

Morval Parish Council

Minutes of a special sub-committee meeting of Morval Parish Council held at 7.00 pm on Wednesday November 17, 2021 in the Village Hall, Widegates, to discuss the proposed lease for the Play Area on the Farriers Way development.

Present: Councillors John Collings (parish council chair), Jasmine Fullalove, Stuart Hutchins, John Kitson and Deborah Kirkland.

Apologies for absence: Councillor Clive Pearn, plus Samantha Pengelly (parish council clerk)

It was agreed that, in the absence of the clerk, councillor John Collings would take the minutes of the meeting.

Councillors considered the Draft Lease, supplied by the Harding family, and proposed, seconded and unanimously resolved that the clerk should instruct the council's solicitors to seek their views on the amended lease.

Further, it was noted that the landlords had considered the council's suggested amendments and had agreed that:

(LR 6 – Tenant's payments to the Landlord)

The Rent on each anniversary of the Term could be amended to 'The Rent on April 1 of each calendar year', starting on April 1, 2022

It was noted that the landlords had not commented on the request to pay the full-term rent up front at the start of the lease, and the sub-committee decided not to pursue that suggestion.

The landlords had agreed that the wording of LR9.2 could be amended (as per the council's suggestion) to

'At the end of the Term..... with full vacant possession and all fixtures, fittings, and debris removed... as at the end of this Lease (save for.....)'

(LR 11 – Easements)

The sub-committee noted that the landlords were still seeking advice from their own solicitors about what easements were envisaged

(LR 10.3.1)

The landlord had agreed that this could be removed completely

(LR 13.12 – Relocation of Play Area)

The landlord had agreed that this could be removed completely

- The sub-committee noted that the proposed lease was still being considered without the benefit of a final and agreed site plan and reserved the right to comment on the precise location once supplied. They also asked Councillor Ben Pengelly to draw up a plan for the council's consideration

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The meeting closed at 7.30 pm.