

## KIRKBURTON PARISH COUNCIL

### LAND & PROPERTY COMMITTEE

#### MINUTES OF THE MEETING ON THURSDAY, 16 JULY 2015 AT 8.30 pm AT BURTON VILLAGE HALL

Present: Cllr P Brook in the Chair

Cllrs B Armer; S Beresford; J Cowan; P Cunnington; R Franks; B McGuin; D Million.

In attendance: Mrs L Gardner and Mrs A Royle

**Resolved:** To elect Cllr B Armer as Chairman for the year 2015-16.

**LP1 Election of  
Chairman for  
2015-16**

Apologies were received from Cllr R Burton, the reason for which was accepted.

**LP2 Apologies and  
Declarations of  
Interest**

The following personal interests were declared:

Cllr B Armer in the items on Grange Moor allotments and the land adj to Urban Terrace as he had been lobbied by tenants and residents on these matters. Cllr J Cowen in the item on Shepley allotments as he is a member of the Shepley Village Association and the tenants are known to him.

Three members of the public spoke in favour of the proposed tenants association at Grange Moor Allotments and highlighted concerns at Grange Moor Allotments.

**LP3 Public  
Participation**

**Resolved:** To hold the meeting in the public session with the exception of the items on the extension of plots at Grange Moor allotments and the item on Shepley allotments as the discussions would involve living individuals and is exempt under the Freedom of Information Act 2000.

**LP4 Admission of  
the Public**

**Resolved:** To move the items on the extension of plots at Grange Moor allotments and Shepley allotments to the end of the agenda.

**LP5 Change of  
Business**

Members considered the problems with the vacant plots as detailed in the supporting paper.

**LP6 Grange Moor  
Allotments:  
a) Vacant Plots**

**Recommendation:** That where plots are left in a bad state by previous tenants, the Clerk is granted delegated authority to arrange to spray the plot using the deposit held before being re-let.

Members considered the issues around the level of rent and deposit required in cases where a considerable amount of effort is needed to bring plots into a cultivatable condition.

**LP7 Grange Moor  
Allotments:  
b) New Tenants**

**Recommendation:** That the Council adopts a policy of charging a nominal rent for the first year and waiving the initial need for a deposit in cases where a considerable amount of effort is needed to bring the plots into a cultivatable condition.

Members considered facilitating the formation of a Tenants Organisation at each of the allotments under the management of the Council, should a majority of those tenants so desire. Any such organisation would act as a liaison between the tenants and the Council.

**LP8 Tenants  
Organisation  
for Allotment  
Holders**

**Recommendation:** That the Council pilots the organisation of a Tenants Association at Grange Moor allotments which, if successful, will be extended to Shepley allotments.

**Recommendation:** That if an association is set up, it will elect a chairman who will communicate issues and concerns to the Chairman of the Land and Property Committee. The latter will bring the issues to the committee for consideration.

It was agreed that the Clerk would write to all the tenants inviting them to form an association and the committee hoped that a meeting would be held in the near future.

Members compared the terms of letting allotments by Kirklees Council and the Parish Council. The Clerk reported that a member had requested the Council consider obtaining legal advice on its current Allotment Lease, which will be considered at the next Parish Council meeting.

**LP9 Allotment Tenancy Agreements**

**Recommendation:** That the Clerk will liaise with the Chairman on the differences between the Kirklees' agreement and the Council's Terms & Conditions and bring details to the Spring Committee meeting for consideration.

Members considered if there were any further possibilities relating to the land beside Urban Terrace for allotments or other community purposes, as requested by Council.

**LP10 Land adj Urban Terrace in Grange Moor**

**Recommendation:** That the information is noted.

**Resolved:** To hold the discussions of the following two items in the private session as they would divulge personal information and is exempt under the Freedom of Information Act 2000.

**LP11 Grange Moor Allotments: c) Extension of Plots**

The members of the public left the meeting at this point.

Members considered whether existing tenants of smaller plots should be permitted to extend into vacant adjacent plots on condition their existing plot is being kept in good condition.

**Recommendation:** That when small plots become vacant they are offered in the first instance to the people on the waiting list. Should they not be taken up at that point, existing adjacent tenants of smaller plots be given the option to extend their plots, on condition that their existing plot has been kept in a good condition.

Members considered granting retrospective permission for the installation of the pond and the issue of top soil on the driveway.

**LP12 Shepley Allotments**

**Recommendation:** That this matter be deferred until the Council's external Risk Assessor has visited site in August and made a report.

**Recommendation:** That the Chairman and the Clerk will liaise in order to set the meeting dates for 2015-16 and members will be consulted.

**LP13 Meeting Dates**

The meeting then closed.