



NORTHCHURCH PARISH COUNCIL
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Minutes of the Extraordinary Meeting of Northchurch Parish Council Monday 13th March 2023 at 7.15 pm at Social Centre Bell Lane HP4 3RD

Those present: Cllr's Michela Capozzi (Chair), Mark Somervail (Vice-Chair), Beryl Edwards, Neil Pocock, and Gordon Godfrey. Cllr Pringle arrived at 7.20 pm

Also, present: Mrs. Usha Kilich Proper Officer

EX/01/23 APOLOGIES FOR ABSENCE

To receive and accept apologies for absence

RESOLVED, proposed by Cllr Somervail, seconded by Cllr Godfrey to accept Cllr Rees's apology for absence as stated in her email. County Cllr Douris also sent his apologies.

Cllr Pringle arrived to at 7.20 pm to vote for items from EX/05/23 e onwards.

EX/02/23 DECLARATIONS OF INTEREST

To declare an interest linked to any item on the agenda.

Cllr Pocock declared interest in items EX/05/23 c, d, e, and i.

EX/03/23 Public Participation

There were no members of the public present.

EX/04/23 Chairman's Report

Nothing to report.

EX/05/23 Financial Matters

- a. Cllr Capozzi proposes to award £1632 to Northchurch St Marys School Association for the swimming lessons for 2023/24.
Resolved, proposed by Cllr Capozzi, seconded by Cllr Godfrey to award £1632 to Northchurch St Marys School Association. Unanimously agreed.
- b. Cllr Capozzi proposes to approve £600 for the purchase of the new footpath gate at the recreation ground.
Resolved, proposed by Cllr Capozzi, seconded by Cllr Somervail to approve £600 for the purchase of the new footpath gate. Unanimously agreed.
- c. Cllr Capozzi proposes to approve £500 for the installation of the footpath gate at the recreation ground.
Resolved, proposed by Cllr Capozzi, seconded by Cllr Godfrey to approve £500.00 for the installation of the gate. Unanimously agreed.

- d. Cllr Capozzi proposes to approve a total cost of £3k (EMR Reserves) for the purchase and installation of a new noticeboard.
Resolved, proposed by Cllr Capozzi, seconded by Cllr Somervail to approve a total cost of £3k for the purchase and installation of a new noticeboard. Unanimously agreed.
- e. Cllr Somervail proposes to approve £5k (EMR Reserves) to purchase and install a deer fence at the upper site allotment.
Resolved, proposed by Cllr Somervail, seconded by Cllr Godfrey to approve £5k for the purchase and install a deer fence at the upper site allotment. Unanimously agreed.
- f. Cllr Capozzi proposes to engage with Harrison Riddle of Landreeve (Surveyor) to act as an agent for NPC
Resolved, proposed by Cllr Capozzi, seconded by Cllr Godfrey to engage with Harrison Riddle of Landreeve for rent review. Cllr Capozzi clarified in her email on 7th March 2023 for items EX/05/23 f, g, and h. In summary:
- Rent review – self-paying if we get a retrospective rent increase
 - Terms negotiations by Agent – Cornerstone will cover £1,500 (the majority of this cost) NPC has £1,000 set aside to cover any costs over the £1,500.
 - Solicitor cost for new lease – Cornerstone will cover the £1,500 quoted and NPC would cover the costs of the disbursements
 - NPC's liability – as it stands with the information obtained, the is a budget of £1,000 for Lega Fees to cover any shortfall from the funds provided by either TIP or Cornerstone
- g. Cllr Capozzi proposes to appoint Kieran Wilkinson of Brabners (Solicitor) to act on behalf of NPC for the 02 Mast Lease
Resolved, proposed by Cllr Capozzi, seconded by Cllr Pocock to appoint Kieran Wilkinson of Brabners to act for NPC. Unanimously agreed.
- h. Cllr Capozzi recommends that Harrison Riddle carries out a rent review and negotiates the Terms and Conditions with Cornerstone on a new 10-year lease. All future correspondence with Telecom Infrastructure Partners (TIP) will cease. Resolved, proposed by Cllr Capozzi, seconded by Cllr Somervail. Unanimously agreed.
- i. Cllr Capozzi proposes to approve £75 to complete the refit of the gutter on the NPC's bus shelter
Resolved, proposed by Cllr Capozzi, seconded by Cllr Godfrey to approve £75 to complete the refit of the gutter on NPC's bus shelter. Unanimously agreed.

EX/06/23

DATE OF NEXT MEETING

The next meeting will be held on Monday 3rd April 2023 Meeting at 7.00 pm
Social Centre Bell Lane Northchurch HP4 3 RD

The Meeting concluded at 19.36.