

MINUTES of the MEETING ENVIRONMENT & TOURISM COMMITTEE held in the Council Chamber, Council Offices, 1 Chapel Street, St Just on Tuesday 22 March 2011 at 7.15 p.m.

PRESENT

Councillor D Stevens - Chairman

Councillor Mrs S James
Councillor C S McClary

Councillor F Morris
Councillor M Nicholls
Councillor Mrs S Olds – arrived at 7.30 p.m.

TOWN CLERK

Elaine Baker

APOLOGIES FOR ABSENCE

None received.

E&TC.13 DECLARATIONS OF INTEREST

None received.

E&TC.14 Allotments

The Committee considered the issue of costs and the response received from the National Trust in relation to the requested amendments to the draft terms of the lease which had been previously considered by the Council at its meeting on 28 February 2011 (minute no.299/11 refers).

The Chairman outlined the responses that he had received. The National Trust had confirmed that the start date would be amended, that it was not willing to include a break clause in the lease, and that the annual rent would be as stated; £500.00 for the first five years, with a lift up to £650.00 from year six to ten. This would result in an income of approximately £250.00 to cover any running costs, which would be reduced to approximately £100.00 from year six to ten. Some Councillors expressed concern at the low level of income and felt that it would be necessary for the Council to allocate sufficient financial resources in the future to cover any additional expenditure that may be incurred. It was also AGREED to recommend to the Council that an option to uplift the rent be included in the licences to allotment holders, possibly on a bi-annual basis.

The Chairman also advised that the National Trust was suggesting a figure of £50.00 for each of the 19 plots, which in view of the fact that no services, such as water were to be provided on the site would make the allotments amongst the most expensive in the country. The Committee felt that it was unacceptable to increase the rent to such a level and it was proposed that the Town Council be asked to support a figure of £40.00 as reported at the meeting on 28 February.

Regarding insurance liability the Town Clerk reported that she would be contacting the Council's insurers in advance of the Council meeting on 28 March to confirm what effect the allotments would have on the Council's insurance premium.

Following detailed consideration of the issues it was **RESOLVED TO RECOMMEND TO THE COUNCIL** that

1. the draft lease, as amended, and including the addition of a bi-annual rent review and rental value of £40.00 p.a.at commencement of each licence be approved, and that the Town Mayor / Town Clerk be authorised to sign the lease on behalf of the Council; and
2. That the agreement between the Town Council and the Allotment & Growers' Association be signed at the same time as the tenancy agreement between the National Trust and the Town Council.

Meeting closed at 7.45 p.m.

Chairman