

**PAROISSE DE ST. PIERRE**

**The Third Day of April Two Thousand and Eighteen**

**An Assembly of Principals and Electors of the Parish of St. Peter will be held in the Parish Hall on Tuesday 03 April 2018 , at 7.30pm to:-**

- 1. Receive, and if deemed advisable, approve the Act of the Parish Assembly held on Wednesday 10 January 2018.**
- 2. To consider and agree to sell a piece of land between 35 and 41 La Ville du Bocage to a parishioner subject to a covenant of future use of the land.**
- 3. To carry forward the existing £73,000.00 approved at the July 2017 assembly into the next 2018-19 financial year for the Church and to further agree a sum up to £30,000 for a conservator and other fees.**
- 4. To consider a proposal from St Peters School for the provision of fencing for the school and playing fields.**
- 5. To agree that the parish will set the criteria for those applicants for the First Time Buyer scheme, Ville du Manoir subject to planning permission being given.**
  - 1 On the proposition of **Paul Townsend**, seconded by **Richard Vibert**, the minutes of the Parish Assembly held on Wednesday 10 January 2018, which had been previously handed out, were approved.
  - 2 A parishioner, **Mr Paul Townsend**, approached the Parish asking for permission to purchase a piece of land between 35 and 41 La Ville du Bocage, St Peter. The Connetable advised that the area of land is the triangular hatched piece of land on the attached map ( see appendix 1) you get to the area by driving into La Grande Piece, turning right into La Ville du Bocage and second turning on the right is the corner of 35-41 La Ville du Bocage. A piece of land with a shrubbery area and footpath. The Parish Roads Committee takes no position in this so asking Assembly to make the decision.

Mr Townsend stood to address the Assembly, he advised that currently the piece of land is used as a fly tipping area, always finds dog mess in the area and has found people urinating within the bushes. He would enhance the area by placing a dwarf wall and a small wooden fence; he would clear the bushes and grass the area. He would welcome any covenant the Assembly feels should be placed and stated that he would not be building on the land. Purely used as a garden.

Tommy A'Court from Maillards has advised the value of the land to be £12,000.00.

The Connetable asked for any questions from the assembly, a parishioner asked to ensure that there is a cast iron covenant –limited to domestic curtilage only, it is a green area and should be kept that way.

It was also mentioned that as the land would have a change of use, planning permission would be required. Another parishioner asked if Paul was going through the wall, no, only a gateway to be made as an entrance. A dwarf wall will be placed, trees will remain, and he would clear some bushes, keep the footpath and grass the area.

Mrs Jean Holmes mentioned that £12,000.00 is not a lot of money but by acquiring this land, the house would increase in value, understands no house planned for this piece of land so what difference is there between selling the land or putting a house there. Mr Townsend replied that it is not an area that children should be playing in, he can only pay what it has been valued at, and he is not interested in extending, building or selling his property.

The Connetable concluded that Mr Townsend his offering to build a wall, if he went ahead similar materials already used around the area should be used. Costs subject to planning, intentions for domestic curtilage. The Parish Roads Committee are not going to propose or recommend it, makes no difference to the Parish to have to sell the land and the size and position of land would not get permission to build anyway. Any legal fees would be paid for by Mr Townsend.

The Connetable asked the assembly to 1) Approve the sale of land, 2) Accept £12,000.00. A show of hands was 42 For and 12 against. Approval carried forward. Mr Townsend was told to seek planning permission for this.

A parishioner asked that the covenant must be put onto the deeds of the house. Another asked could the £12,000 be reused for La Ville du Bocage area, it was said that the money would go back into the Parish property maintenance fund.

- 3 At the main Parish Assembly in July 2017, £73,000.00 was set aside for works to the Ceilings at St Peters Parish Church. The plaster has come down and test holes have been made in other areas. Works now need to be done, there is a large wedding booked for July 2018 so once this has passed building works need to start in 3 phases, 1) North Vault, 2) Alter, 3) Southern Aisle. In March 2018 the Rector received a letter from planning as they intend to make the Church a listed building and in view of this a Conservator is required to see if there is any Historical paintings and unfortunately this will cost approx. £3,000.00 per week plus other legal, planning fees etc. The budget now needs to be topped up to £100,000.00.

It is fair to say that the Church has had significant investment in maintenance made in the past; the roof has been done, pointing of the steeple and the belfry inside however the law states that the Parishes are to maintain the Church, the bulk of the money coming from parishioners.

Mr Jason Lane, previous Churchwarden for the Church advised that the work that has been done on the Church will last for our children's future. Approximately 12 years ago the plaster came down, it is a Medieval building and expensive but works are needed. We can either take it down and repair or let it fall down, he asks the Assembly to allow the works to carry on.

Pamela Rayson said she thought that as long as the Parish made the Church Wind and Water tight, nothing further needed to be paid for by the parish? Ceilings would not come under this, are there not options to repoint and replaster?

It was mentioned that a matter of Health & Safety comes into play and therefore works are needed. The Parish should cover the fabric of the Church whether effective from the inside or out.

The Connetable asked for a show in hands, majority of the assembly were in favour, none against, it was therefore proposed by **Robin Mallett**, seconded by **Jason Lane** for the sum to be increased to £100,000.00 for works to be done.

- 4 The Head teacher of St Peters School, Mrs Sam Dixon has approached the Parish for assistance for a dilapidated fence around the school. There are two areas:

- 1- Fencing near the overflow car park and the schools' football pitch
- 2- Fencing between the entrance of the school to the top of the Rectory garden.

The Connetable asked the assembly to agree or not to agree in principal for the budget of 2018-19 to incorporate funds for the fences. We will require additional quotations. One quote has been provided for section 1) £6,000.00 + GST and section 2) £12,000.00 + GST.

The Connetable feels that the Parish do not have an interest in section 1 as this should be down to the school and education to secure the boundary.

He recommends that a 50% contribution should be made for section 2 subject to extra quotes.

Section 2- Kerry Sharman asked do the children currently have access due to the damaged fence, yes they do. Alan Dix asked why Sport Education could not help. Robin Mallet said he could not remember a fence ever being there just hedges and trees only and a line of trees were taken down, it was said that the school is different now and that the shared area is accessed by younger children as before the children used to play in the front playground. There is a need to protect the children and also allow privacy for the Rector. It was asked that we do not remove the trees and shrubs in the area.

The Connetable asked for a show of hands for section 1) None For, All against.

For section 2) 50 For, 3 against.

It was noted that the funds were not to be made available until the next Rates Assembly until true costs were known.

- 5 The Connetable advised that as this was his last Parish Assembly he wanted to ensure that commitments regarding the First Time Buyer Homes for Ville du Manoir can be carried forward for the new Connetable.

We are awaiting the planning inspectors report. Andium initially approached the Parish to help and the housing portal was used and it was agreed for Andium to work for the Parish on this scheme. Since then the housing minister set the criteria and sent letters out advising applicants whether they met this criteria or not. When the Connetable met with Andium this was never agreed upon, as the Parish does not have the ability to assess people's finances, the portal was used however the Parish was not prepared to let them impose onto the Parish scheme. He wanted the Parish/ Parishioners to set the criteria. It was always made clear that people with St Peters links would be priority. The Parish never made a comment that people without children would not be considered.

The Connetable asked the assembly to agree to let the Parish/ Parishioners to set the criteria and to commit the next Connetable to bring this to the next assembly subject to planning permission.

A show of hands was asked for with a unanimous decision in favour of this.

A young parishioner who had received one of the letters from Andium stood to say that we are not to let control be taken away from the parish.

Since day 1 the Connetable always said that this was a Parish led scheme and the Assembly should set the rules.

As there was no further business the Connetable thanked everyone for attending.

John Refault, Connetable thanked all his staff, Procureurs and all honorary members of the parish for their help over his time as Connetable. One of his objectives was to bring down the Parish Rates of which has happened. The fabric of the parish is in good order however always ongoing, always something that needs doing.

Deputy Kristina Moore stood to give a vote of thanks to John, he is always doing something and has achieved a lot and given a lot of hard work to the Parish and Parishioners.

**This concluded the business of the Assembly.**

**03 April 2018**

**J M Refault  
Connetable**