



**MINUTES OF THE MEETING OF THE FULL PARISH COUNCIL
HELD ON MONDAY 4th DECEMBER 2023 AT 19:00
MICHAEL KING PAVILION, RECREATION GROUND, MAIN ROAD,
COLDEN COMMON, SO21 1RR**

Present: Cllr Maggie Hill (Chair)
Cllr John Pearce
Cllr John Boyes
Cllr Hazel Crosthwaite
Cllr Jacqui Hadley
Cllr Alex Loughran
Cllr David Martin
Cllr Brian O'Neill
Cllr Geoffrey Scardthomas
Cllr Rob Veck
Cllr Tony Higginson

Apologies: Sophie Thorogood

In attendance: Cllr Sue Cook
Debbie Harding (Clerk)

FPC79/23 To receive apologies for absence

No Councillors were absent

FPC80/23 To receive any declarations of interest related to subsequent agenda items

No interests were declared.

FPC81/23 To resolve to approve and sign the minutes of the meeting of the Full Parish Council meeting held on the 6th November 2023 as an accurate record of the meeting.

The word Methodist was added before Church in regard to the Spring Lane highways issues. The spelling of Rooves was changed to roofs and Cllr Hill was omitted as a Climate Change Champion for Common Voices and added as Champion for Village status.

It was resolved to approve the minutes of the meeting of the Full Parish Council held on 6th November as an accurate record of the meeting, as proposed by Cllr John Boyes, seconded by Cllr John Pearce and carried.

FPC82/23 To receive, debate and consider new terms relating to the transfer of land known as Stratton Copse to the Parsh Council

To resolve to continue with the transfer of the land based on the new terms or rescind the decision to take ownership of the land.

Cllr Maggie Hill ran through the revised transfer offer from Taylor Wimpey which included increasing the commuted sum payable from £40,000 to £55,000 and the 35-year guarantee on the boardwalk.

It was noted that any guarantee for the boardwalk is not insurance backed and therefore if the supplier were to cease trading the guarantee would be void. Only the material is covered by the guarantee and if the boardwalk moves which causes a trip hazard this is not covered by the guarantee. The financial liability that the Council is taking on is unknown whether it be now or in the future.

A discussion took place on the bat boxes in the woodland and the forecasted financial costs to the council. It is difficult to quantify the costs that might be incurred as it depends on whether tree works are required to the trees they are fixed on.

The Clerk will seek some advice on the bat boxes and future management and best practice.

Cllr's discussed the cost of the boardwalk installation which was funded by Taylor Wimpey at a cost of £265,000. Councillors discussed the cost of replacement in future years and the amount of reserves that would need ring fencing annually to ensure funds were available to fund a replacement when it comes to the end of its natural life.

Signage can be used where necessary to indicate that you come into the area at your own risk.

Councillors agreed that it was not practical to ring fence such a large number of reserves for the purpose of replacement and agreed it would be a conscious decision to not do so. The boardwalk will be maintained under the running budget of the Council until a time it was not practical to do so, and then its removal should be financially planned for. The boardwalk will be reviewed in the financial risk assessment and asset register as part of the yearly process.

It was resolved to proceed with the transfer of Stratton Copse to the Parish Council based on the terms offered by Taylor Wimpey in their letter dated 1st December 2023. This decision is made on the basis that general maintenance for the woodland, boundaries, bat management and the boardwalk will be covered by the Councils revenue budget and no reserves, mast revenue or commuted sums will be ring fenced for its replacement. When the boardwalk is not practical to repair in future years, it will be removed and not replaced.

The legal process for transfer is delegated to the Clerk, with Cllr's Crosthwaite and Pearce signing the TP1 document and title plan on behalf of the Council.

Proposed by Cllr Rob Veck, seconded by Cllr Hazel Crosthwaite and carried.