

MINUTES OF THE EXTRA-ORDINARY MEETING OF STAPLEHURST PARISH
COUNCIL held at Staplehurst Village Centre on
Tuesday 6th April 2010 at 8 p.m.

PRESENT: Councillors Best, Buller, Burnham, Butcher, Fairfax, Kelly, Knowlden, Munn, Perry, Sankey, Spearink and Chairman Arger.
Parish Clerk: Mrs. J S Bassett

APOLOGIES: Councillors Reardon and Smith whose reasons for apology were accepted.

COUNCILLOR DECLARATIONS regarding items on the Agenda:

1. Lobbying – Councillors Buller and Fairfax declared that they had been lobbied in respect of Public Toilets.
2. Personal Interest – None.
3. Prejudicial Interest - None.

BELL LANE PUBLIC TOILETS – Councillor Fairfax explained very clearly the terms of the Fourth Draft of the proposed Lease and MBC's requirement for the lease to be excluded from the provisions of the Landlord & Tenant Act which removed SPC's automatic right to renew the Lease in future. The Chairman would need to swear an affidavit to this effect.

MBC had verbally agreed that it would renew the Lease in future and had originally offered 125 years, rather than the 5 requested by SPC. Councillor Perry remained concerned at this aspect and requested that Clause 9 be removed from the draft to restore that right.

MBC had agreed that SPC could insure the Bell Lane Toilets itself; so that vandalism cover excess would be £125 not £10,000. This had made several clauses now unnecessary. Arrangements for the Car Park lighting also needed to be checked.

Councillor Fairfax agreed to work with MBC on the fifth/final draft, which would need to be completed by 30th April 2010 at the very latest. Councillors then agreed to ask MBC informally to take out Clause 9, but if not accepted they agreed that this Council would go ahead with the Lease as now offered.

PARADE TOILETS – Councillors considered that issues surrounding these toilets should be brought back to the Council for review in July together with all issues arising from the Bell Lane Toilets. In the meantime, a notice would be placed on the Parade Toilets advising members of the public where the other toilets were situated.

CLEANING CONTRACTOR – Councillors Kelly and Fairfax discussed the Terms and Conditions which had been provided by EcoCleen and the amendments they wished to recommend. Councillors agreed to be guided by Councillors Kelly and Fairfax on these. It was also recommended that signs be put up to invite members of the public to report issues to this Council and that the Caretaker should inspect the premises regularly. It was also suggested that a Day Book be provided within the premises for the cleaners to sign and report any damage. Agreed that EcoCleen should supply the consumables.

MAINTENANCE AND VANDALISM REPAIRS – Councillors were invited to make recommendations to the Clerk for companies/professional workmen who could provide services such as plumbing, building maintenance and electrical works. Such services would be reviewed in three month's time.

Chairman.....