

CYNGOR CYMUNED GORSLAS COMMUNITY COUNCIL
Minutes of the meeting of the Gorslas Community Council Sub Committee held
at Drefach Welfare Hall, on Monday 10th June, 2019 at 21:00 hrs

1.0 Agenda Item 1: Record of those Present/Apologies

- Members: Cllrs Tina Jukes, (Chair), Iestyn Llwyd (Vice Chair), Simon Martin, Aled Vaughan Owen, Darren Price, Andrew King
- Others: Llew Thomas Clerk to the Council.

1.1 Welcome

- The Chair and declared the meeting open at 21:00hrs

2.0 Agenda Item 2 Declaration of Interest

- Cllrs Aled Vaughan Owen and Darren Price declared a personal but not prejudicial interest as County Councillor in the agenda item dealing with the prospective sale of land at Gorslas Park to the County Council.
- The Clerk advised that dispensation had been received for the members to speak on matters relating to the prospective sale of the land.
- **Resolved:** To note the declaration and that the members were in attendance but without voting rights.

3.0 Exclusion of Press and Public

- It was proposed by Cllr Andrew King and seconded by Cllr Darren Price, that in accordance with the Public Bodies (Admission to Meetings) Act 1960, the press and the public be excluded from discussion relating to the proposed Sale of Land at Gorslas Park - new primary school as publicity would be prejudicial to the public interest by reason of the confidential nature of the business to be transacted.'
- **Resolved:** The motion was agreed unanimously.

4.0 New School Gorslas Park. Draft Terms for Prospective Sale.

- The Clerk advised that the County Council's views on the draft instructions to the independent Valuer had been sought and had been considered by the Community Council's legal advisers.
- Disappointingly the County Council would not accept the position that the market valuation could not include consideration of the terms of the prospective sale of the land to the County Council. Those conditions were specific to that sale and did not apply to the sale of the land to another purchaser.
- It would not be possible for the Community Council to submit a market valuation to the External Auditor based on those conditions.
- It was however appreciated that the County Council would not be purchasing the land on market terms and would be subject to the specific restrictions outlined in the draft terms of sale.

- To meet the Auditors requirement and to provide members with a valuation based on a prospective sale of land to the County Council the Community Council had proposed to instruct two separate valuations.
- The first valuation would meet the Auditor’s requirements and would be based on the current market value of the land if it were placed for sale on the open market.
- The second valuation would provide a value for the land based on the draft terms of a sale to the County Council.
- Regrettably the suggestion was not accepted by the County Council who remained of the view that the market valuation should be based on the terms of the sale of the land to the County Council. No valid explanation or credible evidence to explain or support the County Council’s position was provided.
- The Community Council’s legal advisers were of the view that the position of having two separate valuations and the draft instructions prepared for each valuation was correct and provided a fair and reasonable basis for valuing the land. There was nothing in the County Council’s response which materially changed that view.
- **Resolved:**
 - (i) If no valid basis or evidence which would warrant a change was provided by the County Council within 48 hours of the request an instruction be issued to the Independent Valuer to proceed on the basis of two separate valuations and instructions as prepared by the Community Council’s solicitors.
 - (i) The Community Council’s solicitors advise the County Council of the position.

5.0 Closure: There being no further business the Chair closed the meeting at 21:30 hrs.