



	<p>3. The length of the lease term – five years had been requested by both candidates. Cllr. Williams said the term would need to be tied to whatever the PO wanted.</p> <p>4. The rent to be paid on a quarterly basis.</p> <p>5. The rent review should be linked to the cost of living index and reviewed after 2.5 years.</p> <p>6. The tenant will be responsible for the repair of the interior only.</p> <p>7. Members sought Mr Sproull’s advice on this point: <i>Is it intended that the lease will be protected by the Landlord and Tenant Act 1954? If it is to be protected this would mean that at the end of the term the Council would be obliged to grant a new lease on the same terms with the exception of rent. If it is to be a protected lease it is normally the case that the tenant would pay some kind of premium so is this required or not?</i></p> <p>8. There is to be no sub letting or selling of the lease.</p> <p>Cllr. Williams felt we needed to see some example leases. Cllr. Penny wanted to ensure that whoever had the shop would be willing to provide change for the car park and WC.</p> <p>A late candidate had subsequently come forward.</p> <p>c. <i>WC Compliance Testing</i> – deferred until all building work had been completed.</p>	
AC18/17	<p><u>Playing Field</u> –</p> <p>a. <i>Toilets / Kiosk / Shelter</i> – Minute AC65a/2016 refers. Nil to report.</p> <p>b. <i>New Play Equipment</i> – Minute AC51b/2016 refers. Cllr. Webster will be assisting Cllr. Cleave to write a funding application.</p> <p>c. <i>H&amp;S Inspections</i> – Minute AC51c/2016 refers. Members considered the operational inspection records for the play equipment from Cormac. A copy had been supplied to Mr Burnard. The report refers to fixing the benches to the ground, but Members were unsure this was necessary. It was <b>AGREED</b> to leave this until after the annual RoSPA inspection of the play equipment, which had been scheduled to take place in April.</p>	
AC19/17	<p><u>Cemetery</u> –</p> <p>a. <i>PA17/00194, St Endellion Church</i> – Ms Alison Blake, Savills (land Agent) had advised that it appears that granting a right of way to serve anything other than the graveyard would be a breach of the restrictive covenants.</p> <p>Noted Mr Ian Sandbrook had written to Esther Pollard, Diocesan Secretary, to seek to have the condition removed in this instance.</p>	
AC20/17	<p><u>Public Rights of Way (PROW)</u> –</p> <p>a. <i>Missing Bench</i> – Cllr. Raynor said the bench (the one just to the left of the top of the steps) had been taken away for repair. Cllr. Williams said the relatives were willing to pay for a replacement bench, but they wanted the plaque to be removed from the old bench and placed on any new one. The Clerk to respond to the correspondent.</p> <p>b. <i>Any Other Issues</i> – none.</p>	Clerk
AC21/17	<p><u>Information Only/Future Agenda Items</u> –</p> <p>a. None.</p>	
AC22/17	<u>Date of Next Meeting</u> – 22 <sup>nd</sup> March 2017.	
AC23/17	<u>Closed Session</u> – in view of the confidential nature of the business about to be transacted, namely quotations, it was <b>RESOLVED</b> that it is advisable in the public interest that the press and public be excluded and they were instructed to withdraw.	

AC24/17	<u>Cleaning Contract</u> – a. The closing date for expressions of interest from cleaning agencies was 24 <sup>th</sup> February 2017. The Clerk reported only one enquiry had been received from Mr Paul Simmonds, See Clean. She will request they submit a formal tender. b. The draft contract had been previously accepted.	Clerk
AC25/17	<u>Weed Spraying Contract</u> – Members wished to add some areas in Trelights to the weed spraying regime. Cllr. Penny will provide a map to the Clerk. It was <b>RESOLVED</b> to award the contract to A1 Tree Surgery at a cost of £150 per spray. The Clerk to check if the lane by the side of the Co-op has been added to the PROW contract.	Clerk Clerk
AC26/17	<u>Play Equipment H&amp;S Inspections</u> – Schoolsafe, who were awarded the contract for 2017/18 had withdrawn. It was <b>AGREED</b> to appoint Cormac.	Clerk
AC27/17	<u>Meeting Closed</u> – 19.29pm.	

Signature: ..... (Cllr. Raynor)  
Chairman

Date: 13<sup>th</sup> March 2017