

Holme Valley Land Charity

HOLME VALLEY PARISH COUNCIL (GRAVESHIP OF HOLME) LAND CHARITY

MINUTES OF THE CHARITY COMMITTEE HELD ON WEDNESDAY 03 MARCH 2010

Those present :

Chairman : Cllr C M Kaye

Vice-Chairman : Cllr P Robinson

Councillors : Cllr Mrs R Bratt, Cllr G Cropper

Officers : Mrs S S Barber

09 91 To accept apologies for absence

An apology for absence was received from Cllr B A Smith.

09 92 To consider whether items on the agenda should be discussed in private session

RESOLVED: That item 4 (Advisers) and 5 (Action Plan) on the agenda should be discussed in private session.

09 93 To receive Members' declarations of interest in items on the agenda

None were declared.

09 94 Exclusion of Public and Press

RESOLVED: That the business of the Charity Committee now to be transacted be not open to the public or press on the grounds that the matters to be considered are of a confidential nature.

09 95 Advisers

Mr R P Dixon, representing Wm Sykes & Son, was welcomed to the meeting, and reported on the progress of his negotiations with Yorkshire Water and other third parties on a number of matters.

The Officer reported that she had arranged for the original Title documents to be retrieved from archive with the Solicitors in Leeds, to enable Yorkshire Water to check a number of entries. The Title documents would be collected from Leeds and the Officer would liaise with Yorkshire Water to arrange for them to be viewed. Mr Dixon could then continue his negotiations with Yorkshire Water.

With regard to an area of land occupied by a residential property at White Wells, Scholes (adjacent to the Youth Club), negotiations were continuing with the property owner. Mr Dixon was authorised to proceed with a sale, if an offer was made over an agreed amount.

RESOLVED: (1) That Cllr Kaye would collect the Title documents from Leeds and, following Yorkshire Water's viewing of them in the Council Chamber, the Officer should arrange more local, long term secure archive storage for them.

(2) That Mr Dixon be authorised to proceed with the sale of the area at White Wells on the above basis.

(3) That Mr Dixon would continue with his negotiations on other sites and report back on all his negotiations at a future Charity Committee meeting.

Mr Dixon was thanked for his attendance and information provided, and left the meeting.

09 96 Re-admittance of Public and Press

RESOLVED: That the public and press be re-admitted to the meeting.

09 97 Administrative Matters

Land Charity website: Members noted the information provided by Cllr Mrs R Bratt, regarding the options for domain names. It was agreed that holmevalleylandcharity.org.uk should be pursued, with email addresses if possible.

RESOLVED: That the domain name registration be approved.

09 98 Exclusion of Public and Press

RESOLVED: That the business of the Charity Committee now to be transacted be not open to the public or press on the grounds that the matters to be considered are of a confidential nature.

09 99 Action Plan

(1) Tenancy fees for the year from 1 April 2010 (deferred from last meeting): Members noted that all current tenancy agreements expired on 31 March 2010 and, if renewed, agreements could be terminated on one month's notice by either party.

(i) Tenancies at Cliff: The future of various areas on the site would be decided after the public meeting planned to be held before the end of April 2010. In the meantime, tenancies would not be renewed. It was agreed that, once a date for the public meeting had been fixed, Cllr Kaye and the Officer would visit all the tenants to inform them about the public meeting and to enquire about their future plans for the use of a number of tenancy sites.

RESOLVED: That tenancies would not be renewed on any sites at Cliff, but tenancies to be reviewed again after the public meeting.

(ii) Wellhouse: It was agreed that although the Charity Committee was still considering the long term future of this site, tenancies would be offered for renewal for a further year, at the same fee as last year.

RESOLVED: That the Officer should write to all tenants, to offer renewal for a further year.

(iii) Chapelgate, Scholes: Members were reminded that this was a 15-year tenancy agreement, with tenancy fee paid annually.

RESOLVED: That the Officer should write to the tenant, to offer renewal at the same fee as last year.

(2) Jordan: Members noted the contents of a letter from residents at this site and considered the various options for the future of this site overall. It was agreed that before its future could be determined, the Officer should familiarise herself and Members with the history of past negotiations (from files and liaison with the Clerk who was involved at the time) and seek legal advice on a number of matters. Following the receipt of such legal advice and further consideration of all aspects relating to this site, some conclusions could be drawn and a more detailed response submitted to the residents.

RESOLVED: (i) That, in the meantime, the Officer should acknowledge the residents' letter, advising that the future of the site was still being considered.

(ii) That the Officer be authorised to contact Ramsdens Solicitors to seek legal advice.

(iii) That the Officer should investigate and produce a report on the history/timeline of past negotiations, for consideration with the legal advice at a future meeting.

(3) Future use of other sites held by the Charity: To maximise the object of the Charity Scheme, it was agreed that a number of tenancies would not be renewed and the sites put up for sale at auction in the near future.

RESOLVED: That the Officer should seek legal or other appropriate advice regarding proposed actions as detailed on confidential report, before writing to the tenants to give notice to remove possessions from the site.

Strines Moor: Members noted the receipt of further correspondence from the Land Registry on an additional submission by the applicant, and approved the actions of the Officer to respond by the due date.

RESOLVED: That the actions of the Officer be approved, and the Officer to query with Land Registry as to why the applicant was allowed an extension when the Solicitor acting on behalf of the Council (as Trustee) was not earlier this year.

Hollingreave: No update had been received from Kirklees Council since the last meeting, so it was agreed that the Officer should chase a response as this was now becoming a higher priority. The Officer should also progress the regularisation of matters relating to the sub-station and speed camera on the site.

Holme Valley Land Charity

RESOLVED: That the Officer would pursue a response on progress of works by Kirklees Council, and pursue the relevant authorities regarding the sub-station and speed camera.

Top O'th Hill: This site had been withdrawn from the first auction following the receipt of correspondence from a local resident. As nothing further had been heard on the matter, it was agreed that the Officer should write to the resident to suggest that they contact Land Registry within an agreed timescale, or the Council (as Trustee) would consider other options for this particular site.

RESOLVED: That the Officer should write to the resident, giving 28 days' notice for further action to be taken.

White Wells/Dean Bridge: Members noted conveyance details received from a local resident who accessed his own land through part of this site.

RESOLVED: That the Officer should acknowledge receipt of the information, returning the original documents to the resident.

Sude Hill: The Officer reported that an illegally parked vehicle was still being investigated by the police and advice would be sought on what action the police and/or the Council (as Trustee) could take to have it removed.

Regarding the long term future of this site, an initial assessment had already been provided by the appointed chartered surveyor; this information to be considered in more detail at a future meeting.

Wolfstones: Although a letter had been received in the past from a local resident interesting in using this site for grazing of sheep, Members reiterated that it should be retained for community use. The Officer should contact the resident, stating the Council (as Trustee)'s intentions for this site.

RESOLVED: (i) That the Officer be authorised to arrange for '(Graveship of Holme) Land Charity' signs to be produced.

(ii) That the Officer be authorised to instruct a maintenance contractor to erect such a sign on this particular site as soon as possible.

(iii) That an article be produced for submission to the local newspaper, to promote the use of this site for the benefit of the community.

Chapelgate, Scholes: Members noted that meetings were being arranged with a representative from Kirklees Neighbourhood Housing and a number of their tenants, regarding encroachments. It was hoped that a successful outcome would be for the encroached land to be relinquished, allowing the Council (as Trustee) to extend the size of its tenanted site; the Council (as Trustee) tenant was being kept informed of progress.

RESOLVED: That the above be noted.

Future Meetings: It was agreed that the next meeting, due to be held on 31st March 2010, would be postponed to Wednesday, 14 April 2010.

Due to the inavailability of the Council Chamber on 28 April 2010 (because of preparations for the Elections), the venue for the meeting on that date would be Spectrum Suite, Victoria Court, 91 Huddersfield Road, Holmfirth.

.....
Chairman