

GREAT BOWDEN PARISH COUNCIL

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Minutes of the Extraordinary Meeting of the Parish Council held at the Community Pavilion on July 30th 2025 @ 19.30

Present:

Bob Hooper (Chairman), Richard Emery, John Wilson
David Hayes, Jon Almond

In attendance

6 members of the public

		Action
EM 1	<u>Apologies and welcome</u> The chairman welcomed all to the meeting and explained that all normal rules of a Parish Council meeting apply. Apologies were received from Cllr Claxton	
EM 2	<u>Public questions and comments on items on the agenda</u> David Wilford from Bowden Cricket club (BCC) spoke at length about the Heads of Terms for the proposed lease from the Parish Council (GBPC) to BCC. He provided copies of the proposed lease drawn up by Fisher German with suggested amendments from the cricket club. He also provided a copy of an email received by himself from Fisher German with 2 suggested proposals for rent agreements. The Heads of terms had been received from Fisher German and considered by BCC who had responded. These were not based on costings. Cllr Claxton had put these together but BCC had not seen them. They were trying to consider costs involved in the pavilion over the last financial year and compare them with costs going forward for both GBPC and BCC. Cllr Hooper had distributed costs from Fisher German to all Cllrs based on the figures provided by Cllr Claxton. Steve Oldfield asked why BCC had not received these figures. Cllr Wilson explained that when they had the meeting they had agreed to use the pavilion management finances so there was no need for further information. Cllr Hooper stated that all the financial information is publicly available so this could be taken and costs associated with the pavilion could be disseminated. David Wilford then said that if GBPC paid a rent of £900 pa they will be approximately £1000 pa better off. By taking the lease BCC will have full responsibility for repair of the building and will bring it up to full repair from day 1 using the Pavilion Management accounts. There was some confusion over the £10K covid grant received in 2020 so BCC asked if the Pavilion accounts can be disclosed for 2020/21. Cllr Wilson thanked David for all the work he has done. Steve Oldfield said BCC were anxious to settle the terms today. David Wilford concluded by saying that the figures he had supplied to fisher German were comparable with other local cricket clubs. Cllr Hooper explained that the vote tonight is on the figure that GBPC propose as rent. There will still be the rest of the Heads of Terms to finally agree. They have already voted on the principle of granting a 28 year lease to BCC subject to the Heads of Terms being agreed. The proposal and vote tonight is on what GBPC consider the rent should be, based on information supplied by Fisher German. Due Diligence checks will need to be done when granting the lease. He explained that he could not comment on the £10,000 Covid grant as he had not been party to that transaction.	

	Cllr Hayes asked what was the cut off date for BCC to get closure and security of tenure in order to get funding from available grants. Steve Oldfield explained that as long as the lease has been agreed with GBPC the cricket club can apply for the funding they will need for winter coaching , kits etc even if the commencement date is April 2026. David Wilford said he would be interested to know how the figure of the proposed rent was arrived at. Cllr Hooper said that he would be very happy for Fisher German to explain.	
EM3	<u>Declarations of interest both pecuniary and personal on items on the Agenda</u> Cllr Hayes declared that he had recently been elected as Vice Chairman of Business Management committee for all party parliamentary group. Cllr Hooper declared that the organisation he works for uses Fisher German for unrelated services. There were no other declarations.	
EM4	<u>To Vote on the Proposal to Bowden Cricket club</u> Cllr Wilson proposed that GBPC should ask for a rent of £1,000 per year. Cllr Hayes seconded this. It was agreed that there should be no fundamental changes in terms in view of the information received at the meeting. Cllr Hooper commented that this was lower than the range proposed by Fisher German (£1,500-£2,000). Cllr Almond stated that £1,500 per year would be needed to maintain the trees in the manner required by the cricket club so Cllr Hooper suggested that the parties should agree on a level of maintenance carried out by the parish council. Any additional costs would be settled by BCC. The Cricket Club were in agreement with this and would expect a quotation for any work done. Cllr Hayes said that with regard to public money GBPC need to balance the cost of the broader public interest and the development of future generations with the savings which will be accrued by having a full repairing lease. No other proposals were received so a vote was taken and 4 cllrs were in favour, one abstention. Cllr Hooper will let Fisher German know the result. David Wilford asked if the council wanted to discuss the cost of parish council meetings going forward. Cllr Hooper said that this will need to be discussed at another time.	BH
	Meeting closed at 19.57	

Councillors: Bob Hooper (chairman); Paul Claxton (vice Chairman); Jon Almond; Richard Emery; John Wilson;

David Hayes.

District councillors; Phil Knowles; Buddy Anderson

County Councillor; Sarah Hill.

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