



Minutes of the Extraordinary Meeting of Winkfield Parish Council
held at Carnation Hall, Chavey Down Road, RG42 7PA
6th August 2024 from 7.30pm – 7.33 pm

Councillors:

Cllr N Atkinson	Cllr G Barber	Cllr T Blakemore	Cllr E Blyth
Cllr K Buchler	Cllr L Campling	Cllr C Ehinger	Cllr M Gaw
Cllr D Hayes MBE	Cllr O Lazar	Cllr G Paxton (Chair)	Cllr D Wall
Cllr R Warren			

Councillors Absent: Cllr P Adams, Cllr O Barreto, Cllr C Dudley, Cllr P Frewer, Cllr K Rowland

Officers:

Ruth Lyes, Clerk

Other Attendees:

Steph Bennett (Local Council Consultancy) – attended by Teams
Member of public: One (*joined the meeting at 19.06*)

CM 24/98 APOLOGIES FOR ABSENCE

Apologies were received from Cllrs Rowland, Dudley and Adams

CM 24/99 DECLARATION OF INTEREST

None declared

CM 24/100 LOCKS RIDE WORKING PARTY MEETING REPORT

Meeting 24th July 2024 was attended by members of working party and LCC Consultant Steph Bennett. Purpose: discussion on process for leasing the Cabin for refreshments provision. Meeting notes with recommendations were attached as **Appendix 1. Noted**

Some discussion followed based on the meeting notes – including questions about the length of the lease and implications of issuing a lease 5+ years and break clauses. These will be a matter for legal advisors to advise on. Consultant advised that permission for issue of a lease in excess of 7 years should go to Secretary of State via the Councils local Association of Local Council.

The following recommendations and documents were reviewed and considered for approval:

i. Locks Ride Cabin Draft Offer

Document Reviewed: attached as Appendix 2

Discussion points on the following: Signage, licencing, hot food and extraction, existing portable equipment, rent price reviews. There was a request for more definition to be added to the application process regarding applicants "experience"

It was proposed by Cllr Barber, seconded by Cllr Wall and with one abstention and by majority vote

RESOLVED to approve the offer document

ii. Procurement of Additional Support from the Consultant

Document Reviewed: LCC Proposal attached as Appendix 3. Consultant to provide support to build the offer document, build the matrix to assess submissions and assist with filtering and analysis of applications received

Costs: Projected total consultant fees: £2500

It was noted that legal fees for drafting the lease would also need to be met and indicative costs were being sought.

It was proposed by Cllr Barber, seconded by Cllr Ehinger and with two abstentions and by majority vote

RESOLVED to procure the additional support form the consultant as stated (ii) above

CM 24/101 LOCKS RIDE CABIN ADDITIONAL PROFESSIONAL FEES ALLOWANCE

Current CIL budget allocation: £5000

Proposed additional budget from CIL: £1500 to allow for: buildings survey and any additional sums for legal fees (total £6500)

It was proposed by Cllr Barber, seconded by Cllr Paxton and unanimously

RESOLVED to agree an increased budget of £6500 for professional fees from CIL funds

CM 24/102 NOTICE TO DISPOSE

Document Reviewed: Draft Notice to Dispose attached as Agenda Appendix 4 with copy below:

NOTICE OF INTENDED DISPOSAL OF LAND THROUGH A TEN YEAR LEASE

Notice is hereby given under section 123 (1) (2A) of the Local Government Act 1972 that Winkfield Parish Council intends to make a disposal of open space land by way of:

A grant of a lease of land forming part of Locks Ride Recreation Ground, Winkfield Row, Bracknell RG42 7AD. This land is referred to in this notice as "the Open Space Land with Snack Cabin". It is intended to grant the lease to a Snack Cabin operator for a period of up to 10 years. The cabin area has an area of 25m² which will be exclusive use including an external decking area. The fenced and ungated area is for exclusive use of the Snack Cabin during opening times and is approximately ???m².

The land is shown for identification purposes edged blue and coloured red on a plan which may be inspected at Winkfield Parish Council Offices, Fernbank Road, Ascot, SL5 8JW during normal opening hours (9am to 1pm), or on the Councils website. The Council has resolved to dispose of the asset and land through a lease so as to provide improved snack services for the local community

This is a formal notice given insofar as the above parcel of land forms part of an open space within the meaning of the above section, being land used for the purpose of public recreation. Any person who objects to the proposed disposal of the above-mentioned parcel of land should notify the Clerk to the Council, Winkfield Parish Council, Council Offices, Fernbank Road, Ascot SL5 8JW of the said objection in writing or via e-mail to clerk@winkfieldparishcouncil.gov.uk by 12 noon on ***** 2024

Publication Proposal Considered: Print version in Bracknell News for two weeks. Quote: £1231.28 (ex VAT) The notice also to be published on the WPC website and placed on noticeboards.

- ii. Delegated authority was considered to allow for the Clerk, in conjunction with the Locks Ride Working Party lead, to set the dates for the Notice to Dispose

Discussion: Timing of publication was discussed with mitigation against incurring unnecessary publication fees being to publish the notice after the closing date of the application process.

It was proposed by Cllr Wall, seconded by Cllr Ehinger and unanimously

RESOLVED to approve the Public Notice for publication in the Bracknell News after the closing date of the application process and for dates to be set by the Clerk in conjunction with the Locks Ride Working Party lead (Cllr Barber)

CM 24/103 APPLICATION FOR LEASE

Document Reviewed: Application for Lease Form attached as agenda Appendix 5
19.32 Cllr Buchler arrived

It was proposed by Cllr Barber, seconded by Cllr Paxton and with two abstentions and by majority vote

RESOLVED to approve the Application for Lease Form.

Chair