

PADSTOW TOWN COUNCIL

Minutes of the Investment Properties Committee meeting held on Tuesday 29 November at 6pm

Present: Cllrs Mr K Freeman (Chair), Mrs P Davis, R Higman & Mrs K Seaber.
Cllr A Rickard joined the meeting at 6.40pm.

In Attendance: Mrs S Lee – Locum Town Clerk

IP079/2011 Apologies - none

IP080/2011 Declarations of Interest - none

- a. Cllr Davis- personal interest in works at IP084/2011 due to her involvement in the Guides.

IP081/2011 Public Participation - none

IP082/2011 Correspondence

- a. **Lobster Hatchery** – it was **RESOLVED** that the Council support the installation of solar panels on the Hatchery building subject to receipt and approval of the appropriate plans. Council solicitors have advised that due to the terms of the lease the following provisions would need to be waived -

1. The permitted use is for the improvement and enhancement of sealife stocks and productivity and ancillary visitor/retail facilities only.
2. The lease does not allow for external alterations to the Building.
3. The lease does not allow for underlettings of part of the premises.

In addition a formal licence to alter and a licence to underlet part would need to be agreed alongside a variation of the permitted use. If the assignment of the lease to the Lobster Hatchery from Cornwall Council has not been completed these requirements would apply to Cornwall Council. All legal fees to be paid by the Lobster Hatchery. Cllr Davis voted against this proposal. Due to the timescales an additional meeting may be required to approve the plans.

IP083/2011 Leases

- a. The committee received an updated schedule of leases and made several suggestions regarding additions etc to be investigated by the Locum Town Clerk.

Action: Locum Town Clerk

- b. It was **RESOLVED to RECOMMEND TO Full Council** that the Locum Town Clerk is delegated to make the necessary arrangements with regard to the leases which are due to expire in 2012. It was stressed that it was important to include existing tenants of Station House in any plans for the future of the building.
Action: Locum Town Clerk
- c. It was **RESOLVED** that the Council's agent be instructed to commence the procedure for rent reviews on the properties subject to rent review in 2012.
Action: Locum Town Clerk
- d. It was **RESOLVED** that the Locum Town Clerk sign the lease for the Padstow Cycle Hire.
Action: Locum Town Clerk

IP084/2011 Works to take place on Council land – it was **RESOLVED** that works be permitted at the Guide Hut to remove the telegraph pole and lay the cables underground to negate the Health & Safety issues on site for the users. The cost to the Council would be the staff costs to dig the trench on Council land once a report on underground services had been received by the Maintenance Manager.
Action: Maintenance Manager

IP085/2011 Investment Property works – updates were received on works to porthole window capping and it was **RESOLVED** to delegate authority to officers to progress works within the existing property maintenance budget.
Action: Maintenance Manager

IP086/2011 Property Assets – the report from Stratton Holborow was noted – the Council insurance agents would be advised of the revised insurance valuations. **Action: Accountant.**

IP087/2011 Tenders – it was **RESOLVED** that the Locum Town Clerk be delegated to advertise the tenders on –

- The Railway land car park space
- Ladywell car parking

The tenders would be received by the F & GP committee in the new year. The committee felt that any land that the Council wanted to offer to local businesses should be offered as a tendered space and would advise Full Council of this at the following meeting.

IP088/2011 Budget – there were no additional budget requirements from IP for 2013/14.

The meeting closed at 7pm