

Brockdish (including Thorpe Abbots) Parish Council

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Minutes of Meeting Tuesday 14th April 2026 7pm Brockdish Village Hal

Present:-

Cllr Christine MacKenzie (Chair)

Cllr Enrico Castagnetti (Vice Chair)

Cllr Adam Cobbold

Cllr John Mallows

Cllr Stuart Woodruffe

Clerk

Members of the public: 0 + County Cllr Martin Wilby

01. Welcome

Cllr MacKenzie (Chair) welcomed all to the meeting.

02. To receive apologies for absence

Cllr Sarah McCluskey.

03. Declaration of Interest for Items on the Agenda

None received.

04. Minutes of the Meeting held on 31st March 2026.

These were agreed as a true record of proceedings and hardcopy signed by Cllr MacKenzie (Chair).

05. Public Open Forum

Not required, no members of the public in attendance.

06. To discuss the future of the old school playing field.

County Cllr Wilby informed the meeting that he has been aware of the old school playing field for a few years and it has been raised by former Cllr/WVfN member, Derek Clark. There has been a ten year wait prior to sale being available (term ten years after school closure). He has spoken with Simon Waters, NCC who confirmed the field will be available for sale (auction) mid year 2026, and it was suggested that if the PC would like to purchase, they could put in an offer as soon as possible. The offer would be submitted to the Director of Property, for consideration. Cllr Wilby suggested keeping the offer simple and to include him in the email to Simon Waters.

Cllr Cobbold carried out a land registry search on behalf of the PC. There are two covenants referred to in the 1994 conveyance, as below:-

1.1 The Council and their successors in title to erect...and forever thereafter maintain a suitable fence and access gates...

1.2 ...Not, for a period expiring 31st December 2009, to use the property other than as bare agricultural or public open space or pasture land or as a school playing field or carry out any mining or extractions thereon...

The Clerk informed the meeting that the property does have an access, albeit along a PROW. There is also a private agreement for access dating back to when it was used as the school playing field. NCC purchased the land for school use. Possibility that NCC will impose an overage clause on the land following sale (usually 25 years).

Discussion followed. It was agreed that the fencing surrounding the field is in reasonable condition, as are the access gates. PC currently has adequate funds to purchase the land.

To consider and to be aware of legal costs and insurance costs the PC will incur if the offer is accepted.

Cllrs unanimously agreed to submit a formal offer to purchase the land.

It is proposed that the land will be used by the local community (green space).

Note: SNC will probably have grants available to enhance the area, once purchase has been made.

07. AOB and to consider items for the next Agenda

AOB.

Grass/hedge cutting contact April-October. Cllr Castagnetti (Chair) and Cllr McCluskey to meet with Abbotts Handyman Services to look at areas the contract refers to. Abbotts Handyman Services to provide a quote.

Items for next month's Agenda (19/05/26).

Cllrs to inform the Clerk of any items by 14/05/26.

08. To consider and confirm the date of the next meetings:

Annual Parish Meeting Tuesday 19th May 7pm Brockdish Village Hall followed by the scheduled PC meeting.

The meeting closed at 20.20 hours.

Chair's Signature..... Date.....

Cllr C. MacKenzie