

THRANDESTON PARISH COUNCIL

Minutes of Extraordinary Meeting of Thrandeston Parish Council held at 8.00 pm on **Monday 18 September 2017** in Thrandeston Village Hall.

PRESENT: Councillors Goff Hawes (Chairman), Andrew Colchester, Sharon Colchester, Jerry Cotter and Alison Murton, the Clerk (Sarah Foote) and one member of the public.

1. Apologies for absence

None.

2. There were no declarations of pecuniary and non-pecuniary interests from members on any item to be discussed.

3. PUBLIC FORUM

A parishioner made comment on her experience of deed of grant probably dating back to 2003 including information on capping and what could be charged for such grant. It was understood that the Parish Council were the Lord of the Manor in absence of proper deed/Lord of the Manor.

4. Deed of Grant, Little Green

Matters relating to rights of access deed of grant were discussed and unanimously agreed as follows:

a. A deed of grant would only be implemented if requested. It was unanimously agreed that no existing properties with existing access would have a deed of grant imposed on them. However, new properties and new accesses off existing properties would have the deed applied to them.

b. A deed of grant would be granted on request but would be at no expense to the Parish Council, all legal costs would be recovered by the Parish Council's solicitor. The deed of grant is granted to the property concerned and stays with the property. One of the conditions of the deed would read, as previously granted deeds, *the right to go pass and repass at all times and for purposes connected with the use of the Grantee's Land as a private dwellinghouse (but not for any other purpose) with or without vehicles to and from the Grantee's and from and to the public highway over the track shown on the Plan crossing the owner's land the Grantee paying a fair proportion according to use of the costs of maintaining and repairing the said track.*

c. It was agreed that a fee would be payable to the Parish Council for the deed of grant. It was agreed that the fee would be £1,000 and this would be reviewed on each request. This fee would be ring-fenced by the Parish Council and used for works to Little Green in its entirety.

d. It was agreed to grant a Deed of Grant for access to Honeysuckle Cottage via track over Little Green as per the conditions agreed above. *Action: Clerk to instruct solicitor to proceed at a fee of £750 to be paid by the solicitors acting for Honeysuckle Cottage.*

5. Urgent Matters

None.

6. Date of next meeting and agenda items – Monday 6 November 2017.

Meeting Closed 21.30.

Signed .....  ..... Chairman .....  ..... Clerk  
Date ..... 6 November 2017 .....