



The Tythe Barn, High Street, Stock, Essex. CM4 9BU

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Minutes

of Meeting
held at the Cricket Pavilion, Stock
on Wednesday 3rd August 2022
at 7.00pm

Attending Councillors: P Fenwick, J Walter, J.Millenas, M Taylor, M Rolph, I Grundy

The following Minutes are an abridged version of the meeting as agreed in order that resulting Legal Documents may be prepared and distributed on the morning of Thursday 4th August 2022. A full version of minutes of the above meeting will be posted once approved by the Council.

- Welcome by Chairman

P. Fenwick welcomed everyone to this special meeting which had been arranged to review the potential sale of ground in Mill Lane that is currently utilised by Stock Football Club. Over 50 village residents attended the meeting.

- Apologies for absence

Apologies were received from S.Porter and M. Gray

- Declaration of Interest in Agenda items (Councillors)

P. Fenwick asked if any Councillors had a pecuniary interest in any of the Agenda items. No Councillors declared an interest.

- Review of Land for sale in Mill Road as used by Stock Football Club

Members of the public will be invited to air views on the sale in order that Councillors may determine the best course of action.

P. Fenwick reported that it had come to the Council's attention that the land in Mill Lane currently utilised by Stock Football Club has been put up for sale. Initial enquiries have revealed that the Estate

Agent “Barney Estates and Auctioneers, London” have advertised 12 plots of some half acre each are for sale by auction on 18th August 2022. Each plot apparently has a reserve of £45,000 or £650,000 for all. (Members of the public attending had made similar enquiries with inconsistent information being given on number of plots and expected purchase price). The Estate Agent has stated that there is much interest in the land, and that pre-auction purchases can be negotiated. It is believed that the land is owned by the Lister Trust.

P. Fenwick stated Planning Permission for any the plots purchased is unlikely as the land is part of the Metropolitan Green Belt. P Fenwick is liaising with Chelmsford City Council to confirm the Green Belt status and the lack for potential development. The intention is to use all media means to make prospective buyers of the plots aware that any Planning Permission is unlikely.

At this point in the meeting, Geoff Tully, Chairman Stock Football Club asked permission to make a statement. He advised the meeting that the Club was founded in 1908 and had played on the land since that time. A 3 year rental agreement was taken by the Club in 1947 and renewed after each term since then. Barney Estates has informed the Club that the current rental agreement ends on 3rd November 2022 and will not be renewed. Stock Football Club have objected to the short notice (10 days ago) and not being given first refusal to purchase the Land. The Club strongly wishes to continue to utilise the land for its football matches.

The Club has taken legal advice with a property specialist lawyer (Nigel Mason). A 3 point action plan has been agreed and the Club now asks the Stock Parish Council to endorse these actions as follows:-

- 1). SPC to apply to Chelmsford City Council for an ACV to apply to the land - an Asset of Community Value.
- 2). SPC to raise a petition amongst the residents of the Village to protest the displacing of the Club from the land.
- 3). SPC to organise a “crowd funding” platform in order to raise funds for the outright purchase of the land

The Councillors were all in agreement to support the proposed Stock Football Club action plan.

Further, based on the support from Stock Parish Council, Nigel Mason (Lawyer) will write to Barney Estate Agents and to the Owner of the land on the morning of 4th August 2022 advising them of the wishes of the Stock Football Club, the Stock Parish Council, and the residents of Stock village that no sale of land is completed until Stock FC has had an opportunity to make a bid to purchase the land. Should the Landowner and Barney Estate Agents not respond to this request within 7 days a further letter will be sent to them advising them that they are selling Green Belt land that cannot be developed and that the Village of Stock will continue to protest the sale, making prospective purchasers aware of the limiting factors for development and the disquiet of residents. The Chairman suggested the letter from Stock Football Club to Barney Estates Agency and the Lister Trust should disclose the possibility of planning permission on metropolitan green belt and an existing sports facility would be highly unlikely and the letter to be sent immediately as time is of the essence.

Other actions in the meantime include advising media of the implications the sale of land has on Stock Football Club (BBC Look East, BBC Essex, Essex Chronicle etc. - Councillor M.Taylor) and setting up a special village Facebook site so that residents can be updated with actions and reports - Councillor J. Walter).

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This ends the abridged version of the minutes.