LAND AT CHURCH FARM, OVERSTONE:

Land at Church Farm is currently on the market through Bletsoe Estate Agent Thrapston. Council to consider purchasing a portion of the land, shown on the particulars as lot 4 & 5 for the benefit of Overstone Parish to provide a community facility in perpetuity. The area of these 2 plots together is 26 acres. Such an acquisition would require Overstone Parish Council to take on a loan for at least 5 years.

Overstone Parish has 2 acres of accessible Green Space this is shared with Overstone Primary School who use it as a playground for pupils in term time.

The advertised price of the 2 plots is £350,000. The vendor would like to keep 1-2 acres if the Parish Council buys both plots. This would reduce the purchase price.

The Council felt that this opportunity to purchase Open Green Space as a community asset is one that the Council should not miss.

Parish Council discussed the need to ensure that the loan payments can be met until the Parish receives the CILS (Community Infrastructure Levy) from Overstone Green and/or Overstone Farm.

The parish must be consulted to enable them to give their opinion on whether they believe the purchase of this asset is a good use of public money.

RESERVES:

Council had resolved to increase the Parish Council reserves however Council **Resolved** to approve to use the Reserves to pay towards the loan.

RESOLUTION TO BORROW:

It was **Resolved** to seek the approval of the Secretary of State for Housing, Communities & Local Government to apply for a PWLB loan of £350,000 over the borrowing term of a minimum of 5 years for the purchase of the land at Church Farm, Overstone. The annual loan repayment will come to around £15,000.

PRECEPT:

It is not intended to increase the council tax precept for the purpose of the loan repayments. The Council has a loan taken out to pay for the repair of the village hall roof. This loan will be settled when the s106 community payment is paid to the Council. This is expected within the next 18 months. This loan was originally for £30,000 and currently less than £25,000 is outstanding. This will give the Council at least £6,000 that can be used towards paying this new loan.

Overstone Leys is a development being built within the Parish as these new homes are occupied they will start to contribute to the Precept. If their payments are in line with the precept payments the Precept will increase. It is this increase that will pay for the loan. Overstone Leys will consist of 2000 homes.

PUBLIC CONSULTATION:

It was **Resolved** to conduct a Public Consultation for Overstone residents, for one month from 25 July to 25 August 2020. The consultation will be advertised on the council website, village Facebook, on the Notice Boards, sent via email, a Mail shot hand delivered to the residents of Overstone and consultation leaflets will be available at the

village Post Office. The consultation will also be available via www.surveymonkey for those wishing to complete the consultation on line and for hard copies post to 45 Sywell Road, Overstone.

115.20 DELEGATE RESPONSIBILITY:

Council Resolved

1. To delegate the responsibility for contacting the vendor's agent and negotiating for the purchase of the land with the Vendor to Cllr Austin, Cllr Drage and Cllr Townsend. Also to discuss the retention by the vendor of 1-2 acres and the subsequent reduction in price with the agent.
2. To delegate devising the village consultation document and distribution to Cllr Betts.

MEETING CLOSED AT 8.30pm

Signed.....

Date: 22nd July 2020

John Austin
Chairman Overstone Parish Council