

HECKINGTON PARISH COUNCIL



Minutes of the Heckington Parish Council meeting held Monday 23 March 2026 at 7.30pm in the Parish Council Chambers, St Andrews Street, Heckington

1. Chair's Welcome (25/207)

The Chair, Councillor Spencer (hereafter referred to as the Chair) delivered the usual health and safety announcements and asked those present to silence their mobile devices unless required for hearing purposes. He reminded the meeting that recording is in progress.

- The Chair reported that there has been an increase in fly-tipping including on the Village Green, at the Howell Road Underpass and Boston Road. He asked members of the public to remain vigilant to assist the Parish Council with enforcement.
- The Chair and the Clerk attended a forum for Town and Parish Councils on 17 March 2026 at North Kesteven District Council. They provided an update on local government reorganisation and emergency planning; elections to take place in May 2027. There was also a presentation about Community Emergency Planning but the village has a CERT team working on the plan.
- The Chair expressed his thanks to Mr Gower for assisting the Caretaker with the collection of the lavender plants from Spalding Auctions.
- National Grid will start work on the Village Green for 2-weeks at the beginning of April; members of the public are advised to be aware that there may be some restrictions.
- The Chair stated that there has been no response from the Police or the MP in relation to an invite to attend the Annual Parish Meeting in May.
- The Chair expressed his thanks to the Community Speed Watch volunteers.
- The Chair reported that there is an investigation in relation to the purchase of Star Fen. The Parish Council have no further comments at this time in relation to this matter.

2. Co-option (25/208)

The Chair introduced the two potential candidates: Mr Liam Sexton and Mrs Valerie Young. The candidates introduced themselves to the Parish Council and responded to questions. Members cast their vote by closed ballot; the Chair reported that Mr Sexton had received the majority of the votes. **Councillor Cocks proposed Mr Sexton is co-opted as a Councillor. The proposal was seconded by Councillor Wright and the motion was passed unanimously by resolution of the Council.** Mr Sexton took his seat as a Parish Councillor and duly signed his Declaration of Acceptance of Office. The Chair thanked Mrs Young and encouraged her to re-apply for any future vacancies.

3. Public Forum (25/209)

A member of the public asked County Councillor East whether something can be done as a matter of urgency to repair the potholes on the A17 from East Heckington to Sleaford. County Councillor East said that the A17 is constantly under review and he encouraged members of the public to report faults via Fix My Street.

A member of the public queried the accuracy of his Council Tax invoice in relation to the increase to the Parish Council element. The Chair confirmed that 121.6% is accurate. The Chair explained that the invoice is printed by North Kesteven District Council and asked the member of the public to raise the printing error with the District Council. The member of the public expressed his concern about the percentage increase and asked for transparency and an explanation for the dramatic increase.

Councillor Davison explained that the budgeting process commenced in September 2025 with numerous opportunities for consultation with the public including Parish Council meetings, Finance Committee meetings, coffee mornings and a dedicated budget consultation open evening in October 2025, attended by only four members of the public. He said the steep increase should not come as a surprise to anyone as this was flagged at the start of the process. He went on to say that he will not hear of any talk about a lack of transparency. Councillor Sexton said that he has read the minutes and agrees that there has been transparency throughout the precept and budget setting process.

A member of the public asked whether Lincolnshire County Council are going to water the newly planted tree on the corner of Vicarage Road and Cowgate. There was general consensus that this is not an ideal location and Councillor East expressed his surprised that the Parish Council had not been consulted. Councillor East offered to make enquiries in relation to the watering of the tree.

4. Councillors present (25/210)

Councillor Spencer, Chair
Councillor Atkinson
Councillor Cocks
Councillor Davison
Councillor Garlick
Councillor Gower
Councillor Malone
Councillor O'Connor
Councillor Sexton
Councillor Wright

5. Apologies (25/211)

Councillor Thorpe was not present and his absence is not accepted as apologies have not been received.

6. Member's interest, pecuniary or otherwise in relation to the agenda and any dispensations in accordance with the Localism Act 2011 (25/212)

None.

7. Report from the County and District Councillors (25/213)

Councillor East reported on the Councillor Volunteer Scheme; Parish Council's can benefit from some free labour from the County's Contractors, Balfour Beatty. He said that small grants may be available for community projects from 1 April 2026. Councillor East asked whether there are parking issues on St Andrews Street; he said that he had received a complaint from a member of the public who had received a Fixed Penalty Notice. The Caretaker reported that he had seen a Traffic Warden on St Andrews Street during the week commencing 16 March 2026.

The Chair noted that apologies had been received from the District Councillors; they did provide some information about the Debt and Welfare Advice Service.

8. Minutes (25/214)

- a) **Councillor Davison proposed that the Clerk's notes of the Parish Council meeting held on Monday 23 February 2026 are accepted as a true and accurate record of that meeting. The proposal was seconded by Councillor Gower and the motion was passed by resolution of the Council. Councillor Sexton abstained from the vote as he was not present at that meeting.**

- b) **The Chair proposed an amendment to the January precept minutes (26/171) b) iii) (table for general budget head) to amend a typing error, insurances to read £7,500.00 not £8,000.00. The proposal was seconded by Councillor Davison and the motion was passed by resolution of the Council.**

9. General (25/215)

- a) Precept Invoice & Council Tax Invoices
Members noted the email from a member of the public dated 16 March 2026 in relation to the increase in precept. The Chair explained that this has been discussed in the public forum.
- b) Policies
The Chair proposed that the following policies are adopted. The proposal was seconded by Councillor Davison and the motion was passed by resolution of the Council. Councillor Sexton abstained from the vote as he has not perused the documentation.
- Attendance Management Policy
 - Safeguarding Policy
- i) DBS Checks - Councillor Wright explained that as long as Councillors, staff and volunteers are not on a 1:1 with children, DBS checks are not necessary.
- c) Grass Cutting Grant, Lincolnshire County Council
Members noted that Lincolnshire County Council's contribution to grass cutting for 2026/27 is £1934.79. **The Chair proposed that this figure is accepted. The proposal was seconded by Councillor Wright and the motion was passed unanimously by resolution of the Council.**
- d) Tree Planting
The Chair said that he would like to amend the Parish Council's tree planting policy. Any individual or organisation wanting to plant a tree or trees within the village must first liaise with the Clerk who will agree a suitable location with an arborist and following approval by the Parish Council, planting must be supervised by the Caretaker.
Action: Clerk to add to the agenda for the April Parish Council meeting. Chair to amend the policy.
- i) Members noted the email of complaint from a member of the public dated 12 March 2026 in relation to the re-siting of the memorial tree she funded on the Burton Road Green.
- e) Fleet Insurance
Members reviewed the two quotes received for fleet insurance from AJG Gallagher at £378.28 and Zurich at £657.58. **Councillor Davison proposed that fleet insurance is renewed with AJG at a cost of £378.28. The proposal was seconded by Councillor Garlick and the motion was passed unanimously by resolution of the Council.**
- f) Memorial Plaque
Councillor Wright proposed the purchase of a replacement memorial plaque of lasered stainless steel at a cost of £47.94 in memory of former Councillor Alun Israel. The proposal was seconded by Councillor Malone and the motion was passed by resolution of the Council.
Action: Clerk to order a new plaque.
- g) Risk Assessment
The Clerk informed the meeting that she had compiled a list of all parish council assets located throughout the village. The first inspection was carried out on 11 March 2026; four dog waste bins are in need of immediate replacement as they have rusted leaving sharp edges in the deposit spaces.
The Chair proposed that the four waste bins are replaced at a cost of £278.82 per unit (excluding VAT). The proposal was seconded by Councillor Garlick and the motion was passed by resolution of the Council.
Action: Caretaker to carry out a review of the dog waste bins in terms of usage to see whether some could be re-sited.

- h) Workshop/Chapel Building Restoration
Members reviewed quotes provided by two suppliers ST Portress and Son and Richard Wells Plastering for remedial works to the Workshop and Chapel building to include damp coursing and the installation of a gravel perimeter. Members agreed to defer this agenda item to the April meeting of the Parish Council.
Action Councillor Sexton to seek conduct a site visit and report on his findings.

i) Ratifications

The Chair proposed that the following are ratified. The proposal was seconded by Councillor Davison and the motion was passed by resolution of the Council. Councillor Sexton abstained from the vote.

- To ratify a decision to allow National Grid to fell an Ash Tree and prune two Sycamore Trees at the end of Oak Way due to interference with their telecommunications equipment.
- To ratify the purchase of two tape measures, D pull handles and a digging fork at cost of £61.35 inc. VAT from Screwfix
- To ratify the purchase of an automatic battery charger at a cost of £22.99.
- To ratify the purchase of work gloves at a cost of £13.98, nitrile disposable gloves at a cost of 5.49, disinfectant at a cost of £16.73 (note refund of 0.79p) and H&S signage at a cost of 11.99 (all inclusive of VAT).
- To ratify the cost of a vacuum cleaner service at a cost of £45.00 plus repairs.
- To ratify the cost of emergency repairs to the Pavilion door at a cost of £5.94.
- To ratify the cost of training for the Caretaker at a cost of £ 840.00 inclusive of VAT for mini-digger and grave digger training (agreed by the Cemetery Committee).
- To ratify to approve the purchase equipment at an estimated cost of £90.95 to facilitate front access to Parish Council land at Miller's Way.
- To ratify a contribution of £25.00 towards the Clerk's sight test in line with DSE and conditions of her employment contract.
- To ratify the purchase of sand to repair the brick pathway from Laxton to Lime Tree at a cost of £16.00.
- To ratify the purchase of a safety harness for the Caretaker at a cost of £26.99 including of VAT (agreed by the Staffing Committee).

10. Health & Safety (25/216)

a) Worknest Annual Review

The Chair informed the meeting that David Rogers from Worknest attended on 16 March 2026 to carry out the annual review; David was impressed by the improvements that have been made of the last 12-months; the Parish Council has moved from a high/moderate risk rating to low/moderate. There are still improvements to be made in the following areas:

- Legionella flushing and monthly temperature checks
- Risk Assessments
- Generator service and maintenance
- Asbestos management plan
- Fire safety awareness training for library volunteers
- Routine playground inspections
- Training
- Routine facility monitoring
- Contractor monitoring
- Occupational Health Assessments
- RPE – Fit test
- Memorial inspections

- b) Evacuation
Members noted that the Finance Committee have resolved to approve the purchase of an Evac Slide as an alternative to the Evac Chair up to a cost of £250.00 to aid escape from the Parish Council Chambers in the event of emergency.
Action: Caretaker to remove the EvacChair.
- c) Generator
Members discussed whether it is feasible to move the generator to the Pavilion. Members agreed to review as part of the 2027/28 budgetary process. **The Chair proposed annual servicing at a cost of £429.72 plus VAT and electrical testing at £180 plus VAT to be followed by routine monthly testing. The proposal was seconded by Councillor Garlick and the motion was passed unanimously by resolution of the Council.** The Clerk reminded members that advice had been to treat the tank and generator with diesel cure.
Action: Clerk to arrange the servicing with the assistance of the Caretaker.
- d) Purchase of Multi-tool
The Chair proposed the purchase of a petrol multi-tool to include an extension shaft, pruner, hedge trimmer, brush cutter and blade brush cutter at a cost of £1418.00 from Ben Burgess. The proposal was seconded by Councillor Wright and the motion was passed unanimously by resolution of the Council.
The Chair proposed the sale of the redundant strimmer for the best price possible. The proposal was seconded by Councillor Wright and the motion was passed unanimously by resolution of the Council.
- e) Purchase of chainsaw and associated PPE
Councillor Garlick proposed the purchase of a Stihl 14 inch chainsaw at £295.00 plus VAT including PPE at a cost of £30.00 plus VAT. The proposal was seconded by Councillor Cocks and the motion was passed unanimously by resolution of the Council.
Action: Clerk to purchase the new equipment in d) and e) with the assistance of the Caretaker.
- f) Respiratory Protective Equipment fit test for all RPE
Worknest have indicated that the Caretaker must be fitted with RPE prior to undertaking any weed spraying. The current RPE is not suitable.
Action: Clerk to make enquiries with suppliers to be reviewed at the April meeting of the Parish Council.
- g) Emergency Light Test, Pavilion
Members noted that the emergency light test for the Pavilion has received a report of unsatisfactory due to five failed units along with several other recommendations.
Action Clerk to obtain a quote from SKU Electrical.
- h) Millers Way, Trees (TPO)
Members noted that trees on land belonging to the Parish Council on Millers Way need to be inspected by an arborist once access has been resolved. The only access at present is via the neighbouring property.
- i) Fire Warden Training
The Chair informed the meeting that the Clerk will schedule training for the library volunteers per advice from Worknest.

11. Committees (25/216)

- a) Finance Committee
i) The Chair of the Finance Committee, Councillor Davison informed the meeting that the Committee last met on 9 March 2026.

- He explained that the Committee discussed the Pavilion budget head; designed to cover costs prior to the CIO taking over the facility and as a potential loan to the CIO.
- The AGAR process for 2025/26 will be underway shortly. It will be the first 'clear' AGAR; the Parish Council is able to answer 'yes' confidently to all assertions.
- The intermediate audit carried out by LALC highlighted actions which have now been completed with the exception of two tasks which are not deemed to be pressing.
- Councillor Davison provided an update in relation to the purchase of an evacuation slide.
- The next meeting of the Committee will take place on 11 June 2026.

b) Allotment Management Committee

i) Councillor O'Connor provided an update further to the Allotment Management Committee meeting on 19 March 2026.

- Councillor Gower has agreed to act as the Parish Council representative at Allotment Association meetings.
- The Allotment Association has agreed to a five-year lease with the Parish Council. This will need to be approved by the Parish Council.
- The Parish Council will need to agree to allow the Caretaker to continue to mow the communal plot.
- The AMC will continue to receive support from the Clerk in terms of financial management.
- The AMC approved the planting of Christmas trees on the former sheep field.
- The AMC approved the Chair's attendance on a bee management course at a cost of £295 plus mileage and accommodation.
- The AMC have approved the purchase of a laptop for use by the Allotment Association at a cost of £500 plus VAT.
- The AMC approved the ban of dogs on the sheep field.
- The Parish Council's continued responsibilities including mandatory testing, dyke clearance, pest control and the maintenance of perimeter trees and hedges was clarified.

Action: Proposals to go on the next agenda.

ii) Allotment Lease

Councillor Gower proposed a 5-year lease with the Allotment Association from 1 April 2027. The proposal was seconded by Councillor Davison and the motion was passed unanimously by resolution of the Council.

iii) Christmas Trees

Item noted in Councillor O'Connors summary in i) above.

c) Cemetery Committee

i) Councillor Gower in her capacity as Chair of the Cemetery Committee provided an updated further to their meeting on 26 February 2026.

- Project Forget Me Knot is well underway; lavender has been planted along with 12 pleached Beech trees. A variety of plants have been donated by Councillor O'Connor.
- The cemetery committee had a site meeting to agree a location for a noticeboard.
- The Committee has approved training for the Caretaker 'grave digging'.
- The Cemetery Committee would like to propose a fee of £300.00 for burials and £50.00 for the interment of cremated remains.
- A new memorial mason, Set in Stone Memorials have been trialed; their work is to a very high standard. The costs of their services is £878.00 per day for two memorial masons plus the cost of materials.

Action: Proposal to go on the next agenda.

- ii) Annual alarm service by Wilson Alarms
The Clerk asked members to defer this item to the April meeting of the Parish Council as a quote is not yet available.

12. Planning Matters (25/217)

- a) Members noted the new/amended or registered planning applications awaiting decision.

Application	26/0243/TCA
Location	27 Eastgate, Heckington, NG34 9RB
Proposal	T1 Cedar – Remove (fell) to near ground level. SG1 Cypress & Ivy – Remove (fell) to near ground within 3m of the area of damage and grub out/grind out stump to inhibit regrowth.
Comments	None
Application	26/0264
Location	Burton Road Pumping Station, Burton Road, Heckington
Proposal	Proposed Arqiva smart metering 1 No. Omni antenna at 13.45m mean mounted on proposed 12m steelworks pole. Proposed Arqiva smart metering 1 No. GPS antenna at 12.0m mean mounted on proposed street works pole. Proposed Arqiva smart metering 1 No. 3G antenna at 4.19m mean mounted on proposed street works pole, proposed Arqiva smart metering equipment enclosure to be installed on tower base.
Comments	Appearance and local consultation required.
Application	26/0279/HOUS
Location	44 Sleaford Road, Heckington
Proposal	Proposed single storey extension to side of annexe building
Comments	None
Application	26/0241/HOUS
Location	22 Millview Road, Heckington
Proposal	Demolition of existing garage, porch and lean to canopy. Erection of a new entrance porch to the south elevation, extension to the east elevation and attached garage to the north elevation along with internal alterations.
Comments	None
Application	26/0303/TCA
Location	5 Banks Lane, Heckington
Proposal	T1 – Ash – reduce crown by 2m in height. T2 – Ash – reduce side by 2m.
Comments	None

- b) Members noted the following planning matters awaiting decision or where a decision has been received since the Parish Council meeting on 24 February 2026.

Application	26/0039/FUL
Location	Brickyard Farm and Fisheries, Star Fen Drove, Heckington
Proposal	Application for temporary use of a log cabin for residential use (retrospective).
Decision	Awaiting decision
Application	26/0115/TCA
Location	41 Cameron Street, Heckington
Proposal	Fell T1 Lilac
Decision	TPO Not Served
Application	25/1286/FUL
Location	Heckington Pavilion and Playing Fields
Proposal	Installation of a MUGA at the Pavilion and Playing Fields, Howell Road, Heckington

Decision	Further documentation requested
Application	25/1577
Location	16 High Street, Heckington
Proposal	Erection of detached building to provide a wellbeing clinic
Decision	APPROVED 12 March 2026
Application	25/0728/FUL
Location	Garwick Farm, Boston Road, Heckington
Proposal	Change of use of agricultural land to light industrial use in association with current use of the site, and erection of a new boundary treatment to western side of site (retrospective).
Application	25/1109/FUL
Proposal	Change of use from agricultural grass land to form a Motocross Track (for personal use only) (retrospective)
Location	Garwick Farm, Boston Road, Heckington
Decision	Awaiting decision
Application	25/0774/HOUS
Proposal	Alterations to roof, replacement windows, proposed insertion of a new side door and replacement gate and render.
Location	95-97 Hight Street, Heckington
Decision	Awaiting decision

13. FINANCE (25/218)

- a) Members noted the bank balances as of 13 March 2026.

Current Account	5,580.50
Bank Account S106	28,653.51
Bank Account Deposit	39,177.90
AMC Account	4,097.42
TOTAL	77,509.33

- b) Members noted the income received between 13 February and 13 March 2026.

Account	Description	Amount
Current	Burial Fees PAGAN	531.00
	Octopus Referral Fee	100.00
	Hire of Chambers, 15 March 2026	50.00
	Refund Lincs Memorials	160.00
	Refund disinfectant	0.74
	Refund invoice 24	9.49
	Grave digging fees BULL	55.00
	Permit to erect a memorial (McMillan)	90.00
S106	Interest MARCH	10.99
Deposit	Interest MARCH	16.46

- c) **The Chair proposed that the expenditure, including expenditure to be ratified, from 13 February 2026 to 13 March 2026 is approved. The proposal was seconded by Garlick and the motion was passed by resolution of the Council. Councillor Sexton abstained from the vote.**

The following is an extract from the cashbook edited for confidentiality.

Company	Description	NET	VAT	GROSS
Lloyds Bank	Service Charges	8.50	0.00	8.50
Amazon	Whiteboards	22.56	4.52	27.08
Amazon	Lever Arch Files	16.64	3.34	19.98
OS	Annual Subscription	29.16	5.83	34.99
J Croston	Window Cleaning (Chambers)	30.00	0.00	30.00
Quantum Electrical	PAT Testing Workshop	150.00	30.00	180.00
Lloyds Bank	Service Charges (Allotments)	8.50	0.00	8.50
Octopus Energy	Electricity Supply to the Cemetery from 25 Dec to 31 Jan 2026	54.78	2.74	57.52
Octopus Energy	Electricity Supply to the Chambers from 25 Dec to 31 Jan 2026	535.76	107.15	642.91
Wright's Garden Services	Locum Services to 13 February 2026	510.00	0.00	510.00
BT	Broadband Supply	30.95	6.19	37.14
Wright's Garden Services	Locum Services to 20 February 2026	502.50	0.00	502.50
Cockapoo & Co Ltd	Cleaning 3 Feb 2026 to 24 Feb 2026	160.00	0.00	160.00
GLL	Library Photocopying	3.26	0.00	3.26
EDF	Electricity Supply FINAL	33.25	0.00	33.25
Amazon	Safety Harness PPE	22.49	4.50	26.99
Screwfix	Caretaker Supplies & Equipment	51.11	10.24	61.35
Amazon	Nitrile Gloves (Caretaker Supplies)	4.57	0.92	5.49
Amazon	Work Gloved (Caretaker Supplies)	11.65	2.33	13.98
Amazon	Wet Floor Signage (Chambers)	9.99	2.00	11.99
Amazon	Disinfectant (Caretaker Supplies)	14.06	2.67	16.73
Amazon	Grass Seed (Cemetery)	143.98	0.00	143.98
Amazon	Battery Charger (Caretaker Equipment)	19.16	3.83	22.99
Autec Training	Caretaker Training (Cemetery)	700.00	140.00	840.00
Wright's Garden Services	Locum Caretaker (FINAL)	510.00	0.00	510.00
RAM Tracking	Monthly Vehicle Tracking Subscription	48.00	9.60	57.60
AccessAble	Chambers Accessibility Report	700.00	140.00	840.00
Terra Firma & Beyond	Trees (Cemetery)	2125.00	0.00	2125.00
Arion Training & Development	Emergency Light Drain and Alarm Service (Pavilion)	284.00	56.80	340.80
Cathedral Leasing Limited	Supply of Hygiene Services	42.00	8.40	50.40
EDF DUPLICATE	Electricity Supply Cemetery (FINAL)	33.25	0.00	33.25
Lunettes Opticians	Contribution towards the Clerk's eye exam	25.00	0.00	25.00
Post Office Limited	8x1st Class stamps	13.60	0.00	13.60
Screwfix	Hardware Supplies - Angle plates	4.95	0.99	5.94
Shell Service Station	Petrol	26.35	5.27	31.62
Hartley Appliances	Vacuum Cleaner Service	85.42	17.08	102.50
Octopus Energy	Electricity Supply (Chambers) 1-24 Feb 26	419.27	83.85	503.12
SRP Hire Solutions	Portaloo Hire to 25 February 2026	100.00	20.00	120.00

Lyca Mobile	Clerk (Feb/March)	10.00	0.00	10.00
Lyca Mobile	Caretaker Mobile (Feb/March)	20.00	0.00	20.00
Allotment Association	Insurance Contributions	5.00	0.00	5.00

d) Bank Reconciliation

The Chair proposed that the bank reconciliation dated 13 March 2026 is accepted. The proposal was seconded by Councillor Wright and the motion was passed by resolution of the Council.
Councillor Sexton abstained from the vote.

e) Transfers

Date	Amount
3 March 2026	5,000.00 (Deposit to Current)

14. Correspondence (25/219)

None

15. Date and time of the next meeting/s (25/220)

Committees

Finance Committee Meeting – Thursday 11 June 2026 (subject to change)

Staffing Committee Meeting – TBC

Cemetery Committee Meeting Thursday 23 April 2026

Pavilion Committee Meeting – TBC

Parish Council

Monday 27 April 2026

Monday 18 May 2026

Monday 29 June 2026

Monday 27 July 2026

August TBC

Monday 28 September 2026

Monday 26 October 2026

Monday 30 November 2026

Annual Parish Meeting

May – Thursday 28 May 2026, Heckington Village Hall (7.30) Clerk to confirm the time at the meeting next week.

16. Questions from the public (25/221)

The Chair closed the meeting at 8.50pm.

The Chair proposed that the meeting is moved into closed session in accordance with the Public Bodies Act 1960 to discuss an email from Mr Whitton dated 17 March 2026 in relation to the terms and conditions of the lease between the Parish Council and the CIO in relation to repair and maintenance and other terms and conditions.

17. Closed Session (25/222)

a) Pavilion Lease

The Parish Council agreed to discuss this item in closed session as it relates to a legally binding document that is currently being negotiated.

The Chair asked members to consider carefully, the terms and conditions of the lease to ensure that a future Parish Council is not encumbered by the actions of the present Parish Council.

Councillor Davison reminded the meeting that matters discussed in closed session are to remain strictly private and confidential.

Members discussed the following:

- the term of the lease; 30 years to facilitate outside investment
- terminology; 'car park' to be replaced with 'hardstanding'
- use of the facility as the primary location for the CERT
- building insurance responsibilities (advice from AJG Gallagher is that the responsibility should lie with the Parish Council, although this caused some debate among Councillors; there was concern that the premium would increase further to buildings improvements).
- the meaning of 'good faith'
- peppercorn rent (amount discussed)
- maintenance of the playing fields
- understanding the meaning of 'service media'
- understanding the term 'reasonable prior notice'
- keyholder information
- the definition of the term 'reasonable'
- reinstatement of the building in the event that it is destroyed
- 'lease to take effect as a deed' – formal legal document
- responsibility for road maintenance
- MUGA

The Chair proposed that the meeting is extended beyond the two-hour point per Standing Orders. The proposal was seconded by Councillor Garlick and the motion was passed unanimously by resolution of the Council.

Action: Clerk to schedule a meeting with Mr Whitton, the Chair and Councillor Davison. Clerk to email Mr Whitton with the points of concern so he can review these ahead of the meeting. Chatterton's solicitors will not be consulted until this has been completed.

The Chair closed the meeting at 9.40pm.