

## SWANTON MORLEY PARISH COUNCIL

An extraordinary meeting of the Parish Council was held in the Village Hall on Monday 30<sup>th</sup> July 2007. The meeting commenced at 7.30pm.

**Present:** Mr R. Atterwill (Chairman), Mr C Clegg, Mrs J Walden, Mr G Northall, Mrs M Thomas and Mrs A Evans. Also in attendance were one member of the public and Mrs F. LeBon (clerk)

### **1. Apologies for absence**

Apologies were received from Mr C Perry.

### **2. Declarations of Interest**

Mr Clegg and Mrs Walden both declared personal interests in item 5.

### **3. To Agree Payment of £528.75 to Sketcher Partnership for Professional Services**

Mr Atterwill proposed that this payment be made for their design service and submission of planning application, Mrs Thomas seconded. All in favour.

### **4. Resolution to Exclude the Public from Section 5 of this Meeting as Publicity would be Prejudicial to the Public Interest by Reason of the Confidential Nature of the Business to be Transacted.**

Mr Atterwill explained that, after taking advice from NACPTC, the disclosure of the reserve price of the old village hall site could potentially drive the price of the site down and thus less money would be received for the community. He therefore proposed that the public be excluded from item five of the meeting. Mrs Thomas seconded, all in favour.

*The Public Left the Room*

### **5. To Discuss Valuations, Selling Price and Fees Associated with Sale of the Old Village Hall Site.**

Mr Atterwill reported that he had approached six estate agents in Dereham, inviting their proposals for the sale of the site. The clerk provided a summary report for the four agents that had responded within the specified time. A discussion occurred as to the method of sale, suggested sale price, suggested reserve price and fees that each agent proposed.

*The Public Re-entered the Room*

### **6. To Appoint Estate Agent to Act on Behalf of the Parish Council**

Mrs Walden proposed that Abbots be appointed as sole agent to represent the Parish Council in relation to the sale of the old village hall site. Mr Clegg seconded, all in favour. The clerk is to write to Abbots and convey this information, and also clarify whether the council will be tied in to this agent for any length of time should there not be sufficient interest in the site.

### **7. To Consider the Opening of a Separate High Interest Bank Account for Proceeds from Sale of Old Village Hall Site.**

The clerk reported that Barclays had provided information about a Treasury account that would give a better rate of interest than the current tracker. She also reported that enquiries had been made of Bank of Ireland and Alliance and Leicester as these banks had been recommended by other clerks. Mrs Walden suggested approaching Skipton and Nationwide as they have potentially better rates on their offshore accounts.

It was agreed in principle that a separate account should be opened but more information was to be gathered prior to committing to an individual account.

\_\_\_\_\_ (Chairman) \_\_\_\_\_ Date

### **Public Comments**

Mr Ellis suggested that the council should look into the more ethical possibility of selling the land to local people for affordable housing.

The clerk reported that NRCC and Broadland Housing Association would not consider the site because of its location. Mr Clegg continued that the Housing Associations prefer 'exception' sites.

Mrs Ellis continued, stating that the council should have considered approaching a developer directly to avoid paying estate agents fees.

Mr Atterwill replied saying that using an estate agent is the most transparent approach.