

# Petrockstowe Parish Council Minutes

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Minutes of the special meeting held in the Baxter Hall at 8pm on Wednesday 21st February 2007.

Councillors Present: Cllr S Johnston (chairman) Cllr S Cottle (vice Chairman) Cllr P Vogel Cllr I Fisher Cllr R Watts Cllr W Luxton Cllr A Hunkin Mrs H Harris (clerk)  
No member's public present.

This meeting was called by three Councillors P Vogel I Fisher R Watts to discuss the Play

area lease  
84 The chairman opened the meeting by asking the clerk why she had not put the agreement on the village notice board at North town cross, said that she wasn't sure if she had to because it was councillors that had called the meeting so she just placed one on the council notice board at the Baxter hall, he reminded her that every meeting has to be placed on both notice boards and must do so in the future.

85 Play Area Lease.  
Chairman proceeded by asking Councillor Watts why the meeting had been called, before he answered. Councillor Vogel said that he was the instigator of the meeting as he thought along with the other Councillors, that it was time that the play area lease was completed and signed.

The chairman had been asked if he would take the lease to another solicitor to get another opinion, at the Council meeting on the 21st November 2006.  
Since then a meeting was arranged with the Baxter Hall to sort out all the outstanding matters. A copy of the lease had been sent to Devon Association of Parish Councils and

they agreed that some items on the lease needed to be amended. Since then Cllr Johnston has come up with unacceptable clauses.

The main outstanding issue was the insurance on the play area. He would also like to see the

E put on the name of Petrockstowe Parish Council  
Cllr Luxton asked Cllr Johnston why he kept finding more mistakes on the lease he felt

that it was more opinions than mistakes, he replied that it was facts not opinions  
Cllr Johnston would like the clause 5.10.2 re worded, the clause concerning the party

Insurance. for play area  
Clerk had contacted insurers the requirement is satisfactorily covered by the paragraph entitled "Other interest" on page 24 of the policy wording "select for local councils"

Clerk produced the booklet for council to see, a copy of the e-mail from the Insurance Company had been forwarded to the Baxter Hall secretary. Cllr Fisher felt that how

solicitors word these clauses, for insurance purposes, and feels that if the E included on Petrockstowe the lease should be signed without delay. She also felt that if t landlord insisted on invoking that clause, then Council could invoke clause giving 3mon notice of termination.

Cllr Vogel proposed that a meeting should be held in a week's time to finalise lease, was ruled out of order.

. Cllr Fisher has not been on the council for very long but during her time ha parishioners asking why hasn't this play area lease been signed, and would l to see it

signed without any more delay, Chairman said that no one had approached him, Cllr Johnston felt that as Cllr Luxton is Chairman of the Baxter Hall he coul that the E

should be added to the heading without going back to the committee. Chairman a why he and Cllr Cottle had not been consulted about arranging the meeting with Ba

hall also this meeting. Cllr Fisher suggested, "that they might be afraid of me", Council Hunkin

agreed. Following further discussion, The chairman said that he would consider what ha been

discussed And following consultation with the vice chairman would take the appropriate action.

Chairman asked why the play area had been kept closed if insurance had been pa the

Baxter hall did not pay the insurance until January after we found out that Co could not insure the play area ,until they had the tenancy. . Councillor S Cottle was asked if there were any queries on the lease he wished

raise, his only query was of 5.3.4, who would be responsible if any thing ran into the wa surrounding the play area,, It was agreed that the council would be responsibl

and could make a claim, as this is why you pay insurance.

Clerk advised the council that the Rospa report would take place sometime in M

Next meeting on Tuesday 20th March at 8pm in Baxter Hall

Meeting closed at 8-50pm

Chairman.....Date.....