

**WEMBDON PARISH COUNCIL**

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**Minutes of a meeting of Wembdon Parish Council Extraordinary meeting** that was held at The Parish Centre Wembdon on **6<sup>th</sup> March** that commenced at 7.15pm when the following business was transacted'

**Present:** Councillors M Solomon (Chairman ) Cllr J Riddle ( Vice Chairman)  
Cllr A Reed, Cllr J Jackson, Cllr T Thake. Cllr T Thayer Cllr N Harrison and Cllr L Burge,  
The Parish Council's Solicitor Charles Fleming of Holly and Steer in Burnham on Sea and the Clerk

*"Members are reminded that the Council has a general duty to consider the following matters in the exercise of any of its functions: Equal opportunities ( race gender, sexual orientation, marital status and any disability) Crime disorder and Human Rights"*

**Pre Meeting briefing on the subject matter for this Extraordinary meeting by the Chairman**

The Parish Council Chairman made the following points before opening the meeting

The Parish Council have previously resolved to support the Wembdon Village Hall and Playing fields Trust, specifically in its planning application to build a Village Hall and recreational facilities in Wembdon and has also supported the Trust with matched funding financial contributions

The Parish Council owned Playing Field is integral part of the scheme

The Village Hall Project will require a 106 ( legal ) agreements relating to the Parish Council's responsibilities as a land owner and it has been resolved that the Chairman and Clerk are authorised signatories to any 106 agreement.

A section 106 agreement has now been prepared by the SDC Solicitor and reviewed in detail by Charles Fleming our appointed Solicitor, There is nothing within the document which involves any ownership change on land currently held by the Parish Council

Signature of Chairman

A Flood indemnity paid by the Parish Hall Trust to the value of £9100.00 will form part of any agreement

Thanks given to Charles Fleming of Holly and Steer for his guidance and advice to the Parish Council

**260/12:** Apologies received from Cllr Ann Bown and Cllr Dan Bingham

**261/12:** To Receive any declarations of interest. Cllr Anne Reed declared a pecuniary interest and left the business part of the meeting immediately.

### **The 106 agreement**

**262/12:** The 106 agreement which has been drawn up as a condition of the planning application agreed in November 2012. The agreement is between the Wembdon Village Hall and Playing Field Trust, Notaro Holdings, Sedgemoor District Council and the Parish Council. The 106 document does not propose any transfer of ownership of any land owned by the Parish Council.

**263/12:** There is an obligation within the 106 agreement to pay **£9100.00** as a flood defence contribution upon occupation of the Village Hall. This amount to be paid by the Trust and we have a legal indemnity to cover that figure.

**264/12:** It was resolved to approve the signing of the 106 agreement following advice given by the Parish Council's appointed Solicitor. It was agreed unanimously to approve the Signing of the 106 agreement.

**265/12:** It was further resolved to agree the contents of a deed of covenant in respect of the Flood indemnity liability identified under **263/12:** of these minutes. It was agreed unanimously to accept this covenant.

**The meeting ended at 7.40pm** and the next meeting on March 11<sup>th</sup> 2013 in St Georges School Wembdon at 7.30pm. and a planning meeting on 11<sup>th</sup> March at 9pm

Signature of Chairman