



Pinchbeck Parish Council

Minutes of Open Spaces & Assets Committee meeting held at
18:00 on Monday 21 September 2026 at The Hub, 48 Knight Street,
Pinchbeck, PE11 3RU.

Present: Cllr James Avery, Cllr Andrew Chamberlain, Cllr Terry Moore (Chair), Cllr Peter Ruysen, Cllr Ann Savage, Cllr Oliver Woods, Robert Smith (Clerk), Nicola Jowett (Administration Assistant), Cllr John Smith (observer), Richard Start (Longstaff), Alice Peach (Longstaff).

Absent: Cllr Geoff Garner, Cllr Phil Tweddell.

26.31. Attendance and apologies

Apologies for absence were received from Cllr Phil Tweddell.

26.32. Declarations of interest and dispensations

Cllr Peter Ruysen disclosed business dealings with a tenderer. Cllr Andrew Chamberlain disclosed business dealings with a number of tenderers. The Clerk disclosed a longstanding family friendship with a director of Peloton Produce Ltd. Richard Start indicated professional dealings with a number of tenderers.

26.33. Minutes of the previous meeting

It was RESOLVED to approve the public minutes of the meeting held on 14 September 2026.

26.34. Next ordinary meeting

The next ordinary Committee meeting was noted as 18:00 on Monday 9 November 2026.

26.35. Exclusion of the press and public

It was RESOLVED, pursuant to section 1(2) of the Public Bodies (Admission to Meetings) Act 1960, to exclude the press and public during the following business because publicity would be prejudicial to the public interest by reason of its confidential and commercially sensitive nature. The Council's land agent and accompanying representative remained to provide professional advice.

Public summary of business considered in closed session

26.36. Farm Business Tenancy tenders

The Committee considered the land agent's comparative schedule, tender submissions, the confidential bidder due diligence report and professional advice under the authority delegated by Parish Council minute 26.150.05.

It was RESOLVED to reject one tender following consideration of financial and cropping risks, and to authorise the land agent to progress the preferred letting arrangement, with an agreed alternative if the preferred allocation could not be negotiated. The final resolution on the preferred arrangement and alternative was unanimous.

Separate short or flexible tenancy arrangements were to apply to the Flaxmill Lane land. The requirement to retain flexibility over the identified three-acre area was not negotiable; any inability to secure that requirement would be referred to the Parish Council.

It was RESOLVED unanimously to authorise the land agent to speak to the adjoining owner to establish the Langhole Drove boundary. Detailed tender assessments, bidder identities, proposed rents and negotiating instructions are recorded in the confidential minutes.

The Chair closed the meeting at 19:02.