

Main issues arising: Civic Hall/Library project/ Transfer of the Coppice Road allotments/ adoption of records of Standing Committee meetings

MINUTES OF THE TOWN COUNCIL MEETING HELD AT 8.05PM ON MONDAY 21ST OCTOBER 2013 IN THE COUNCIL CHAMBER, CIVIC HALL, POYNTON.

PRESENT

Chairman: Town Mayor Cllr G Bartos

Cllrs M Beanland, C Gorst, I Hollingworth, Ms R Horsman, Mrs S Horsman, P Hoyland, G King, B Lewis, Mrs J Saunders, Mrs J Sewart, A Smith, G Smith, I Thornton-Maddocks and R E West

47. Questions to the Mayor

There were no questions to the Mayor from members of the public.

48. Apologies for absence

Cllrs L A Clarke, H Murray and M C G Sewart

49. Declarations of Disclosable Pecuniary or Other Interests

None

50. Civic Hall/Library Project

Town Council members were provided with a written brief/business case from Cllr A Smith on the proposed merger of the Civic Hall and Library buildings. There was only one change to the plans which were sent to members - this is in Option 4 where the outer CAB office wall is now flush with the Civic Hall frontage, rather than recessed.

Cllr A Smith said that while it was good that there had been so much discussion and consideration of this major issue it was now necessary to make a decision because the process would need to start early next year with completion in the Autumn.

Cllr West amongst others noted that this was a very good report and congratulated Cllr A Smith on his efforts.

Cllr Beanland pointed out that the floor area stated for Meeting Room 2 may be incorrect. The Clerk suggested that this was probably an error resulting from earlier versions of the plans, when Meeting Room 2 was at that time larger than Meeting Room 1.

RESOLVED: That the written brief/business case from Cllr Alex Smith for the proposed merger of the Civic Hall and Library buildings is received, and the recommendations therein approved (NC)

51. Transfer of the Coppice Road Allotments

Committee members received and considered a written brief from Cllr A Smith concerning the proposed transfer of the Coppice Road allotments to the Town Council, on long lease from Cheshire East. The brief included a covering note, key principles, the lease agreement and a draft tenancy agreement. Cllr A Smith summarised the key points as noted in the key principles document and thanked Cllr Mrs Thornton-Maddocks for her invaluable legal input. He explained that they had tried to think through particular issues that may arise in the future, and also learn from the experience of other councils.

Cllr Lewis thought it a good report, but raised an issue with regard to tenancy agreements, which normally have to be agreed by both parties, whereas a licence agreement can be imposed. Cllr Lewis requested that the licence versus tenancy agreement is explored. Cllr Mrs Thornton-Maddocks said she would need to look at the wording and the relevant clause in the tenancy agreement.

Cllr Gorst asked about a possible contradiction between the last line of the key principles with clause 7.6.4. in the lease agreement – these concerned the keeping of animals on the allotments. The Clerk confirmed that the last sentence on page 3 of the tenancy agreement addresses this area.

Cllr Beanland asked if the current plot holders had paid deposits to Cheshire East and whether these would be recovered by the Town Council. The Clerk confirmed that these had been paid to Cheshire East and the Town Council intend to reclaim this from them on behalf of the current tenants. From memory he thought the amount was in excess of £300.

Cllr Lewis asked about structures on the allotments. The Clerk pointed out that this was addressed at the top of page 3, paragraph k, of the tenancy agreement. Ultimately, any structure would need the prior approval of the Town Council.

Cllr Hoyland proposed that the recommendations in the report be approved, with the addition of delegating authority to Cllr A Smith, Mrs Thornton-Maddocks and the Clerk to investigate the issue raised by Cllr Lewis concerning licence versus tenancy agreements. On this latter point Cllr Mrs Thornton-Maddocks located and considered the relevant section in the

tenancy agreement (clause 9) and said that in her opinion the wording is sufficient, and that a review does not involve the agreement of both parties.

The Mayor thanked Cllr A Smith and Mrs Thornton-Maddocks for an excellent report.

RESOLVED: That the written brief from Cllr Alex Smith concerning the proposed transfer of the Coppice Road allotments to the Town Council is received, and that the recommendations therein are approved (14 - 1 abs)

52. Town Council Minutes of the meeting held on 16th September 2013

RESOLVED: That the minutes of the Town Council meeting held on 16th September 2013 be approved as an accurate record and signed by the Mayor (11 - 4 abs)

53. Mayor's announcements

The Mayor attended some 14 events - see the detailed account attached.

RESOLVED: That the Mayor's announcements are received (NC)

54. Records of Standing Committees

RESOLVED: That the minutes of the Finance and General Purposes meeting held on 22nd July 2013 be received and adopted (14 - 1 abs)

RESOLVED: That the minutes of the Management and Establishment meeting held on 30th July 2013 be received and adopted (14 - 1 abs)

RESOLVED: That the minutes of the FIED meeting held on 19th August 2013 be received and adopted (NC)

Cllr West proposed that the minutes of the Planning and Environment meeting held on 2nd September 2013 be received and adopted by full council.

On Page 70 - Cllr Lewis requested his name is removed from those recorded as absent because he is not part of the Committee and therefore did not send his apologies.

RESOLVED: That the minutes of the Planning and Environment meeting held on 2nd September 2013 be received and adopted (14 - 1 against)

RESOLVED: That the minutes of the COPS meeting held on 9th September 2013 be received and adopted (14 - 1 abs)

Cllr Mrs S Horsman proposed that the minutes of the Additional Planning and Environment meeting held on 17th September 2013 be received and adopted by full council.

On Page 89 - Cllr Lewis said he could not be absent because he is not a member of the Committee.

RESOLVED: That the minutes of the Planning and Environment meeting held on 17th September 2013 be received and adopted (14 - 1 against)

The meeting concluded at 8.30 pm