

Minutes of Clipstone Parish Council Meeting held on 30 July 2015 in the Meeting Room, Clipstone Village Hall, Church Road, Clipstone, Nottinghamshire.

Members Present	Members Present	Members Absent
Cllr M Dabbs (Chair)		Cllr B Brownley
Cllr D Thompson		Cllr D Sparrow
Cllr K Weaver		Cllr P Sparrow
		Cllr R Vilinskis
		Cllr G Adams

In attendance: The Clerk

- CPC15-71 Welcome by Chair
Chairman Dabbs welcomed councillors to this extraordinary meeting.
- CPC15-72 To receive and resolve to approve apologies for absence.
Apologies had been received from Cllr Adams. Other councillors were believed to be on holiday.
- CPC15-73 To receive disclosures of pecuniary and non-pecuniary interests pursuant to section 31 Localism Act 2011 from councillors on matters considered at this meeting.
None.
- CPC15-74 To determine which items on the agenda, if any, require the exclusion of public and press under the Public Bodies (Admissions to Meetings) Act 1960 1 (2) and resolve to exclude public and press for these items.
The council determined unanimously to exclude public and press from discussions of items CPC15-75 and 76 due to the nature of the business proposals and legal proceedings likely to be discussed.
- CPC15-75 To receive update on Meeting with NSDC and CPC solicitors (27/07/2015) with regards to Squash and Sauna Club and resolve to agree head of terms and if possible agree to sign lease agreement.
The clerk explained that she had had some very helpful meetings with officers of NSDC and the Council's own solicitor. She further explained that the prospective tenant will need to meet certain deadlines in order for the work on the project to go ahead.
After thorough discussion and deliberation the Council unanimously agreed to the proposal by Cllr Thompson, seconded by Cllr Weaver as to the terms and conditions of the lease contract:
1. An annual rent of £7950 with a rent free period of two months at the beginning of the first year. (£6625 in first year) payable monthly (£662.50).
 2. A tenure of 10 years with option to renew
 3. Rent review after 3 years - index linked

4. A notice period of 6 months in writing.
5. Remove section 5.7 (b) from model contract.

The council will insure the building only, no glass, fixtures fittings and other content or items on the outside of the building such as signs and bollards. The permitted use to be for an indoor play facility offering food and drink to users of the facility but not open to other guests (To prevent it turning into a café/restaurant for general use, or yet another take-away)
The outside of the building and surrounding property to be maintained to a good standard by the tenant.

CPC15-76 To receive an update with regards to 162 Highfields Road and authorise any further actions and payments necessary prior to the next ordinary meeting.

The clerk reported that the Council's solicitor had written to CISWO's legal representation so they could continue with the next steps under the arbitration. He had explained that the fence would only need to be erected at the front (facing the street) of the property rather than the side.

Signed as a true record:

Date: