

**MINUTES of the Full Council of Melksham Without Parish Council held on
Monday 23 August 2021 at 1 Swift Way, Bowerhill at 7.00pm**

DUE TO THE LIFTING OF COVID RESTRICTIONS, THIS MEETING WAS HELD FACE TO FACE. HOWEVER, DUE TO THE LIMITED NUMBER OF PEOPLE ABLE TO BE ACCOMMODATED IN THE MEETING SPACE FOLLOWING A RISK ASSESSMENT, MEMBERS OF PUBLIC WERE ENCOURAGED TO ATTEND THE MEETING VIA ZOOM. THE MEETING WAS ALSO STREAMED VIA YOUTUBE

Present: Councillors John Glover (Chair), David Pafford (Vice Chair), Alan Baines, John Doel, Mark Harris, Shona Holt, Rob Hoyle, Stefano Patacchiola, Mary Pile, Andy Russell, Robert Shea-Simonds and Richard Wood

In attendance: Teresa Strange, Clerk (Via Zoom), Lorraine McRandle, Parish Officer & Finance & Marianne Rossi, Amenities Officer

Present: 2 Members of Public in the meeting room and 2 via Zoom (for part of the meeting)

184/21 Welcome, Announcements & Housekeeping

Councillor Glover as Chair welcome everyone to the meeting and informed Members the Clerk would be joining the meeting via Zoom as 'self-isolating' as a precaution.

185/21 To receive Apologies and consider approval of reasons given

Apologies for absence were received from Councillor Terry Chivers who was 'self-isolating' as a precaution.

186/21 Declarations of Interest. To receive Declarations of Interest

There were no declarations of interest.

187/21 Public participation

No Members of public present wished to speak to this item.

188/21 Berryfield Village Hall

a) To note decision of the Secretary of State regarding the Parish Council's Public Work Loan application

The Clerk explained unfortunately confirmation had not been received from the Secretary of State on the outcome of the Public Works Loan, despite there being a 15 working day turn around on applications, with it currently being day 25, and a 20th August deadline provided.

The Clerk explained she had chased up the status of the application that day, to receive an out of office message that there was a delay in processing applications due to the impact of Covid.

Councillor Glover noted that on the information received it was suggested applicants put a deadline date in the subject heading in order to speed up the application process.

The Clerk explained this had been done with an acknowledgement being received noting the deadline set, with a statement they would at least work towards giving a steer on the status of the loan application by the deadline date.

The Clerk explained the Full Council meeting had originally been called in order for the Council to approve the loan, once it had hopefully received approval by the Secretary of State. She apologised for calling everyone out for a meeting, but wished to provide an update to Members and would chase up the status of the application again the following day. A decision would have to be made this evening on how to proceed with the contract for construction.

b) To note update from solicitors on land transfer

The Clerk explained that despite the Council's solicitors chasing the developers of Bowood View on several occasions to arrange the land transfer, this had not occurred and expressed frustration the developers had had 5 years since planning permission, in order to sort the land transfer.

The Clerk explained a lot of pressure was being put on the developers from various angles to sort the land transfer as soon as possible.

c) To approve the Council taking out a Public Works Loan

As the outcome of the Public Works Loan application to the Secretary of State had not been received, this item fell.

d) To approve signing of the Contract with Rigg Construction for £719.796 (ex VAT)

The Clerk explained that a pre-contract meeting with Riggs had been arranged for the following day, when they also hoped to be able to sign the contract. However, due to both the delay in the outcome of the Public Works Loan, but more so the delay in the land transfer, this had raised concerns by the Architect and Cost Consultant. The contract would not be able to be put in

place without the land transfer, as technically the contractors would be trespassing on site, and would cause all sorts of liability issues.

Following discussions with the Architect (now acting as Project Manager too) and the Cost Consultant they felt it was prudent to cancel the meeting tomorrow morning. The Clerk would obviously have preferred this to be the decision of the council, but as the meeting was at 10am and sub-contractors were coming from across the South West, the Clerk and Architect had cancelled the meeting earlier in the day and now sought a steer from the council as to the way to proceed. It was suggested that the meeting be postponed for two weeks, and that Rigg be made aware of the situation and “soft pedal” until more progress could be made on the land transfer and funding.

Councillor Shea-Simonds sought clarification Rigg Construction were aware of the reason for the delay.

The Clerk confirmed they were aware of the delay and the Architect would be talking to Rigg Construction the following day following the outcome of tonight’s meeting.

The two week delay in the pre-contract meeting, still gave time for the issues to be resolved before the planned start on site date of 20th September.

Resolved: To agree a delay in the pre-contract meeting, in order for the outcome of the Public Works Loan to be confirmed as well as progress on the land transfer to be completed.

Meeting closed at 7.14pm

Signed:.....
Full Council, 13 September 2021