

**Minutes of the Extraordinary Meeting of
Tetsworth Parish Council**

**Held in the Memorial Hall
at 6.30pm on Tuesday 17th October 2017**

Present:

5 members of the public

Cllr Karen Harris – Chair (KH)
Cllr Alan Martin (AM)
Cllr Hazel Bottone (HB)
Cllr Marjorie Sanders (MS)
Cllr Susan Rufus (SR)

Officer: Clare Devey (CD)

153. Apologies for Absence

None

154. To receive Declarations of Interest and Dispensations

In accordance with the Local Code of Conduct to receive any declarations of disclosable pecuniary or non-disclosable pecuniary interests and to consider and grant any dispensation requests.

None were received.

155. To Discuss Land Registry B16-1 Notice to an adjoining owner of a proposed registration.

The Green, Tetsworth, Thame, Oxfordshire.

KH opened the meeting by relating the historical facts regarding ownership of the green concluding that there is no question that it was registered with Oxfordshire County Council on the 10th December 1982 in the name of Joseph Ernest Hope as the legal owner of the land. This was the result of a court case between Mr Hope and Tetsworth Parish Council. The Commons Registration Commissioner ruled in Mr Hope's favour.

The objective is to register the land with the Land Registry in the name of Adrian Colin Hope.

The green is protected by the Commons Registration Act 1965

The green is managed by Tetsworth Parish Council and maintained by Tetsworth Sports and Social Club. There is also a Green Committee made up of local farmers. This committee was set up to arbitrate between the PC and TSSC. This has all been in place since the 1960s??? The grazing rights of the green were leased to the Parish Council but after the PC failed to pay fees on several occasions the grazing rights were sold to TSSC for a fee in 19--.???

MS stated that in future there will be a lack of money from District and County councils and the management and maintenance of the green needs to be clear and unequivocal as to ownership, management and maintenance. This includes the green, the ditches and the hedges. It was suggested that once the registration is completed a definitive document and map should be drawn up detailing ownership of not only the green but the hedges and ditches too so that in future questions of ownership and responsibility do not arise.

There are several areas for discussion that need to be clarified. The TSSC building is owned by the Parish Council and leased to TSSC. As the land will now be registered to Adrian Hope as the legal owner, how do we protect this for the future? The same question applies to the play area.

KH stated that Adrian Hope needs to change the VG85 registration with the County Council into his name as well as the Land Registry.

The letter written to the Land Registry by the clerk stating that the Parish Council will be objecting to the registration needs to be retracted and a copy sent to Adrian Hope.

Adrian Hope stated that he only intends to claim ownership of the green not other areas of the village – land around the war memorial, in front of the old Forge and Memorial Hall and by Knapp Cottage. Although these are registered under VG85 as common land.

Further work needs to be done to establish ownership and responsibility of the hedges and ditched surrounding the green.

TSSC need to maintain the green as they have the grazing rights.

All at the meeting agreed that the green needs to be maintained just as it is now and in the future.

Closed meeting at 7:34pm