

Chairman's Report – 08 March 2021

1. Land Behind The Glebe

The Land behind The Glebe has previously been offered to the PC by BANES, but the PC decided not to take BANES up on the offer.

BANES have no interest in maintaining this land.

A request has been made to BANES as to whether the offer is still open.

The BANES response was:

"I can confirm that the subject land remains surplus and as such BANES would consider a sale.

We would need to procure a third party RICS Red Book valuation to inform a purchase price and in that respect would look to the Parish Council for an undertaking as to cost, which usually is in the region of £1,500 + vat.

Grateful if you could confirm an undertaking in principle, upon which I can invite 3 quotes, prior to instructing a valuation."

In line with the BANES request, the PC needs to agree the response to be made.

The alternatives would seem to be:

- Agree to the BANES request, in principle, which would need recognising that the overall costs will be much higher, taking into account the purchase price as well.
- Request that BANES agree to the PC maintaining this land.
- Say 'thank you, but no thanks. As the land has value to BANES, we look forward to reviewing the BANES maintenance plan'.

2. Website Update

Zonkey have provided access to both Selina and myself to use the development website, and make our own amendments to the site.

This is providing very useful to getting hands-on experience.

In a short-while the site will be made open to the whole PC to identify what is required to be done before Go Live.

The website will be able to Go Live before everything is brought up to date – the current website is not up to date – and aspects of straightening out the new website will be able to be undertaken after a Go Live.

It is fair to say that progress has been impacted by both the Community Climate Forum and also the FoF Proposal.

3. Village Agents

BANES resources have been fully focused on the BANES Community Hub during the pandemic, so progress has been slow.

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I have spoken with Chris Head, Executive Director of WERN, who run the village agents. He is going to revisit this with BANES.

I've also spoken with the BANES Community Team, who are reviewing where things are and will be getting back to me.

I hope to be able to give a verbal update at the PC meeting.

4. Limpley Stoke - Roads

Limpley Stoke PC are looking to renew the paint on the virtual pavements along Crowe Hill, Church Lane and Midford Lane.

Apparently, they have received permits for Crowe Hill and Midford Lane, but as yet not for Church Lane. It is possible that this virtual pavement lies within Freshford, and this is being checked.

Woods Hill will be closed on March 15 for a trial period. LSPC will undertake a community consultation after 3 months.