

**CLIFFORD PARISH COUNCIL**  
**Minutes of The Parish Council Meeting on**  
**Thursday 11th February 2021 at 7.00pm via Zoom**

**In attendance: Candia Compton, Margaret Davies, Will Bullough, Martin Preece**  
**Also present: Emma Noble, Parish Clerk**

**Agenda**

1. **To receive apologies for absence:** Fiona Goodwin, Matthew Lloyd, David Morgan, David Jones, Billie Cooper  
**As David Jones (Chairperson) was not present and WB joined 5 minutes after the meeting started it was decided that CC would Chair this meeting)**
2. **To receive declarations of interest & written requests for dispensation – none received**
3. **To review seeking legal advice in regard to the Land Registry application /tribunal for Priory Wood Common.**

At the last Ordinary Parish Council the question was raised over any legal obligation the Parish Council may have if they withdrew from the on going land registry of Priory Wood Common. Due to the Open Spaces Advisor resigning from his position in regard to the tribunal it was agreed that the clerk would change the contact name logged with the tribunal and that WB and RM would investigate any possible legal responsibilities that the Parish Council have if they decide to withdraw the application – due in part to a previous legal agreement with a developer. The clerk asked Land Registry for an extension of 6 weeks in order to obtain the paperwork from the Open Spaces Advisor and seek legal advice and the contact name on the application has changed to that of the Parish Clerk who is acting on behalf of Clifford Parish Council.

WB has spoken with the solicitor who represented the Parish Council in the previous legal agreement with a developer and confirmed there are clauses to the contract but that to fully advise the solicitor would need to see the original Land Registry Application Form and objection. This would then give the Parish Council a chance to look at how to proceed with Land Registry. The costs were noted and MD also mentioned that in January 2018 the minutes stated that the developer would not seek a financial package should the land registration of Priory Wood Common to Clifford Parish Council be unsuccessful. It was however noted that the solicitor holds the legal agreement and that her advice on the matter is paramount. CC proposed and WB seconded that the clerk seek legal advice as per quote of £600 to initially look through the necessary paperwork and advise the Parish Council of the legal position it holds and also to advise on the Land Registry Application and Tribunal. Any further costs and actions will be decided by the Parish Council as and when necessary. All those present were in agreement with this primary action only and it was therefore **RESOLVED.**

It was also requested that the clerk obtain all Parish Council paperwork that the Open Spaces Advisor holds as a matter of urgency. The clerk can then forward the paperwork to the solicitor so they can proceed within the allotted timeline. This will also enable the clerk to comply with any audit of paperwork and record keeping.  
**ACTION: CLERK**

Meeting ended at 7.35 pm

Signed..... Date.....