



PINCHBECK PARISH COUNCIL

Open Spaces & Assets Committee

Notice is hereby given, and all members of the Open Spaces and Assets Committee are summoned to attend an additional meeting to be held at 18:00 on Monday 21 September 2026 at Pinchbeck Community Hub and Library, 48 Knight Street, Pinchbeck, PE11 3RU.

Robert Smith

Clerk
Pinchbeck Parish Council
16 September 2026
clerk@pinchbeck-pc.gov.uk
Pinchbeck Parish Council

Agenda

1. To note attendance and receive apologies for absence.
2. To receive declarations of pecuniary or other interests and requests for dispensation.
3. To approve the public minutes of the meeting held on 14 September 2026.
4. To note the next ordinary Committee meeting at 18:00 on Monday 9 November 2026.
5. To consider resolving that, pursuant to section 1(2) of the Public Bodies (Admission to Meetings) Act 1960, the press and public be excluded during the following items, as publicity would be prejudicial to the public interest by reason of the confidential and commercially sensitive nature of the business; and to agree that the Council's appointed land agent and any representative attending with them may remain for item 6 to provide professional advice.

Confidential business

6. Farm Business Tenancy tenders – delegated authority under Parish Council minute 26.150.05.
 - i. To receive the land agent's comparative schedule, tender submissions and advice, and confirm corrections to the allocation of offers between lots and the whole holding, including the distinction between whole-lot and part-lot offers.
 - ii. To confirm the land available for letting, corrected areas and plans, and any consequential rent adjustments arising from the inclusion of land not owned by the Council.
 - iii. To evaluate the tenders against the published terms and the land agent's advice, including rental return, ability to sustain payments, proposed cropping and land management, and the risks of letting to one or more tenants; and to select the successful tenderer or tenderers for the whole holding or an appropriate combination of lots.
 - iv. To consider the arrangements for individual fields within Lot 3, including the Highfield Lane part-lot offer and the boundary or common-tenant arrangements at Langhole Drove, and to agree any action within the Council's delegated authority.
 - v. To identify a preferred bidder for the Flaxmill Lane land and, in consultation with the Chair and Clerk, negotiate and agree an appropriately short or flexible tenancy without prejudicing the Council's consideration of the outstanding proposal; and to clarify the land agent's Gallery Walk reference and any required short-notice provisions.

- vi. To award the five-year Farm Business Tenancies on the published letting terms, subject to the separately agreed arrangements for Flaxmill Lane and any non-material amendments recommended by the Council's professional advisers.
- vii. To authorise the Clerk, in consultation with the Chair, to instruct the land agent and legal advisers to notify tenderers and prepare and progress the resulting tenancy documentation, including confirmation of commencement dates and rent payment arrangements. Any material departure from the published terms, substantial unbudgeted financial commitment or matter outside minute 26.150.05 shall be referred to the Parish Council for approval.