



Minutes of the Extra Ordinary Meeting of Gnosall Parish Council

held on 16th May 2022 at 7.30pm in The Grosvenor Centre

Present: Cllr A Mills (in the chair), Cllr R Greatrex, Cllr T Simkin, Cllr K Ingram, Cllr K Johnstone, Cllr D Webb and J Cooper Clerk

Public Open Forum

No members of the public present.

22/065 To receive apologies and record absences

Apologies were received and accepted from Cllr Gregory, Cllr Alker, Cllr Tomkinson, Cllr Payne, Cllr Booth, Cllr Emsley, Cllr Symons, Cllr Powell and Cllr Holmes.

22/066 To receive any Declarations of Interest

There were no declarations of interest.

22/067 To receive and confirm the minutes of the last regular meeting of the Council held on 9th May 2022

This item to be carried forward to the next meeting

22/068 To consider any matters arising from the minutes not covered elsewhere on the agenda

This item to be carried forward to the next meeting although the Chair did remind Cllrs to check their Disclosable Pecuniary Interest forms and update them if necessary.

To exclude members of the press and public whilst matters of a legal nature are discussed

There were no members of the press or public

22/069 To discuss the sale of Severn Trent land adjacent to the allotment site and associated legal matters regarding the ownership of the access track.

Councillors were informed that at a meeting with the council's solicitor in 2016, it was confirmed that the Parish Council owned the track that leads to the allotment site and Severn Trent Water's pumping station. In 2019 Severn Trent Water (STW) had advertised the land for sale but had withdrawn it from the sale when the Parish Council's solicitor had informed them that the track belonged to the Parish Council. STW's solicitor confirmed in writing that it would respond substantively when it had reviewed the matter further. No further correspondence had been received. In 2019, the Parish Council's solicitor informed GPC that STW had a possessory title on part of the track and had made enquiries with STW as to how this had been achieved. That matter was never resolved.

The land had, in May 2022 been advertised to be sold at auction on 26th May 2022.

The Clerk reported that the Council's solicitor had been instructed to notify STW solicitor about the unresolved matter of titles and had requested that the land is removed from the auction until matters are resolved. The Clerk had been in contact with the agent working for STW about the unresolved matters who had agreed to share all the information with STW. The agent had confirmed that the access track is not included in the sale and whether a right of access transfers to a buyer needs to be checked.

The Clerk also confirmed to the agent that the parish council had, many years ago, tried to acquire the land from STW but had not been successful. Councillors were reminded that very recently the Parish Council tried to find land in the parish for allotments but had no success.

Based on the information shared it was agreed that

1. The Clerk should contact the agent for regular updates.
2. The Clerk should meet with the Chair and Vice Chair of Resources to determine whether the Council could allocate funds to purchase the land.
3. That a meeting with the council's solicitor was not required however the solicitor should be instructed to register the allotment track with Land Registry and send a follow up letter to STW's solicitors chasing a response about the land ownership issues.
4. The Clerk should contact the District Valuer to seek advice about land valuation and also seek advice from SPCA on the parish council's purchasing land.
5. The Clerk would call a further extra ordinary council meeting on Monday, 23rd May to update councillors and for council to consider purchasing the land.

22/070 To confirm the date and time of the next meeting

Extra Ordinary Meeting - 23rd May at 7.30pm

Regular Council Meeting - 13th June at 7.30pm