

## Rampton Parish Council

Agenda Monday 10<sup>th</sup> Oct 2016, 7:30pm

Rampton Village Hall, Manor Drive, Rampton, Retford, DN22 0JU

Notice Given by *Ed Knox* Parish Clerk & Responsible Financial Officer

### AGENDA

1. Housekeeping – Fire Exits & Assembly Point
2. Apologies for absence
3. Declarations of interest
4. Approve the minutes of the meeting held on 12/09/2016
5. Matters Arising:
  - a. Emergency Plan Report – Cllr R Sheppard
  - b. Neighbourhood Plan – Decide Date of Initial Meeting + Leaflet Drop, Cllr I Lewin
  - c. Health & Safety Report – Cllr P Hawkins
  - d. Village Warden & Pinder Park Report – Cllr B Doyle
6. Police Report – PC Bailey
7. Landswop & Land Registry (Dean Thomas & Co Solicitors) Matters Arising:
  - a. Post Office **Building** Tenancy–
    - i. To approve introducing a lease between the Post Office tenant and the Parish Council as Landlord – Suggest via the Council’s Solicitors – Cllr M Arden
    - ii. To Decide who is to pay for Post Office Electricity & Extinguisher Service? – Cllr M Arden
  - b. Post Office **Ground** Rent-
    - i. To approve payment of outstanding debt to Eyre Arms – Clerk, E Knox
    - ii. To approve the solicitors to resume negotiations with Eyre Arms regards Ground Rent Lease – Clerk E, Knox
  - c. To appoint two new Coles’ Charity Trustees & Moorpool Charity Trustees – Cllr M Arden
  - d. To approve Dean Thomas & Co to act regards clarifying Council Ownership of Rampton Wharf, Clerk E Knox
  - e. To Approve Account Closure & Transfer of Funds from Pinder Field, Torksey Ferry Road (Not Pinder Park) to Parish Council, Clerk E Knox
- Adjournment 10 Min Public Forum
8. Finance -
  - a. Payments For Approval – Clerk E Knox
  - b. Bank Account Balances – Clerk E Knox
9. Correspondence –
  - a. Salt Service – Cllr B Doyle
  - b. Bassetlaw DC Garden Waste Collection Service – Cllr M Arden
10. Date/time of next Parish Council meeting.
11. Closure of the meeting

**Rampton Parish Council**  
**Agenda Item 7b**

Item for Discussion-

**Post Office Ground Rent**

Background information –

After checking all correspondence, files, emails & minutes the facts are:

1. **Lease** – The original lease began on 4<sup>th</sup> March 2002 for a 10 year term with a peppercorn rent of £25 per year payable by the Parish Council to The Eyre Arms. The lease expired on 4<sup>th</sup> March 2012.
  - a. Sep 2011 David Landon wrote to Mr Ewens suggesting either a further 10 year lease or purchasing the land from Mr Ewens.
  - b. Dec 2011 David Landon instructed Dean Thomas & Co to act for the Council over the lease renewal
  - c. May 2012 Dean Thomas & Co suggested a draft lease after Mr Ewens preferred to continue the existing arrangement rather than sell at that time. Extracts from minutes 16/04/2012 "*Clerk David Landon to chase Dean Thomas & Co regards the lease renewal*" 14/05/2012 *David's last meeting "Clerk, D Landon to chase Dean Thomas & Co for draft Post Office lease"*.
  - d. No further work was done after David Landon left in May 2012, there is no further correspondence or minute references. Dean Thomas & Co are effectively still waiting for the Council to say "proceed" with the lease renewal.
2. **Ground Rent Payment** – The Eyre Arms never provided Rampton Parish Council with an annual invoice, instead, David Landon would proactively send the £25 with a covering letter.
  - a. The Last payment was sent by David Landon in 2011.
  - b. On 08/09/2014 it is written in the minutes that "*Mr Ewes Rent for Post Office Ground Rent £50 Chq No 1533*". This cheque was not cashed and expired. Note written to wrong name.
  - c. Mr Ewens has advised he was not happy over the unprofessional manner in which the cheque was sent and he wishes for things to be dealt with more formally going forward.
  - d. £25 rent is due for 2012 to 2016 totaling £125
  - e. Ed has tried to phone the Eyre Arms to speak with Mr Ewens, the pub would not pass Mr Ewens number to Ed, but stated they would ask him to ring Ed. No phone call happened, so Ed wrote to Mr Ewens apologising for the late rent, asking to confirm the correct name for the cheque, also to enquire Mr Ewens thoughts on lease renewal or sale of the land.

**Suggested Possible Actions;**

1. **Lease** – **Propose** to Instruct Dean Thomas & Co to contact Mr Ewens **A)** To see if he is willing to sell the land to the Parish Council, if so for what price? **B)** If he is not willing to sell or for too high a price, proceed with the renewal of the lease for a further term, for how long?
2. **Ground Rent** – **Propose** to Post Mr Ewens a Cheque for £125 explaining the period it covers. Need to Ascertain whether to make it payable to The Eyre Arms Ltd or to Mr R Ewens

**Rampton Parish Council**

## Agenda **Item 5b**

Item for Discussion-

### **Neighbourhood Plan Leaflet Drop**

Background information –

The first act in assessing whether a Neighbourhood Plan is applicable to a parish is to send out a leaflet drop informing all residents about an initial meeting and what Neighbourhood Plans are. The attached leaflet is based upon the Headon Parish leaflet.

Suggested Possible Actions;

1. **Meeting Leaflet Drop** To decide on the date of the initial meeting, leaflet drop all homes and then see what the turnout is at the meeting + any responses to the leaflet. A summary of the leaflet could also go in a village newsletter, facebook and Retford Life Magazine for free. A steering group (not solely made of the parish council) should form at the meeting from interested parties at the meeting, who then run the neighbourhood plan from there forward.

## Rampton Parish Council

### Agenda **Item 7e**

Item for Discussion-

### **Pinder's Field Bank Account Closure**

Background information –

1. Cllr Ted Morris resigned from the Trust Account on 11<sup>th</sup> May 2015 at the Annual Parish Meeting
2. Cllr Jeff Rickells handed in the Bank account papers to the Parish Council following his retirement in Apr 2015.
3. Pinder Field/Landswop – The Pinder Field part of the quarry land down Torksey Ferry Road is about to transfer as part of the Landswop Deal with Tarmac to Rampton Parish Council
4. Bank Account – A deposit Account at NatWest with a balance of £1172.50 exists. This is in the name of "*Pinder's Trust Pinder's Field Rampton*" The Account still has the correspondence address of Jeff Rickells and the signatories on the account are Jeff Rickells & Ted Morris.
5. The Funds in this account are from past rental income in the past for the Pinder Field. A Pinder was public employee who caught stray animals for the Parish, the position became responsible to the Parish Council in 1894. The Field, owned by the Parish was originally rented to the Pinder. In the 20<sup>th</sup> Century, the field continued to be let a farmer.

Suggested Possible Actions;

1. **Closure Of Account & Transfer of Funds Option 1** – Cllr Rickells retired from the Parish Council on 13<sup>th</sup> Apr 2015 and handed the account papers to the Parish Council. Cllr Morris resigned from being in charge of the account with Cllr Rickells, with effect from 11<sup>th</sup> May 2015. In order to access the funds and close the account, **propose** that **A)** The Parish Council appoints two new signatories on the account. **B)** That the correspondence address for the account be changed to the Clerks home address. **C)** That as soon as the change of signatories is complete that Natwest Transfers the balance of the account to Rampton Parish Council’s Account and the old account is closed.
2. **Closure Of Account 2 (Quicker Option)**– As above but instead of altering the signatories and postal address, that Cllr Morris & Jeff Rickells sign a letter authorising the transfer of the funds to the Parish Council and closure of the account. Ed Knox to draft letter for Jeff & Ted to sign, Ed to take to NatWest.

Suggest that option 2 is chosen as this will be the quickest and easiest option.

**Rampton Parish Council**  
**Agenda Item 7c**

Item for Discussion-

**Coles’ Charity & Moorpool Charity Trustees**

Background information –

1. Cllr Ted Morris resigned as trustee on 11<sup>th</sup> May 2015 at the Annual Parish Meeting
2. Cllr Jeff Rickells held his last year as trustee from May 2014 until his retirement from the Parish Council in Apr 2015
3. No new trustees were appointed to the Charities at the May 2015 Annual Parish Meeting, there are currently no official trustees.
4. Moorpool Charity Field is 0.48 acres of land which is currently part of the area rented out to the quarry.
5. The Charity is mentioned in the Inclosure Award. The 1845 Inclosure Act allocated land in Rampton Parish to various owners. On 08/04/1845 The Act passed 0.48 acres to the Overseers & Churchwardens.
6. In 1894 the responsibilities of the Overseers and Churchwardens Passed to Parish Councils
7. The 1845 Inclosure Award act states that the Moorpool Charity field was for “Charitable Purpose’s” within Rampton.
8. Under S299 of the Charities Act 2011 and its predecessors, the Parish Council has the right to appoint a trustees to a charity to replace the former Overseers and Churchwardens roles
9. The parish council at its annual parish meeting from 1894 through to 2014 did this annually. From 1978 to 2014 Jeff & Ted were appointed Moorpool Trustees and Cole’s varied from several different Councillors but in more recent years it was Ted & Jeff.
10. The Quarry Landswop deal includes the 0.48 acres of Moorpool Charity
11. Under S299 of the Charities Act, the appointed Trustees may pass responsibility for Land/Property to a Parish Council if the Parish Council is willing to accept the property or Land
12. The Solicitor needs to know if the Parish Council wishes to Accept the Land and if Moorpool Trustees will give it to the Council to enable the Landswop to take place.
13. As there are no current Trustees, therefore Rampton parish Council needs to appoint at

least 2 new Trustees to the charities.

14. Coles' Field was given to the people of Rampton by Gervas Cole in 1703, the purpose was to rent it out and the profit of the field to pay for 18 penny loaves of bread each week, to be distributed by the Overseers & Churchwardens to the Poor of Rampton. This Charity along with Moorpool Charity transferred the Overseer and Churchwarden role to the Parish Council in 1894.
15. In more recent decades the profits from the field were donated at Christmas time to elderly residents of Rampton, in the 1980's the field was rented to the Parish Council as the playing field.
16. Sometimes Chocolates were distributed to villagers instead of money.
17. The two charities can be closed due to the original reasons no longer being valid (bread on a Sunday etc) or when income is too small to be useful etc, additionally it is easier to wind up if the charity not officially registered. Moorpool was never registered with the Charity Commission and Coles' was de-registered in 2009.
18. The Charity Commission have advised.....
19. Coles' Field was rented to Su & Carolyn in January 2016, however, the Lease has errors **1)** that the rent is shown incorrectly as £90 per person and not per year, **2)** the size of the field is quoted incorrectly and should state 0.97 acres, the lease is also between Rampton Parish Council and the ladies rather than between Coles' Charity because there was no appointed trustee.
20. Dean Thomas & Co Solicitors have advised.....

Suggested Possible Actions;

3. **Appointment of 2 new Trustee to Moorpool Charity – Propose That A)** two new Trustees are appointed to Moorpool Charity. Who will then hold a meeting outside of the Parish Council meeting, to agree to transfer the 0.48 acres as per S299 of the Charities Act to Rampton Parish Council. **Propose That B)** The Council accepts the land transfer as part of the Landswop from the Trustees
4. **NB** – Whilst the following matter is for new Moorpool Charity Trustees to decide, **A)** I would recommend that a clerk to the Moorpool Trustees is appointed for the interim period whilst the Charity is officially wound up and the land is transferred. Ed Is willing to do this if you so decide, therefore he can oversee the admin from both the Moorpool and the Council perspectives, regards the landswop. **B)** The Charity Commission have advised that the funds of the Moorpool Charity £1859.38 can.....
5. **Appointment of 2 new Trustee to Coles' Charity – Propose That A)** two new Trustees are appointed to Coles' Charity. Who will then hold a meeting outside of the Parish Council meeting, to agree to transfer the 0.97 acres as per S299 of the Charities Act to Rampton Parish Council. **Propose That B)** The Council accepts the land transfer as part of the Landswop from the Trustees
6. **NB** – Whilst the following matter is for new Coles' Charity Trustees to decide, **A)** I would recommend that a clerk to the Moorpool Trustees is appointed for the interim period whilst the Charity is officially wound up and the land is transferred. Ed Is willing to do this if you so decide, therefore he can oversee the admin of Coles' field regards correcting the lease errors and the Council perspective regards transfer. **B)** The Charity Commission have advised that the funds of the Coles' Charity £8186.98.....

**Rampton Parish Council**  
**Agenda Item 7d**

Item for Discussion-

## Rampton Wharf Investigation

### Background information –

1. Ed was informed by the Drainage Board, whilst he was asking for a rebate of drainage charges for Pinder Park, that “Rampton Parish Council’s tenant is paying the drainage rates at the Wharf”. Ed asked them to explain because there is no current tenant of the wharf land.
2. The Drainage Board checked further and said that the Power Station was paying the drainage rates at the Wharf as they had registered it as their land.
3. On 08/04/1845 Rampton Wharf was given to the Parish under the 1845 Inclosure Act *“Marsh Meadow Landing Place Wharf, 2 roods (0.5 acres) is set out and awarded to the Surveyor of Roads & Highways for the use & purpose of a private landing place or wharf from and to the River Trent for the Parishioners of Rampton”*.
4. Ed & Barrie went down to the Wharf which is covered with signs stating it is private land of Cottam Power Station for use of their Angling Club
5. See attached additional supporting information.

### Suggested Possible Actions;

7. **Seek Legal Advice** – The Wharf as you can see from the supporting information has been queired before. However, it should be sorted out and the matter resolved particularly if EDF or PowerGen incorrectly assumed the 0.5 acres as their land. **Propose** that Dean Thomas & Co make inquiries and Register the land as Rampton parish Council Land and the the Solicitors should inform EDF of where the boundary is between EDF Power Station land and Rampton Parish Council (Wharf) land. Lastly, that if any pipe, equipment or other apparatus of the Power Station has been found to be built on the Parish Council land at the Wharf that EDF pay a suitable wayleave for this.

## Rampton Parish Council

### Agenda **Item 7a**

### Item for Discussion-

#### **Post Office Building Tenant**

### Background information –

After checking all correspondence, files, emails & minutes the facts are:

1. **Lease & Rent** – There is no lease between the tenant Mr D Raynor and Rampton Parish Council
  - a. When the Outreach Service began in 2008 David Landon met with Mr Bywater the Field Change Advisor overseeing Outreach Services from the Post Office and Mr Raynor of Tuxford Post Office. David wrote on 12.05.08 that the rent will be £3 per hour (£15 per week).
  - b. Up to David leaving no discount was given for Bank Holidays
  - c. Since Helen Cobb Started, a discount has been given for each Bank Holiday Monday (even though the Post Office does not open on Mondays)
  - d. The Rent Has remained at £15 per week for 8 years.

- e. Bar Bank Holiday Discount, the rental income is £780 a year
- 2. **Post Office Electricity –**
  - a. When the Post Office first opened in 2002, the Council agreed to pay the Electricity Bill for 1 year to help it get off the ground, it was minuted that it would be reviewed in a year's time, all other utility bills are paid by the tenant, however there is no further minutes about it in 2003 and the Council/clerk automatically paid the electricity bill ever since.
  - b. The Electricity Bill for 2015/16 was £300
  - c. Eon have rang to advise that the 2 year fixed price discount deal expires on 9<sup>th</sup> November 2016
  - d. Eon also advise it will give a 7% discount if paid by Direct Debit, it will also give a further £5 a year discount for an on-line account.
- 3. **Post Office Fire Extinguishers-**
  - a. Each December the Parish Council pays to inspect the Post Office Fire Extinguishers at a cost of £28

Suggested Possible Actions;

**The Post Office is a valued part of the community so any decisions regards financial matters need to be taken with caution and consideration because the council does not want to effect the closure of the Post Office**

- 1. **Lease – Propose** to Instruct Dean Thomas & Co to contact Mr Raynor to propose a lease and to negotiate terms, (how long a lease a set period or open ended?) How often to consider terms/rent reviews?
- 2. **Rent –**
  - a. **Propose** to Only Give Bank Holiday Discount when a Bank Holiday such as Good Friday, Christmas Day, Boxing Day & New Years Day falls on a normal opening day of the Post Office and not give discounts for days when it is not open
  - b. **Propose** to decide if £15 is a fair rent for the Post Office per week
- 3. **Electricity – Propose** to either
  - a. Continue to pay the tenants Electricity for him, if so consider paying direct debit and an on-line account to maximize discount.
  - b. If continuing to pay for electricity, consider shopping around for cheapest supplier and agree a fixed deal
  - c. Alternatively, Make the Tenant Pay for their Own Electricity
  - d. If tenant to pay for their own electricity, do you want to leave the rent at the same £15 a week or reduce their annual rent by £300 so that they are no worse off by paying their own Electric Bill?
- 4. **Fire Extinguishers**
  - a. Under current legislation which came into force on 1<sup>st</sup> Oct 2006 the landlord has the responsibility to maintain and service fire safety equipment. Additionally to ensure the premises has a smoke alarm (this can be a battery powered one) The only way the tenant is liable for the maintenance of the equipment is if the property is let on a lease which is on FRI (Full Repairing and Insuring basis) As there is no lease the Parish Council must maintain the extinguishers £22.88 net a year, it must also ensure it has a fire alarm. **Propose** that the parish council continues to pay for the fire extinguishers & fire alarm unless a new Lease is of the 'RFI' format and the post office would then become responsible for the extinguisher maintenance and replacement after the start of the lease.

**Rampton Parish Council**  
**Agenda Item 9a**

Item for Discussion-

**Winter Salt Provision**

Background information –

Nottinghamshire County Council (NCC) will be continuing its offer of assistance to Parish Councils in the County as part of its Winter Service. These include:

- 20kg bags of salt to be provided to Parish Councils for use as they see fit in icy or hazardous conditions.
- Bulk bags of salt (nominal tonne) to be provided to Parish Councils for use as they see fit in icy or hazardous conditions.
- The opportunity to purchase blue grit bins.

It is also an intention to continue with the existing arrangements with Snow Wardens and farmers; and they will be contacted by a separate note.

**Bagged salt (20kg bags)**

Each Parish Council will be entitled to receive up to 5 x 20kg sealed bags as requested and this will be provided free of charge. Further 20kg bags over and above the five free ones can be purchased at the cost of £5 per bag and should be ordered at the same time as the free bags in order to minimise transport costs.

**Bulk bags of salt (nominal tonne)**

Bulk bags will again be offered at a cost of £55 per bag which again includes delivery. Bags are of the 'durable' type used by builder's merchants for sand, stone etc and are open at the top so you will need to consider storage when ordering these. It should be noted that the bulk bags are delivered on a large lorry so please ensure that the delivery location is suitable for access by an 18 tonne vehicle.

**Blue grit bins**

Blue grit bins can be purchased at a cost of £150. This includes delivery and the initial filling of the bins. These bins will become the property of the Parish Council and NCC holds no responsibility for future maintenance or filling of the bins. The bins can be placed on the highway (locations will be inspected and agreed prior to their placement) or on private land, to serve the needs of the community.

Should you wish to take advantage of this year's scheme, please find attached / enclosed the order form. I would be grateful if you could fully complete the relevant sections to ensure a smooth delivery process and return the form by 19<sup>th</sup> October 2016 to Kelly Douglas (Environmental Works Co-ordinator)



Suggested Possible Actions;

1. **Free Bags** – I have ordered the free bags to be dropped off at Barrie's.
2. **Additional Bags/Bins** – Do you wish to purchase any additional salt bags or bins?

## **Rampton Parish Council**

### **Agenda Item 9b**

Item for Discussion-

#### **Bassetlaw Garden Waste Collection Service**

Background information –

Bassetlaw District Council have agreed to expand their Refuse Service to include a fortnightly kerbside garden waste collection service commencing in March 2017 and running through until end of November 2017. This will be an opt-in chargeable service at £30pa and, as such, we would like to come and explain to the Parish Council and residents how they will be able to benefit from such a scheme.

I am sure that you will understand that not all areas will be able to be put onto the scheme immediately. We intend to determine the collection route depending on the amount of interest we get and in which areas. In order to capture the interest, we intend asking people who are interested in using the scheme to "Register their interest", and from that information, we can begin to build up a "draft" collection round.

We would like to explain to Parish Councillors and Members of the public that may attend the Parish Council meetings, how the system will work, what the charges are and why we are making them, and how your community can help in getting the scheme into your area, and what will happen if, the scheme does not get into your area on this roll-out. We will be willing to answer any questions that anyone may have and listen to any suggestions that may come forth.

We would like to come to either your October or November Parish Council Meeting if this would be possible.

We would also like, if possible, for you to provide us with an e-mail address to contact your local Parish News, so that we can get something regarding the scheme placed in your "local news", be that an editorial piece or an advert.

I look forward to hearing from you with the Parish news information and an invitation to your October/November Parish Council Meeting.

Yours faithfully

Janette Walker  
Education & Awareness Officer

Suggested Possible Actions;

1. **Talk** – Janette Walker will be attending the meeting to give a talk

## Payments List to Authorise Oct 2016

Item	Total Amount
Post Office Ground Rent 2012 to 2016 £25Pa	£125.00
Alan Bland Net Salary 30.05.16 – 31.10.16	£287.09
HMRC Alan Bland PAYE Income Tax 30.05.16 – 31.10.16	£191.20
Grant Thornton Annual Return External Audit	£120.00
Cllr Barrie Doyle – New Bus Shelter Bin & Light	£123.75
Ed Knox Net Salary 01.09.16 – 30.09.16	£627.12
Ed Knox Mileage & Expenses 01.09.16 – 30.09.16	£141.52
HMRC Ed Knox PAYE Income Tax 01.09.16 – 30.9.16	£176.61
E-On Electricity Bill Post Office 24.06.16 – 18.07.16	£29.89
Cllr Barrie Doyle – Key for Hall Store	£6.95
Ulyett Landscapes Ltd Grass Cuts Sep 5 <sup>th</sup> , 13 <sup>th</sup> & 27 <sup>th</sup>	£167.40
<b>Total Payments</b>	<b><u>£1996.53</u></b>

### Receipts Applied For

VAT Reclaim Submitted 16.09.16 for period 01.09.2016 to 31.08.16	£2,144.95
VAT Reclaim Submitted 01.10.16 for period 01.09.2016 to 30.09.16	£10,325.77
Drainage Board Rates Rebate for Pinder Park, Submitted 22.09.16 (Sports Field Exemption of Rates, 01.04.2015 to 31.04.17)	£17.95
7 Acres Half Year Rent – Greenhalgh Field 01.10.16 to 31.03.17, (Invoice Sent 20.09.16)	£350.00
4.91 Acres Half Year Rent – Forest Garden Field 01.10.16 to 31.03.17, (Invoice Sent 20.09.16)	£240.50
0.652 Acres Bowls Club – Pinder Park Bowling Green Rent 01.10.16 to 30.09.17, (Invoice Sent 15.09.16)	£25.00
0.97 Acres Annual Rent - Coles' Field 01.09.16 to 31.08.17, (Invoice Sent 26.09.16)	£90.00
Wayleave Rent for Electricity Pole, Overhead Lines & 3 Conductors, Forest Garden Field, 01.10.2016 – 30.09.2017	
Cheque Expected any day now	£7.61
Lengthsman Scheme Grant Notts County Council 01.09.16 to 31.03.2017 (Applied 20.09.16)	£500.00
<b>Total Receipts Expected shortly</b>	<b><u>£13,701.78</u></b>

## Rampton Wharf Supplementary History – Minute Books

According to the 1842-45 Inclosure Award the Parish of Rampton owns the Wharf on the River Trent.

01/04/1902 Annual Parish Meeting – The Wharf was rented to Mr Simpson for 6s annual rent.

14/03/1903 Annual Parish Meeting – The Wharf was rented to Mr Simpson for 5s annual rent and proposed not to be sublet to Gypsies nor permission for their stopping there. Carried by all Council.

16/04/1906 Annual Parish Meeting – The Wharf was rented to Mr Curtis for 5s

12/04/1909 Annual Parish Meeting – Proposed by Mr Ellis and seconded by MR Carey that the Surveyor of Roads and Drains erects the following notice on the Wharf – **Notice – This Wharf is the property of the Parishioners of Rampton. No other person is entitled to use it except on payment to the Surveyor of Roads and Drains of the Parish of Rampton, of one shilling per ton, on any material or goods landed at the Wharf – This charge covers the cost of the use of the road leading thereto. Carried.** Proposed by Mr Ellis and sec by Mr J Quickfall that the charges on the gravel, led by Colonel Morgan from the Wharf, be left to the Surveyor of Roads and Drains and Chair, to be arranged by them as they think best. Carried.

28/03/1910 Annual Parish Meeting – Stock are not to be fastened in the Wharf.

04/05/1911 Annual Parish Meeting – IT was proposed by Mr Bracket seconded by Mr Reid that the Wharf is the private property of Rampton Parishioners and it is to be used free of charge only for materials to be used within the parish. For any other person using it shall pay in advance a charge of 1 shilling per ton landed to the Surveyor of Roads and Drains of the Parish of Rampton on any materials or goods landed at the Wharf. This charge covers the use of the Road Leading thereto. If however extraordinary damage be caused then the person or persons causing such damage shall be liable to make it good. The damage to be assessed by the Surveyor and for the time being whose decision shall be final. Carried.

In the Document called “Freeholders Inclosure Rate Parish of Rampton” Made March 1939 It says

17/07/1962 The Chair read a letter from Trent River Board and repeated a conversation with the Engineer in charge, concerning the developments on the river bank. Mrs Longden proposed a letter be sent to the River Board, demanding an apology for not consulting the Council before operations commenced and requiring a meeting with the Engineer to discuss fencing. Continued access to the Wharf must be allowed. There was to be a question of a two year delay.

15/12/1962 It was suggested and agreed that the contractors be allowed to carry on with their fencing, with a view to moving the fence etc in better weather conditions, when full information is available, as to the ownership of various sites.

17/01/1963 The exact location of Parish Land was discussed.

08/05/1964 Special Power Station Meeting – Question asked regards access to Rampton Wharf. Proposed by Mr Hoyland and sec Mr Reynolds that Rampton Wharf field **not** be sold, so to keep access to the river.

**28/05/1964 A letter from the Electricity Generating Board saying they had “No intention of acquiring this land”** was read and the matter was closed.

13/06/1964 Rampton Wharf - In view of the fact that the Generating Board intended to close certain roads and footpaths, Mr Firman suggested that it be ascertained for what period of time the towpath was expected to be closed to the public.

22/10/1964 Rampton Wharf correspondence was read and the matter was closed.

**10/11/1966 It was decided that the Land Registry be asked in Rampton Wharf area 2 roods in size was registered, if not, that it be registered when the appropriate forms are received.**

21/03/1967 A statement had come back from the National Agricultural Service saying that the Wharf was too small in size to register with them.

14/09/1970 Mrs Briggs said she had received complaints from various people that they had been told to leave when fishing near Rampton Wharf and wished to know where the boundaries of the Rampton Parish Council land were. Mr Ross suggested a letter be sent to Mr A Hill Station Warden at CEGB complaining that his security officer may not know there is any Parish Land there. Mr Hoyland suggested we wait for a reply before doing anything further. Agreed.

14/01/1971 A reply from CEGB stating their case regarding this matter was read. The parishioners who use this spot for fishing were to be told the boundary of Rampton Parish Council Land.

16/03/1971 The clerk had written to CEGB giving details of proof of ownership of the Wharf. The CEGB had replied to the effect that they had passed this to their legal dept and would advise us in due course of their opinion.

23/03/1971 Mr J Quickfall complained about a fence at the Wharf being wrongly placed. It was explained that the fence had been erected in 1962 by the Trent River Board after consultation and inspection by two members of the Parish Council at that time. It was proposed by Mr Muggleton and seconded by Mrs Henderson that the fence stays as it has been there since 1962. This was agreed without abstention. It was also proposed by Mr Hewgill that any parishioners wishing to fish at Rampton Wharf should be issued with a card affirming their eligibility to do so, to show if questioned by CEGB.

03/08/1971 The CEGB were to be asked if they had yet any more information regarding the Wharf as no correspondence regarding the matter had been received since 22<sup>nd</sup> Feb 1971.

26/10/1971 The CEGB had replied regarding this to the effect that the small parcel of land disputed, adjacent to the jetty, is within the Boards Ownership, although they agree that it is shown on the Council's Tithe Annuity Records. They were to be notified that the Council maintain that it is the property of Rampton Parish Council.

06/03/1973 Mr Jackson reported that a notice board had recently been rerected at the Trent stating "Private Fishing Cottam Power Station". The chair was to look at this notice and see if it is situated on Rampton Wharf and if so the Power Station were to be asked to remove it. The point was raised about fishing cards. It was proposed by Mr Hewitt and seconded by Mr Jackson that these cards be made available to anyone requiring them. The following was to be printed on them "**This is to certify that this person has permission from Rampton Parish Council to fish.**" It was to be signed by two councillors.

19/06/1973 The CEGB had started issuing tickets for fishing at the Trent and had included the Parish Council Land in this area. They had stated that this was an agreement between the CEGB and the Parish Council.

21/08/1973 The CEGB were to be informed in reply to their letter that the Council were in disagreement over Land 107 (Tithes map) and were seeking further advice. The Inland Revenue were to be asked for confirmation that this was Parish Council land and also particulars of this and other land belonging to the Parish in the area of the Trent.

17/09/1973 A map received from the Inland Revenue showing the areas on which the Council pay tithes and it was decided that the Council should meet at the Trent and assess the area belonging to the Parish.

19/11/1973 Three councillors had measured the distance between the Wharf along the Trent and it was but for a short distance, the correct distance.

17/09/1974 The CEGB were to allow a footpath over their land adjacent Rampton Wharf so that the footpath on the Trent bank and Torksey Ferry Road could be connected at this point. Both would be marked with signposts. It was proposed that these be accepted and by majority decision it was agreed.

15/10/1974 Further complaints had been received from parishioners not being allowed to fish at the River Trent. A letter was to be sent to Mr Scott asking for a representative from the CEGB fishing club to attend a Council meeting and to get the whole matter of fishing at the Trent sorted out.

18/11/1974 The Chair had attended a meeting at the Trent with Mr Scott CEGB and a rep of the fishing club and the matter of Parishioners fishing on CEGB property was discussed, and the CEGB apologised for pegging Rampton Wharf for a fishing matter. Mr Scott and a rep of the Fishing club attended the Council Meeting and proposed the following facilities to be made available to the Rampton Parishioners. A copy of the following minute to be sent to the CEGB. The CEGB fishing Club were willing to accept Rampton Parishioners as full members of their club for the payment of an annual subscription of 50p. A junior section is being formed for the 11-14yrs age group who are parishioners who will be able to belong to this section when they will be instructed in the correct methods of fishing, dangers and other fishing aspects. A liaison officer will be appointed by the Council and he will inform any parishioner he has to apply for the above privileges. The present liaison officer is Mr. Fulcher. Parishioners not wishing to join the fishing club and who only wish to fish occasionally will be allowed to fish on CEGB property providing they have a day ticket. These tickets will be available from the liaison officer and may only be used for the day stated. Rampton Wharf will not be pegged for fishing matches and should a fishing match be in progress parishioners will only be allowed to fish on Rampton Wharf.

16/12/1974 Mr Scott had replied to the Council letter regarding the Fishing rights granted to parishioners, agreeing with the copy of the minutes. The liaison officer had received all the appropriate forms on the matter.

01/04/1976 Mr Rickells reiterated that he and Mr Firman had not given any Parish rights when they had dealings with the Trent River Board in 1962

25/05/1976 A complaint from Mr Jack Quickfall about CEGB fishermen parking their cars on the Wharf and blocking their access. It was proposed by Mrs Hepworth and seconded by Mr Jeffrey Rickells that Mr Stockdale be approached about erecting a sign to read "Access for Parishioners Only, no parking in Access".

27/08/1976 It was agreed that a letter be written to Chief Supt CEGH to remind him of the agreements made with Mr Scott that a right of way be made over the bank at Marsh Road to the river, for the use of CEGB fishermen.

29/10/1976 A letter had been received from Mr Wallis, Station Manager at Cottam Power Station, regarding our letter to them about the right of way over the bank at Marsh Road. As the wrong footpath was referred to Mr Fulcher agreed to telephone Mr Wallis to clarify the situation. Interested Parishioners would meet at Mr Rickell's House at 2pm on 14<sup>th</sup> Nov in order to be shown this right of way and generally look around Rampton Wharf.

29/11/1976 Mr Jack Quickfall to look through the Parish Award of 1847 for mention of the piece of land numbered 523 and to bring it to the next meeting. It was proposed that two boundary markers be erected, to show the parishioners the stretch of land belonging to the parish; and a notice board indicating the Wharf area and facilities available to Rampton Parishioners. It was proposed that the whole of the Wharf be fenced off, when the exact area is found from the Tithe Redemption Commission 3 to 1 in favour and two abstentions. It was proposed that Mr Reynold's gate on top of the bank leading into his field be closed off. No seconder. It was suggested by Mr Jackson later in his parishioners debating time, that the barbed wire fence across the Wharf be removed. Mr Jeffrey Rickells asked that the clerk should look through the minutes to find out the date of the erection of the gate into Mr Reynold's field.

04/01/1977 It was agreed that the Clerk write to the Tithe Redemption Office to find out why the piece of land adjoining the Wharf no 523 is shown on maps of Rampton Parish Tithe area outlined in green, and if tithes have ever been paid on it by the Parish. The 1847 Parish Award be brought to the next meeting. That Mr Jack Quickfall write down a list of questions he wants answering so the whole matter may be settled for all time. Mr Jeffrey Rickells repeated for the enth time that the road to the Wharf had been put in as near as possible, the same place as before, that it had benefited him in no way whatsoever. Mr Jeffrey Rickells said that if Mr Jack Quickfall made any more personal allegations against him, he would see his solicitor.

15/02/1977 A letter from Tithe Redemption Office was read out, explaining that the piece of land in question, numbered 523 is edged in green because the tithe had been paid on it until 1954 when the Tithe Redemption Office had been notified of a sale of land in the locality of Rampton Wharf, thereby affecting the area 107 etc. It was proposed that the matter should be discussed with NAPC legal advisors – No Secunder. It was proposed and agreed that a meeting should be arranged between representatives of CEGB and Parish Council to discuss ownership of 523, and if possible, to have the area fenced off.

22/03/1977 A letter received from Mr Wallis CEGB, Advising that our letter had been passed to their Estates & Legal Dept, with view to holding a meeting to clarify the situation. The usual harangue by Mr Jack Quickfall followed, there were allegations made of Councillor, particularly Mr Jeffrey Rickells and CEGB depriving the Parish of a small piece of land at the Wharf. Mr Jeffrey Rickells maintained he had never given, or sold any Parish Land, he hoped Mr Jack Quickfall had evidence as CEGB were none too pleased to have to delve into the matter again, and that they could quite easily withdraw the favour of parishioners fishing from their land. Mr John Franey said that he had seen a CEGB map with Rampton Wharf shaded as CEGB property. Mr Fulcher assured him that he had cleared up this discrepancy as soon as it had been reported as this was related to the movement of a footpath.

24/04/1977 The Parish Council is to meet representatives of CEGB at the Power Station to finalise the disputed ownership of the Wharf.

02/06/1977 All councillors had read copies of the letter from CEGB detailing ownership of fields OS137 and OS139 at Cottam. Mr Jack Quickfall was still not satisfied and Mrs Patricia Hepworth agreed to pursue the matter by writing to Land Registry for a search.

04/07/1977 Mrs Hepworth reported that Land Registry searches could be made only against persons and not land so the matter can be pursued no further in this direction. It was agreed that a meeting should be made with CEGB on site, to discuss the piece of land to the east of the Wharf.

22/08/1977 CEGB decline to meet the councillors as they feel nothing further would be gained by such a meeting.

17/10/1977 Mr John Franey was given three letters by Mr Jack Quickfall concerning the Wharf. Mr John Franey agreed to read them to find out if there were any further evidence to support Mr Jack Quickfall's claim.

27/02/1978 The chairman read a letter from Cllr J Quickfall, who states that he has been refused the map from the Tithe Redemption Office, relating to 2 roods of land which is part of the Wharf and belongs to the Parishioners) and asks that the map should be produced as soon as possible. The chair said that Mr Jack Quickfall should visit the Clerk's house and look through all the maps there for the one in which he is interested.

10/04/1978 At the meeting at Cottam Power Station, the council had met the present Estates Officer from Birmingham, and the matter had been discussed at length. Revised maps of CEGB land had now excluded Rampton Wharf. Mr John Franey is still looking into the ownership of the land next to the Wharf.

14/07/1978 Fishing Rights, it was decided that a letter should be written to the River Board, Gainsborough, to find out if they have any information regarding the ownership of the land adjacent to the Wharf, and to be asked if their rep would attend a meeting if necessary. **The clerk and Mrs Hepworth to go to Nottingham to see the Principal Archivist regarding the ownership of the two roods of land between the Wharf and the Jetty.** It was agreed that the Wharf should be properly fenced off to clearly define the area, when the above avenues had been explored

27/08/1978 – Severn Trent Water Board has no records of owners of the land and suggests Laneham Drainage Board could be contacted.

19/10/1978 Mrs Hepworth and the Clerk had been to Nottingham County Hall and looked at old documents and maps relating to Rampton Wharf. It appeared that the Wharf still measured two roods but that its position had been moved Westwards, probably by the Trent River Board in 1962. Mr Jack Quickfall stated that the two who went to Nottingham to research were not to be trusted thereby bringing the integrity of the two into question. In the opinion of the Char this was offensive and of such a nature that brought the Parish Council into contempt or ridicule. Mr Jack Quickfall was advised of this and on three occasions asked to retract his remarks. He failed to do this and was asked to leave the meeting. The Wharf will be fenced off as agreed at a previous meeting and in light of present information it was agreed that the subject should be closed.

23/03/1979 The fencing off of the Wharf had been agreed at an earlier meeting, to be discussed at the next meeting.

20/04/1979 After a lengthy discussion it was agreed to seek estimates for a post and rail fence to be erected around the Wharf area.

21/05/1979 An estimate of £4.25 per yard has been received from Howells for fencing the Wharf area. The subject was discussed and the Councillors agreed that the Hawthorn bushes were a good boundary marker and agreed to leave the matter.

18/05/1981 Mr John Franey and the clerk were authorised to sign fishing permits on behalf of the council. Mr Jack Quickfall queried the extent of fishing facilities and the authority of CEGB to regulate fishing from the Wharf. A notice to be displayed on the Parish Notice board to give information about fishing permits.

07/12/1981 Wharf land at the end of Torksey Ferry Road. Mr Jack Quickfall wished it to be recorded in the minutes that there was missing a map of 2 roods of land belonging to this Parish,. HE had been refused access to this map on numerous occasions before it went missing. He had frequently asked for it to be recorded in the minutes but had never previously been done. Proposed by Mrs Patricia Hepworth, seconded by Mr Barrie Lofthouse that the clerk be authorised to consult Gilbert and Blades Solicitors in Lincoln about the ownership of this land claimed by CEGB. Agreed by all.

14/06/1982 The following members were elected to committees – Authorised to sign fishing permits Mr John Franey & The Clerk.

02/08/1982 Mr Quickfall wishes it to be recoded that he is concerned with the lack of progress in pursuing the Council's title to the further end of Torksey Ferry Road which he claims has been appropriated by the Electricity Board.

08/04/1983 Annual Parish Meeting It was reported that the gate to the Wharf had been locked. Agreed that a letter be sent to CEGB explaining that the gate should not be locked.

26/11/1985 Fishing Rights – A parishioner had been prevented from fishing at Rampton Wharf by CEGB bailiffs. The chair said that parishioners were allowed to fish the 50 yards of Rampton Wharf and that there was other arrangements with CEGB. The clerk to look this up and to provide Mrs Hepworth with the fishing permits required for identification.

27/01/1986 The clerk had the minute (Nov 1974) of arrangements made with the CEGB permits for fishing from Rampton Wharf and day permits for fishing from CEGB property would be available for Parishioners.