

MINUTES OF OCKHAM PARISH COUNCIL ANNUAL MEETING
THURSDAY 6th MAY 2021
held remotely on Zoom due to Covid-19 restrictions
Commenced at 7pm

<p>PRESENT: Dr Aish (Chair) Mrs Jamieson (Vice Chair) Miss Lofthouse Mr Walton Mrs Walton</p>	<p>In attendance remotely: Mrs Blackwell (Parish Clerk) 3 Local Residents SCC Cllr Iles GBC Cllr Cross (part meeting)</p>
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21/193 Election of Chair – For 2021-22

Resolved Mr Walton proposed Dr Aish as Chair, seconded by Miss Lofthouse.
All in favour.

21/194 Acceptance of Office of Chair

Resolved acceptance of Office form to be signed and returned.

MA

21/195 Election of Vice Chair – For 2021-22

Resolved Dr Aish proposed Mrs Jameison as Vice Chair, seconded by Mrs Walton.
All in favour.

21/196 Acceptance of Office of Vice Chair.

Resolved acceptance of Office form to be signed and returned.

IJ

21/197 Apologies for Absence

Apologies received from Mr Waldman.

21/198 Disclosure of Interest

Miss Lofthouse declared an interest in item 11b.) on the Agenda as a Trustee of the Parish Rooms and agreed to refrain from the discussions.

21/199 Approve Minutes of the Meeting on 13th April 2021

The Minutes of the Meeting on 13th April 2021 were approved and will be signed by the Chair.

MA

21/200 Matters Arising not on agenda:

20/155b.) OPC broken signpost - Quote received, agreed to review at next Meeting.

GW

21/176b.) Increase in fly tipping - Mrs Jamieson has spoken to Cllr Iles until there is a breach not able to report the matter to GBC and Elmbridge Council. Fridges still in place and have not been moved to Brick Kiln.

21/186c.) Lovelace Neighbourhood Plan Referendum – Dr Aish thanked the Cllrs for circulating the leaflet to Residents. Decision pending, subject to the outcome of the election today.

21/188d.) CFGA Bench at War Memorial – Resolved to discuss the quotes at the next meeting and suggestion of an Ockham Memorial Garden.

GW

21/191b.) Parking at the Cricket Club – Mrs Jamieson circulated feedback on the matters raised with the Trustees. Resolved that issues need to be reported to the Cricket Club. Suggestion raised by Hautboy Residents on whether a control on maximum numbers can be specified in the lease. Complaints have been made about the cones in Arms Heath being unsightly in protecting Resident parking.

21/191c.) Archaeology Dig on FWA – Update circulated from TW. Concluded first area of archaeology works, will resume later in the year. TW reported none of the areas currently being investigated are thought to be the highest level of significance.

21/201 Planning Matters

a.) Planning Applications as 5.5.21 - Updated report circulated to Cllrs, no new items to discuss.

b.) Taylor Wimpey – Former Wisley Airfield – Feedback Community Liaison Group Focus of last meeting on bus and cycle routes. Next CLG Meeting on 11th May 2021. Dr Aish agreed to ask for clarification on the quiet lane referred to on the cycle map.

MA

Decision pending on 12th May 2021 from SoS on M25/J10 works, likely to impact on timeframe. Resolved to clarify the response from Highways England and GBC about the legality of the enabling works taking place at Nutberry Farm ahead of the decision.

IJ/CC

21/202 Financial Matters

a.) Cheques paid out/money received to bank account balance - Updated budget and cashbook circulated to Cllrs. Community Account as at 8.4.21 - £25,545. Approved payment: Lovelace Plan Referendum leaflet - £24, Alabet Consultancy Ltd for Internal Audit - £80.

b.) Internal Audit report for 2020-21 – Received and noted.

c.) Section 1 Annual Governance Statement for 2020-21 – Approved

d.) Section 2 Accounting Statement for 2020-21 – Approved

e.) Certificate of Exemption – AGAR 2020-21 Part 2 - Approved.

21/203 Correspondence

a.) Guidance from SALC on remote meetings from 7th May 2021 – Today's meeting date moved to 6th May 2021 following the announcement that remote meetings to cease from 7th May 2021. Resolved to review arrangements for June Meeting in line with guidance about safe arrangements and if necessary to defer the meeting until after 21st June 2021.

MA/PC

b.) Letter of 19.4.21 to OPC from Local Resident regarding Ockham Parish Rooms

Dr Aish thanked Ms Pargeter for the Letter and Business plan and invited any questions from Cllrs. Cllr Garry Walton responded; welcomed personal support from the Chair, Parish Rooms being researched by Arts and Crafts Group, believe the benefactor has offered to pay full cost of renovation, can be verified by the Vicar as they wish to remain anonymous. Local Residents re-iterated commitment from the benefactor still stands also contributed to Friends of the Church and other local Charities. Dr Aish informed that the Trustees of the Ockham Parish Rooms had recently issued a statement via OHRA and offered to read it out:

- Trustees have sole responsibility for decisions regarding the Trust. They have taken specialist legal advice and involved the Charity Commission, the regulator, when necessary. Trustees stand by all previous statements made to the Parish Council and circulated through the OHRA mailing list.
- Currently, the Parish rooms are held by the Official Custodian - allows changes in trustees without creating a need to update the Land Registry each time. The reason the current Trustees opted for this is because some of the land had not been previously registered with the Land Registry. This was an unfortunate oversight by previous trustees and created huge problems for current Trustees and cost the trust thousands of pounds to rectify.
- Trustees advised by lawyers and the Charity Commission that the trust is not able to rent out the former caretaker's residence under the objects of the charity. Therefore, rental income cannot be included in any business plan. Accordingly, the Historic Ockham Business Plan cannot support the Parish Rooms into the future. This,

together with other issues upon which the trustees have taken professional advice has regrettably led us to the conclusion that the published Historic Ockham Business Plan is not viable.

- A minority of residents has not completely understood the financial reality of the Parish Rooms and continues to claim that an unviable plan is viable. Of the 230-odd who signed the petition, it should be noted that only 30 are parishioners. A significant percentage of these have subsequently informed Trustees that they would not have signed had they been fully informed.
- Charity Commission has confirmed that Trustees may proceed with a sale of the property. This process is well underway with contracts signed with a buyer who informs Trustees he intends to use the property as his family home, as previously advised. Completion of the sale is prior to 15th May 2021.
- The funds from the proceeds of sale will be held in the Trust and invested in funds managed by CCLA (Churches, Charities and Local Authorities) Investment Management Limited. Additional trustees will be sought who have investment experience.
- As residents have already been advised by Trustees, the Charity Commission has been asked to consider effecting a scheme for the merger of the Ockham Parish Room Trust and the Ockham Playing Field Trust. Before any scheme is executed or a merger agreed, a draft scheme will be drawn up which will go out to consultation for one month. All parishioners will have the opportunity to make their representations to the Charity Commission on the proposed scheme. It is likely that any larger trust will require additional trustees and depending on the objects of the new scheme, trustees with different skill sets will be needed.
- Trustees appreciate that updates have been sporadic. Unfortunately, the regulator created delays, and frustrations grew, especially after a few residents instructed solicitors to act against Trustees. It became, understandably, impossible for Trustees to communicate freely as they would have preferred. It is now time for the village to move on and to make the new family who will live in the Parish Room feel most welcome.
- Residents who wish to be involved in determining what is the right vision for the village in the 21st Century will have plenty of opportunity to get involved. ‘

Mrs Walton expressed concern there will be nowhere for Villagers to meet as likely to be objections to a larger venue. Restrictions regarding planning permission as Ockham Parish Rooms is a listed building. Residents raised concerns ahead of the questions from Parishioners on the Agenda at the Annual Parish Meeting. Residents raised concern about late notification of sale and that nobody has done anything about it. Asked for governing documents of Minutes of the Meeting which records the decision making process to sell the Parish Rooms, Minutes of Meetings at which the Management Committee of 7 was operating and Accounts for the year ended March 2020 and March 2021. The Chair was asked about his opinion and reaction; disappointed the business plan was not viable. Resolved to pass on the requests for information to the Trustees of the Parish Rooms.

MA

21/204 Any item for noting or inclusion on a future agenda

a.) Cllrs Iles informed she has prepared a round up on Parish issues going into the

forthcoming year and agreed to share the report with the Parish Council. Thanks were given to Cllr Iles for all the support to OPC, noted election decisions pending.
b.) Presentation from Balfour Beatty Highways on M25/J10 project at next Meeting.

21/190 Date of next meeting - Next meeting 8th June 2021 at All Saints' Church.

There being no further business the meeting ended at 8pm
Alyson Blackwell, Clerk to Ockham Parish Council