

Upwood and the Raveleys Parish Councillors: Trustees' Meeting

Parish Clerk – Mrs Carol Silverstone. Kilimanjaro, 9 Meadow Road, Upwood, Huntingdon, Cambs. PE26 2QJ
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**An extra-ordinary meeting of Upwood and the Raveleys Parish Councillors, the Trustees of:
Upwood & the Raveleys Allotments (Charity no. 264373) was held on Monday 01 March 2021 at 6:30pm via "Zoom".**

Present: Councillors J. Burgess, D. Chattaway, J. Edwards, R. Howe (Chairman), N. Maddocks (from item 23-03/21), R. Mashford, A. Perkins.

In attendance: Mr. T. Brown (from item 23-03/21), Mrs J. Evans (Members of Upwood and the Raveleys Community Allotments Association), Mrs C. Silverstone (Clerk)

Minutes

20-03/21 To receive and approve apologies for absence. Mrs L. Carter

21-03/21 To receive and approve the minutes of the trustees' meeting held on 01 February 2021.

The minutes of the meeting of the meeting held on 01 February 2021 had been circulated in advance following the informal approval of the chairman. The chairman proposed that the minutes be approved. Councillor Burgess seconded the proposal. All who had been present were in favour and it was **resolved** to do so.

22-03/21 Further to minute reference 17-02/21 whereby an agreement in principle (subject to conditions) was reached to allow three easements to allow the creation of a utilities trench (750mm wide by 1200mm deep) for electricity, water and telecoms from the vehicle entrance on Huntingdon Road west along the path between the hayfield and the individual allotments, turning north across the bottom of the hayfield and entering the land via an existing gap in the hedge; to consider a request from the applicant to change the route to run alongside the hedge (the red line on the map included in minute reference 12-01/21).

All agreed that the impact on the hayfield would be the same regardless of the route taken. Councillor Perkins proposed that the trustees agree in principle to the change of route. Councillor Mashford seconded the proposal. All were in favour and it was **resolved** to do so.

23-03/21 To consider three quotations for specialist legal advice regarding the creation of a utilities trench outlined above and in minute reference 17-02/21.

Legal advice had been sought from three reputable companies and three quotations were presented outlining the cost to the third-party developer should they wish to pursue the application. Each quotation accounts for:

- Reviewing and advising on a proposed deed of easement to excavate a trench to lay services for a proposed development (water, electricity and broadband).
- Advising on how this will affect the future dealings with the land and how the integrity of the charity land will be protected in perpetuity.
- Reviewing the specifications and plans from the developer and dealing with enquiries from the developer's solicitor.
- Registration of the deed of easement at the Land Registry.
- Seeking an undertaking from the developer to pay all the costs and disbursements relating to this matter.
- Advising on consideration being paid by the developer to Upwood and the Raveleys Allotments Charity for the grant of this easement.

The three quotations ranged in price from £850 + VAT (this company demonstrated comparatively less experience with land related matters and trustees felt that this was reflected in its fees) to £1,800 + VAT. Councillor Burgess proposed that the trustees accept the quotation of £1765.50 + VAT provided by Milnes Legal (slightly less than the most expensive option but from a firm with greater experience of commercial land transactions). Councillor Edwards seconded the proposal. All were in favour and it was **resolved** to do so.

24-03/21 Matters for future consideration. There were no further matters.

25-03/21 Date of next meeting: 12 April 2021 (Annual General Meeting).

Close of meeting: 7:00pm

