Minutes of an Extra Ordinary Parish Council Meeting held at the Methodist Church Hall on Monday 4th March 2024 @ 7pm

Present: Cllrs. Debbie Rolfe (Chair), Richard Ludlow (Vice Chair), David Wilby, Andrew Nebel, Phill Davis, Andy Yates, Sarah Markwell-Cook, Simon Houghton and Marc Blake

In attendance: 37 members of the public and Sarah Gresty-Parish Clerk.

Public Forum.
Cllr. Debbie Rolfe proposed that the public forum for this meeting be moved to the end of the agenda. This was unanimously agreed by all Councillors present.

AGENDA

23/24-115 **Apologies** for Absence were received from Cllrs. Kevin Corby and Jon Whowell. These were unanimously accepted.

23/24-116 **Declarations** of unregistered disclosable pecuniary. There were none.

23/24-117 **Land Sale at Parkfield, Ryhall (off Ryhall Playing Fields).** Cllr. Debbie Rolfe outlined why the meeting had been called and introduced Jo Gresty, (a Land Agent) to give an overview of options available to protect the land use.

Public Forum An overview of the main points and questions raised:

- Regarding the deadline of 15th for tenders for the land. Are we going to oppose this by this deadline?
- Purchase guide price of £150k. Can we presume that they are not selling this for agricultural purposes? Are we under the illusion that houses will be built? Even though access is not good.
- One resident had overheard a man talking on his phone in a loud voice saying that "it was suitable for 150 houses and we could bung the village school a few quid".
- The "for Sale" sign says residential land? Response: It is being sold as amenity land not agricultural land.
- Cllr. David Wilby asked if the land being describe as 'permeant pasture on agriculture grade 3 land' in the sales particulars had an effect on the land use? Response: This is a term used if land has been in pasture for 5 years or more, so adds little weight. The stream is valuable habitat. The Environment Agency, a few years ago describe this section of the Gwash river as the most environmentally varied rich habitat in the whole of Eastern England. So that in itself holds some weight.
- Cllr. Andy Yates asked if this was the full extent of the land that might be registered? Response: The Parish Council are only looking at the field that is for sale. A conversation will be had with the Flint Family who own the field adjoining to see if they would like their land including.
- It was noted that all these fields are in Flood Zone 2. so unlikely to qualify for housing development. One thing a developer could use the land for is Bio Diversity Net Gain associated with other developments in the area.
- The footpath rights will not change. Evidence is available on historical google maps going back to the year 2000 that the parameters of the field have been clearly walked from this date.

CHAIR: DATE:

Cllr. Andrew Nebel reiterated that the Parish Council does not make decision in isolation, but to be informed by the community. So, one of the purposes this evening, was to receive collective options and thoughts on how it was wished for the Parish Council to act.

To bring the discussion to a close Cllr. Debbie Rolfe put to the public the **Proposal:** We ask the public present whether you wish us to submit an application for the land that is for sale to be classed as a village green? The public voted unanimously in favour of this.

Proposal: We receive and accept the proposal by our community to apply for the land to become a village green. Proposed Cllr. Andrew Nebel, Seconded Cllr. Sarah Markwell-Cook and unanimously in favour – **RESOLVED.**

Ryhall Parish Council Action:
Cllr. Debbie Rolfe asked eligible members of the public to leave their details and the Parish Clerk would make contact with further information.
The Clerk to assemble questionnaire documentation
Cllr. Wilby to inform RCC of the intention of the parish.

Addition Item

Cllr. Andrew Nebel suggested that assuming the land does not get sold immediately and remains for sale, there maybe an interest to acquire it, if it were affordable. The Meadow Playing Fields Association are in a strong position to raise funds as a charity and would be the most likely group.

Finally, a flyer was given to all members present advertising the **Community Speed Watch** and a request for volunteers

Meeting closed 19:47

CHAIR: DATE: