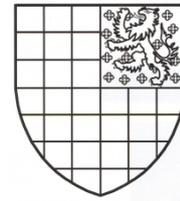


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www.lewes-tc.gov.uk



**LEWES
TOWN
COUNCIL**

To: Cllrs Catlin; Chartier; R Murray; S Murray; O'Keeffe, and Renton

A Meeting of the Working party formed to assess proposals for a land exchange at The Pells will be held on **Tuesday 18th September 2018** in the **Council Chamber, Town Hall, Lewes** at **11:00am** which you are requested to attend. *NB: this Working Party will sit in the capacity of the Town Brook Trust.*

S Brigden, Town Clerk
11th September 2018

AGENDA

1. ELECTION OF CHAIRMAN

To elect a Chairman for Working Party for the 2018/19 municipal year.

2. APOLOGIES FOR ABSENCE:

To receive apologies from members of the working-party who are unable to attend.

3. MEMBER'S DECLARATIONS OF INTEREST:

To note declarations of any personal or prejudicial interests in matters on this agenda.

4. QUESTION TIME

To receive any questions regarding items on the agenda for this meeting.

5. REMIT of the WORKING PARTY

To note the remit of the Working Party as defined by Council on 21st June 2018 (*overleaf*)

6. BUSINESS of the MEETING:

To assess the proposal by Lewes District Council (LDC) for an exchange of land at The Pells.

Reference documents attached for Working Party Members:

- | | | |
|---|---|--------------------------|
| 1 | Initial letter from LDC 11 th May 2018 | <i>page 3</i> |
| 2 | LTC response 13 th May 2018 | <i>page 6</i> |
| 3 | LDC proposal 18 th June 2018 | <i>page 8</i> |
| 3a | plans regarding LDC proposal | <i>page 10</i> |
| <i>LTC response to proposal (by email) included documents as:</i> | | |
| 4 | LDC Legal Dept file note March 2000 | <i>page 13</i> |
| 5 | LDC letter to Charity Commission May 2001 | <i>page 14</i> |
| 6 | Plan of former Rifle Club land transfer July 2004 | <i>page 18</i> |
| 7 | LTC declaration to HM Land Registry May 2006 | <i>page 19</i> |
| 8 | Extract from LDC land Terrier 2013 | <i>page 21</i> |
| 9 | HM Land Registry title extract ESX293305 | <i>separate document</i> |

This agenda and supporting papers can be downloaded from www.lewes-tc.gov.uk Copies are available from the Town Hall

For further information about items on this agenda please contact the Town Clerk at the above address.

PUBLIC ATTENDANCE: Members of the public have the right, and are welcome, to attend meetings of the Council – questions regarding items on this agenda may be heard at the start of each meeting with the Chairman's consent, and subject to time available. Questions or requests to address the Council should, whenever possible, be submitted in writing to the Town Clerk at least 24 hours in advance. **PLEASE NOTE:** As space is limited we would appreciate advanced warning if you plan to attend in a group; perhaps with neighbours, or to bring a party of student observers. We may be able to arrange for the meeting to be held in an alternative room. General questions can be raised at our offices between 9am-5pm Mons- Thurs; 9am-4pm on Fridays – our staff will be pleased to assist.

Distribution: Cllrs Catlin; Chartier; R Murray; S Murray; O'Keeffe, and Renton

Copies for information:

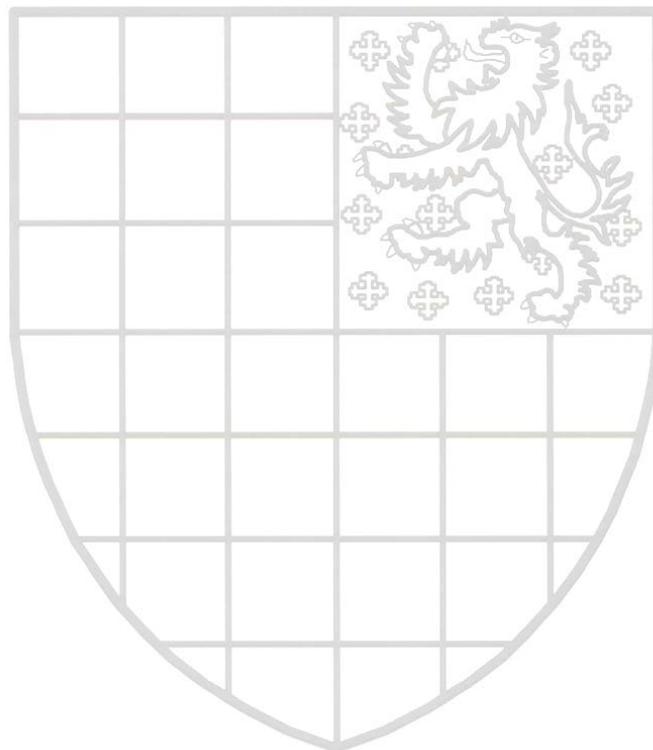
All councillors; T/hall; website; Lewes Library, Sx. Express, E.Argus, Sx. Police, M Caulfield MP, LDC, ESCC, Fr'ds of Lewes

Lewes Town Council meeting 21st June 2018 - Minute extract

Minute FC2018/28 refers:

a) A land-swap proposal had been made by Lewes District Council in respect of land held by the Town Brook Trust, to better-align boundaries with the proposed North Street Quarter development. It was proposed that a Working Party be set up to consider the matter in detail, and **it was resolved that:**

FC2018/28.1 A Working Party be formed, comprising Cllrs Chartier; Catlin; Murray (R); Murray (S); O’Keeffe and Renton to consider proposals made by Lewes District Council in respect of land held by the Town Brook Trust, and to bring recommendations to Council in due course.





Lewes District Council



Working in partnership with **Eastbourne Homes**

Mr Steven Brigden
Town Clerk
Lewes Town Council
Town Hall, High Street
LEWES
East Sussex
BN7 2QS

13 APR 2018

11th April 2018

Dear Steven

North Street Quarter regeneration scheme, Lewes

As you will be aware, Lewes District Council is currently working with our private sector partner, NSQ Ltd., to progress the North Street Quarter (NSQ) regeneration scheme. This mixed-use development offers significant regeneration opportunities for the town including the delivery of 416 new homes (141 of which will be affordable homes), new employment premises and a new health centre providing modern, fit for purpose facilities for local health providers.

The NSQ scheme will be delivered in three phases. Phase 3, which currently benefits from outline planning permission, includes an area of land to the east of Pells Recreation Ground of approximately 6000 square feet which is owned by Lewes Town Council.

I am aware that there has been some discussion with the majority landowner NSQ Ltd. (previously Santon) around the possible acquisition of this land and that your thoughts are that the Town Council is unable to dispose of the land as it is held on Trust for the Town Brook charity, on terms which prohibit its disposal.

Research by the landowners' lawyers working on the NSQ scheme has identified that this land (known as the rifle range or Rifle Land) may not form part of the land bound by the Town Brook Trust for reasons set out below.

Pells Pool and Pells Recreation Ground were previously held by Lewes District Council until the management of the Town Brook Trust and the land were transferred to Lewes Town Council in 2001. In 2001, there was discussion between the District and Town Councils as to whether or not the Rifle Land was considered to form part of the land held under Trust by the District Council, under the former charity trusts (Former Trusts) dated

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Lewes BN7 1AB
01273 471600

Eastbourne Borough Council
1 Grove Road
Eastbourne BN21 4TW
01323 410000
Text Relay: 18001 01323 410000

Robert Cottrill
Chief Executive
robert.cottrill@lewes-eastbourne.gov.uk
www.lewes-eastbourne.gov.uk

My ref: RC/jc
Your ref:

28th September 1883 and the 9th June 1922. It was agreed that the Rifle Land was probably (it could not be definitively determined) part of the land within the Former Trusts.

The District Council could not, however, transfer the Rifle Land to Lewes Town Council in 2001 as the Rifle Land had been leased to a third party. The District Council were to continue to hold the land which would not be treated as land held for charitable purposes and if the lease (in respect of the Rifle Land) were terminated or surrendered, the Rifle Land would be transferred to the Town Council to be reincorporated into the Town Brook Trust. In 2006, Lewes District Council transferred the Rifle Land to the Town Council.

If the Rifle Land has not, therefore, been reincorporated into the Town Brook Trust, the Town Council will be at liberty to sell the Rifle Land as it will not be bound by the terms of the Town Brook Trust (the terms of which do not permit the trustees to sell the land identified in the schedule to the Town Brook Trust).

This may be an issue that the Town Council can shed further light on, or indeed it may wish to secure its own advice in respect of the views of our legal advisors.

While the land would not be needed until the latter phase of the NSQ development, I think you will agree that it would be helpful at this stage to identify if the Town Council can, and is willing to, dispose of its interest in order to facilitate the NSQ scheme.

The District Council and NSQ Ltd. would very much welcome an opportunity to discuss the possible acquisition of this land for inclusion in the scheme. If it can be identified that this is not possible, then we will move to amend the Phase 3 outline planning permission to exclude this area from the development.

I look forward to hearing from you in due course. In the meantime, if you have any questions or require any further information, please do not hesitate to contact me.

Yours sincerely



Robert Cottrill
Chief Executive

Copied to:

Councillor Andy Smith Leader, Lewes District Council and Chair, NSQ Members Oversight Board

Lewes District Council NSQ Members Oversight Board:

Councillor Elayne Merry, Councillor Bill Giles, Councillor Sarah Osborne, Councillor Michael Chartier, Councillor Peter Gardiner

Councillor Stephen Catlin Ward Councillor (Lewes Priory) Lewes District & Lewes Town Councils

Councillor Tony Rowell Ward Councillor (Lewes Priory) Lewes District & Lewes Town Councils

Ian Fitzpatrick

Director of Regeneration and Planning, Lewes District & Eastbourne
Borough Councils

Jonathan Knight

Chief Investment Officer, MAS Real Estate Investment (NSQ Ltd.)

Kevin Mackenzie

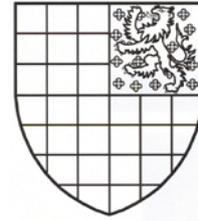
Project Director, Dalmore Land (NSQ Ltd.)

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🌐 www.lewes-tc.gov.uk



**LEWES
TOWN
COUNCIL**

Mr R Cottrill
Chief Executive, Lewes District Council
Southover House
Southover Road
LEWES
East Sussex
BN7 1AB

13th April 2018

Dear Rob

North Street Quarter regeneration, Lewes

Thank you for your letter of 11th April regarding the status of the former Rifle Club land off Brook Street, Lewes.

I can see the basis for the conclusions which have been drawn from recent research, but it appears that the picture you have may be incomplete and I trust I may be able to cast some light on the 'gaps'.

The history of the land is rather more complicated than your researchers have indicated:

In 2000, detailed research was carried out by Lewes District Council's (LDC) Legal department and Estates officers engaged with the Senior County Archivist to attempt a definitive plan of the Town Brook Trust land curtilage. By reference to archived maps and records (they went as far back as Domesday books!) it was decided that the boundary included the site of the shooting club. I have a copy of their file notes and many other relevant plans and documents, if you would find them helpful.

Historically, the old Borough Council (Trustee of the Town Brook since 1922) had granted a lease which allowed the building of the butts and subsequent renewals culminated in 1985 with a 15-year lease to the Lewes Rifle Club. This was not renewed following the 2000 flood, and the land reverted to LDC – successor Town Brook Trustee. Residual legal work related to those circumstances was understood to be the reason that the land remained separate when the Trust transferred to the Town Council in 2001.

In 2004 the then Deputy Director of Planning (policy) for LDC, Sue Moffat, made a presentation to the Town Council proposing that the rifle club land be jointly used as a short-term carpark. This was not agreed and there followed two years of discussion and consideration of alternatives before, in 2006, the Councils agreed to divide the land along an East-West axis, following plans in earlier documents that showed original Trust land and other distinctions in the area. This allowed LDC to retain options for use of some land with road frontage, and the Town Council registered the Northern section (an irregular shape) as Trust land with the Charity Commission based upon historic evidence; statutory declaration by LDC's Estates Officer, and calculations of area. HM Land Registry was provided with relevant affirmations from LDC officers and from me, and the land was included in title ESX 293305, a plan of which is enclosed. I also enclose a plan output from LDC's Estates Terrier showing the disposal (red hatched) and LDC's retained land (green hatched).

Confusion has arisen at times since 2006, as the whole of the former rifle club land remains outwardly unchanged as a discrete fenced area. On the Town Council's part this is due to the cost and complexity of dealing with the residual footings and service connections to the original building, which is bisected by the agreed line of division; an issue that was considered a low priority and thought likely to be best dealt-with when other redevelopment work starts in the area. I understand that, initially, LDC decided against pursuing their car parking project for similar reasons; more recently your property team seemed unaware that the District Council still own half of it.

As Trust land, the Town Council is constrained by the disposal restrictions in s36 Charities Act 1993. It would be possible to submit a case to the Charity Commission to allow a disposal, but I believe that

outright sales are rarely favoured, and there appears no suitable area to suggest as a land exchange that could be argued as assisting in achievement of the Trust's objects. For these reasons I have previously opined that it was unlikely that the original oversight could be dealt with simply in that way, and that it may be more straightforward to amend the Phase 3 planning application, but I am sure that my Council would be happy to consider any alternatives that LDC/NSQ Ltd might suggest. If you feel a meeting would help then please let me know.

Yours sincerely

A handwritten signature in black ink, appearing to read 'S. Brigden', enclosed within a thin black rectangular border.

Steve Brigden
Town Clerk



Lewes District Council



Working in partnership with **Eastbourne Homes**

Mr Steven Brigden
Town Clerk
Lewes Town Council
Town Hall, High Street
LEWES
East Sussex
BN7 2QS

14 June 2018

Dear Steven

North Street Quarter regeneration scheme, Lewes

Thank you for your very helpful and comprehensive response in relation to my enquiry about the Rifle Land.

I can confirm that we would very much appreciate copies of any file notes, plans and documents that you hold in respect of the research that was carried in 2000 by Lewes District Council's (LDC) legal and estates teams, and the Senior County Archivist, in the attempt to define the Town Brook Trust land curtilage.

It would also be helpful to receive a copy of the registration documents (relating to the irregular shaped North Section of the Rifle Land) that the Town Council lodged with the Charities Commission in 2006.

Your correspondence suggests that while outright sales are rarely favoured by the Charity Commission, there may be the possibility of a land swap if a suitable area could be identified which could be argued to assist in achieving the Trust's objects. As you will be aware, the District Council owns land surrounding the Pells Recreation Ground. We therefore propose that, in exchange for the area of Rifle Land (580 sq. m.) that is included in Phase 3 of the NSQ scheme, LDC offers the Town Council an area of land in its ownership as described below.

Please find enclosed a document setting out the areas of land that could form part of any land swap (labelled A, B and C on the third plan / page of the document). Area C includes Rifle Land that could be retained by the Town Council. We suggest that the transfer of LDC land around Pells to the Town Council, to be incorporated into the Town Brook Trust,

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01323 410000
Text Relay: 18001 01323 410000

Robert Cottrill
Chief Executive
Robert.Cottrill@lewes-eastbourne.gov.uk
www.lewes-eastbourne.gov.uk

My ref: RC/bl/jc
Your ref:

would increase the area of 'useable' recreational land held by the Trust and that this could assist in meeting the Trust's objects.

Could you let me know the Town Council's views on this proposal? I am happy to answer any questions that may arise. If it would be helpful, I and members of the NSQ Team would be pleased to meet to further discuss a land exchange.

I look forward to hearing from you in due course. In the meantime, if you have any questions or require any further information, please do not hesitate to contact me.

Yours sincerely



Robert Cottrill
Chief Executive

Copied to:

Councillor Andy Smith Leader, Lewes District Council and Chair, NSQ Members Oversight Board

Lewes District Council NSQ Members Oversight Board:

Councillor Elayne Merry, Councillor Bill Giles, Councillor Sarah Osborne, Councillor Michael Chartier, Councillor Peter Gardiner

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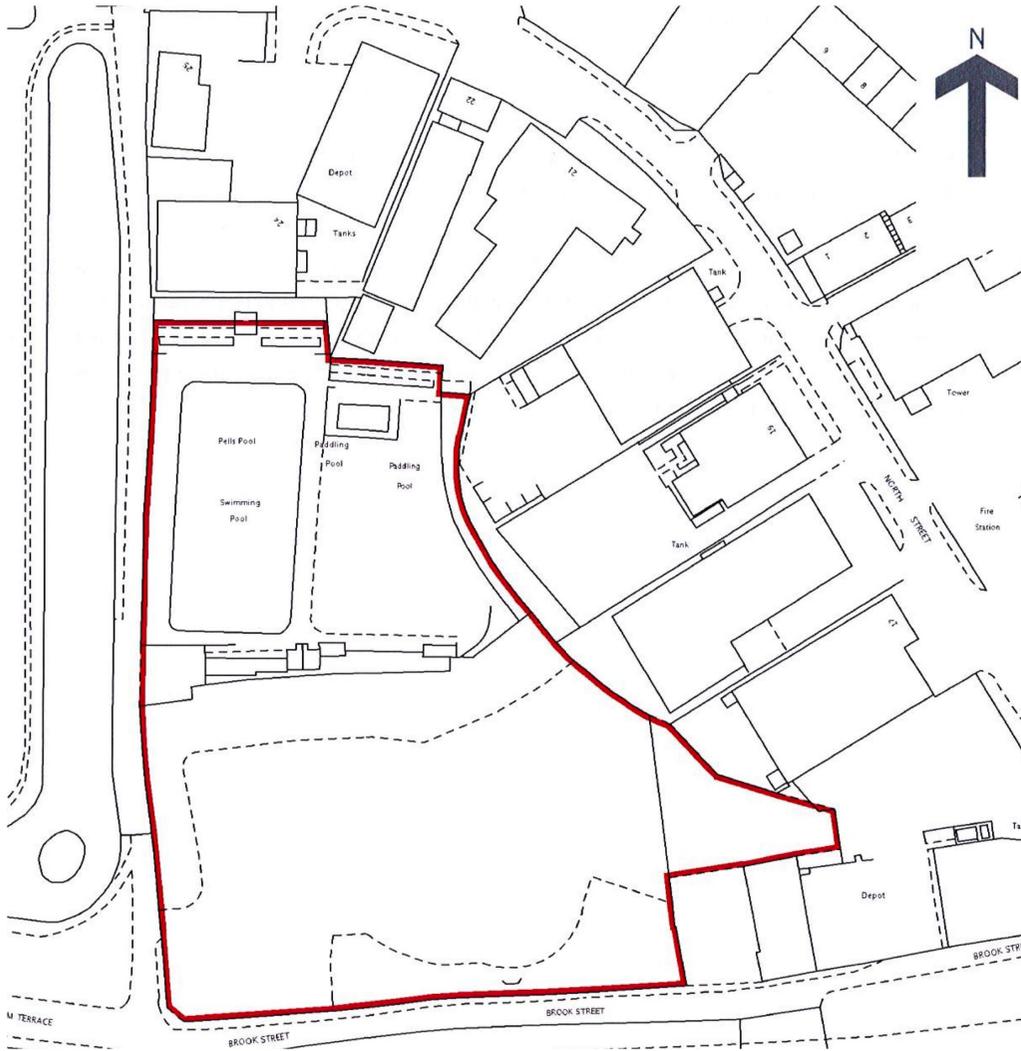
Ian Fitzpatrick Director of Regeneration and Planning, Eastbourne Borough & Lewes District Councils

Jonathan Knight Chief Investment Officer, MAS Real Estate Investment (NSQ Ltd.)

Kevin Mackenzie Project Director, Dalmore Land (NSQ Ltd.)

Enc:

Document: LDC-LTC proposed land exchange



PARK BOUNDARY FROM LAND REGISTRY



PARK BOUNDARY OVER SURVEY



**PARK BOUNDARY OVER APPROVED SCHEME
WITH RIFLE RANGE SITE HIGHLIGHTED**



boundary redrawn with new means of enclosure as part of NSQ development

POTENTIAL AMENDMENT TO PARK BOUNDARY

FILE NOTE

I met with Chris Whittick, Senior Archivist at County.

He examined Deed Packet 236.

The founding Deed to the Town Brook Charity is dated 2.5.1603
(Rowe to the Constables of Lewes and others). **See Translation, Appendix 1**

A later deed dated 1667 shows that the income from the Town Brook was being applied towards the Constables annual feast.

The description of the Town Brook in both the above Deeds matches the Plan of the same area in the Meeting Room and dated 1799.

It also accords with the following plans in the County Archives:-

Doomsday Book IRV 1/93 Hereditament Nos 1504, 1505 and 1506
1620 – Map of Lewes Level SRA 6/13/2
1844 Tithe Map – TD 92
1873 OS 1 – 500 Survey Sheets 54-14-1 and 54-14-2.

These maps and the plans attached to the Conveyances at Appendix 2 clearly show that the land on the north east side of the Town Brook (where the industrial estate is now situated) has never been part of the Town Brook area.

Brian Emery has overlaid the 1799 plan onto an existing plan of the Pells Pool area. It clearly shows that the industrial estate is excluded. However, the rifle range which is leased to the Lewes Rifle Club for a term of 15 years from the 30.11.85 (annual rent £850) is captured within the boundaries of the Town Brook. Brian Emery's plan is shown at appendix 3.

The southern part of the recreation ground was surrendered to the Borough of Lewes in March 1899.

Chris Whittick thought that the area given in the 1922 Scheme was a typing error and that it should have been 1 acre, 3 roods and 37 perches. This would have approximated with the pool and the recreation ground together with the extra land obtained in 1899. He has since checked the Charity Commissioners' records under reference 'CHC 45/9' and has discovered that the Commissioners returns for the years 1910 to 1915 all refer to the same acreage, 3r 37p. It is unlikely therefore to have been a mistake. After 1915, no acreages were given.

Chris Whittick is convinced that no part of the industrial estate was ever incorporated within the Town Brook although he is perplexed by the measurements given in the 1922 Scheme.

RALPH HARRIS 24.3.00

COPY

Legal Services

Lewes House
32 High Street
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East Sussex BN7 2LX

01273 471600
01273 484121 fax
01273 484488 Minicom
DX No. 3118 Lewes-1

Ms Helen Morris
Charity Commission
Harmsworth House
13-15 Bouverie Street
LONDON WC4Y 8DP

direct dial 01273 484120 Mr Harris
e-mail ralph.harris@lewes.gov.uk
my ref RH/mws/4503/00
your ref HRN-178030-CD(Ldn)
date 2 May 2001

Dear Ms Morris

Re: Town Brook Charity (1008223)

I refer to my letter dated 25 April 2001 and to my subsequent telephone conversation with your colleague.

I understand that concerns have been raised about the dimensions of the Trust and that these concerns focus primarily on the inclusion of the miniature rifle range which is on the eastern edge of the Town Brook boundary.

As you are aware, the dimensions of the Trust are taken from a 1799 plan of the Town Brook. When this is transposed onto a modern plan of the area, it appears that part of the rifle range is contained within the Town Brook boundaries. Please see the plan at Appendix A.

The southern half of the recreation ground, which is clearly excluded from the 1799 plan, was never part of the Town Brook. This area of copyhold land was surrendered to the Lords of the Borough in 1899 and was subsequently leased by them to tenants to hold on trust for the Mayor and Burgesses of Lewes. The land was enfranchised in 1907 and has, I believe, been included "unofficially" within the Town Brook Charity boundaries since that date.

The dimensions given in the 1922 Scheme are probably incorrect because they refer to an area of three roods and 37 perches. As you will see from the plan at Appendix B, this area only covers the Pells Pool and not the adjoining recreation ground.

The earliest reference to any dealings with the miniature rifle range is a photocopied Committee Minute from the Parks Committee of Lewes Borough Council dated 5 November 1952. The Minute refers to an earlier Committee meeting on 23 November 1949 when the Committee approved the lease of an area of the Jubilee Recreation Ground comprising 0.213 acres to the Home Guard Miniature Rifle Club for five years at an annual rent of £5. 5s. 0d. The Parks Committee resolved to grant a yearly tenancy to the Home Guard Miniature Rifle Club commencing 1 April 1952 at an annual rent of £5. 5s. 0d and stipulated that it should be a term of the letting that the Home Guard be responsible for fencing off the area of land.

Continued ... /

District Solicitor
Catherine Knight LLB

Continued ... /

In June 1980, this annual tenancy was terminated by Lewes District Council following service of a Notice under Section 25 of the Landlord and Tenant Act 1954.

The District Council then granted the following leases to the Rifle Club:

- 1 A lease for one year commencing 30 November 1983 and terminating 25 November 1984 - rental £300.
- 2 A lease for one year commencing 30 November 1994 and terminating 29 November 1995 - rental £450.
- 3 A lease for 15 years commencing 30 November 1985 and expiring 30 November 2000 - rental £550 subject to three-year rent reviews. This lease has now expired although the Rifle Club have applied to the Court for a new tenancy. Their application is currently stayed pending an inspection by the Club's insurers following the flooding in October 2000. The current rent is £850 per annum.

It appears that Lewes Borough Council and the District Council have always regarded the land demised to the Rifle Club as being outside of the charity's boundaries. Indeed, it is fenced off completely from the recreation ground. It should also be noted that a substantial portion of the recreation ground has been unofficially incorporated within the Trust since the turn of the century.

If the Charity Commissioners conclude that the land demised to the Rifle Club should have been included within the Trust then the Council will accept this decision although it will create quite a complex legal problem in that the dimensions of the Town Brook only cover half of the demised land.

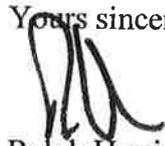
What is important, is that the Pells Pool should open on 26 May, as planned. This will not happen unless the Scheme is sealed and the trusteeship is transferred to Lewes Town Council.

I am sorry to put pressure on the Charity Commissioners in this way, but the transfer of the Trust and the opening of the Pool has become a very emotive and sensitive issue within the Town.

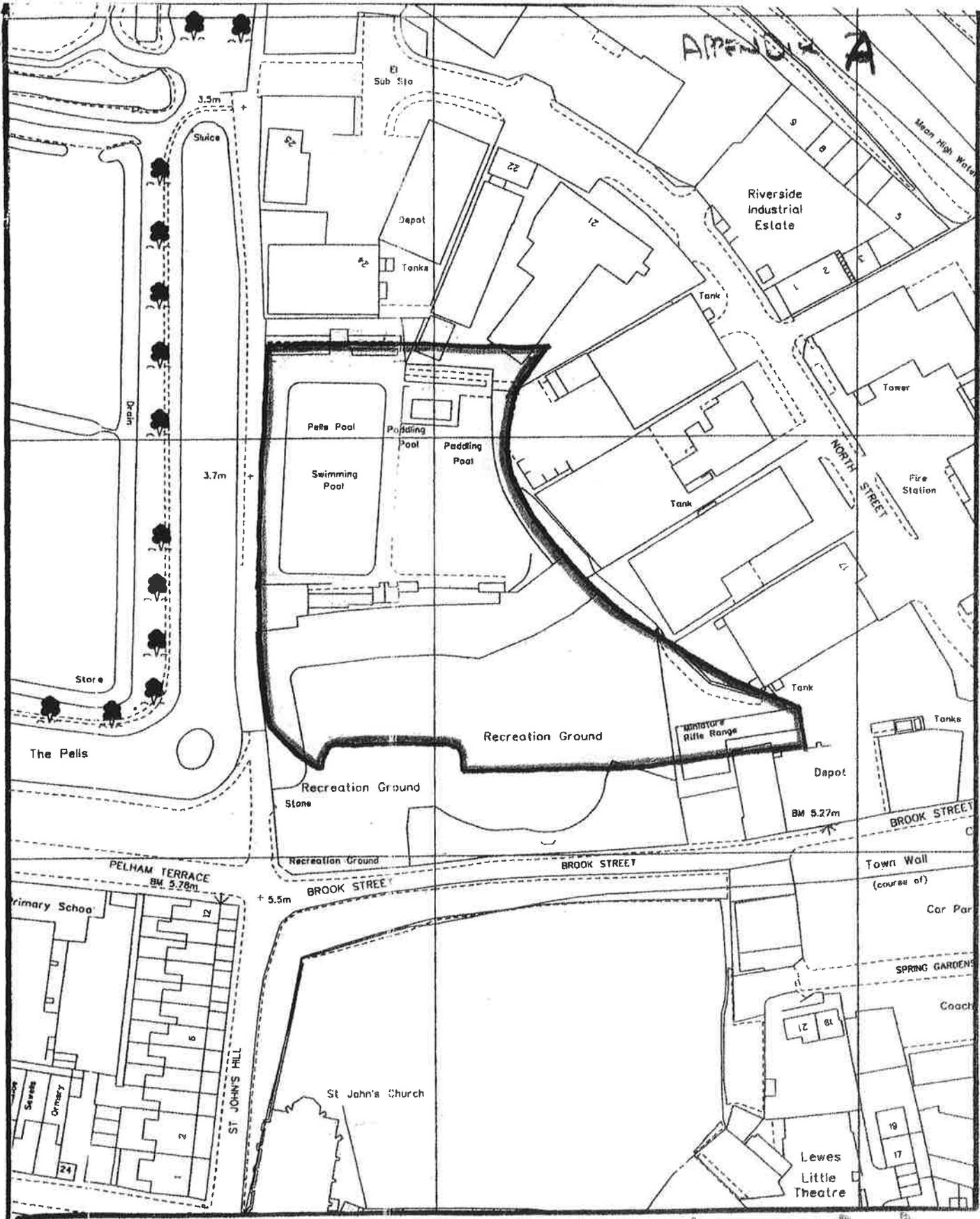
I am prepared to come up to London at any time to show you the plans and explain the history of the Trust as far as we know it if this will speed matters along.

I look forward to hearing from you.

Yours sincerely



Ralph Harris
Senior Legal Assistant



EXTENT OF TOWN BOUNDARY AS SHOWN ON 1799 PLAN



Lewes District Council
Estates & Valuation Services

PELLS POOL, LEWES.

The boundary shown on this plan is based on the 1799 plan of Lewes.



O.S. MAP REF:
TQ4110

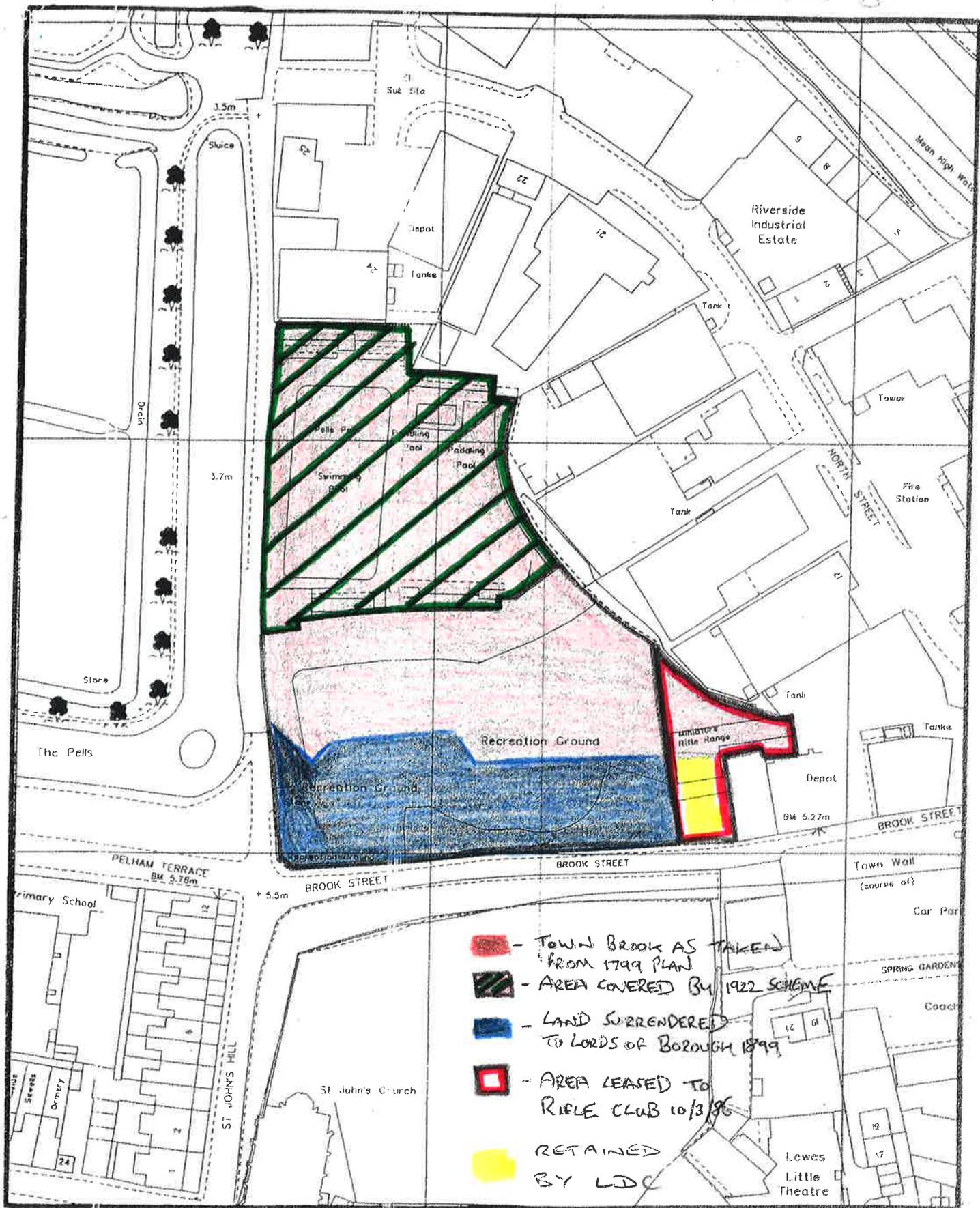
DEED PACKET NO:
236, 239, 272

SCALE:
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PLAN NO:
ESV5/93

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REV: B




Lewes District Council
Estates & Valuation Services

TOWNBROOK CHARITY PELLS POOL, LEWES		N ↑
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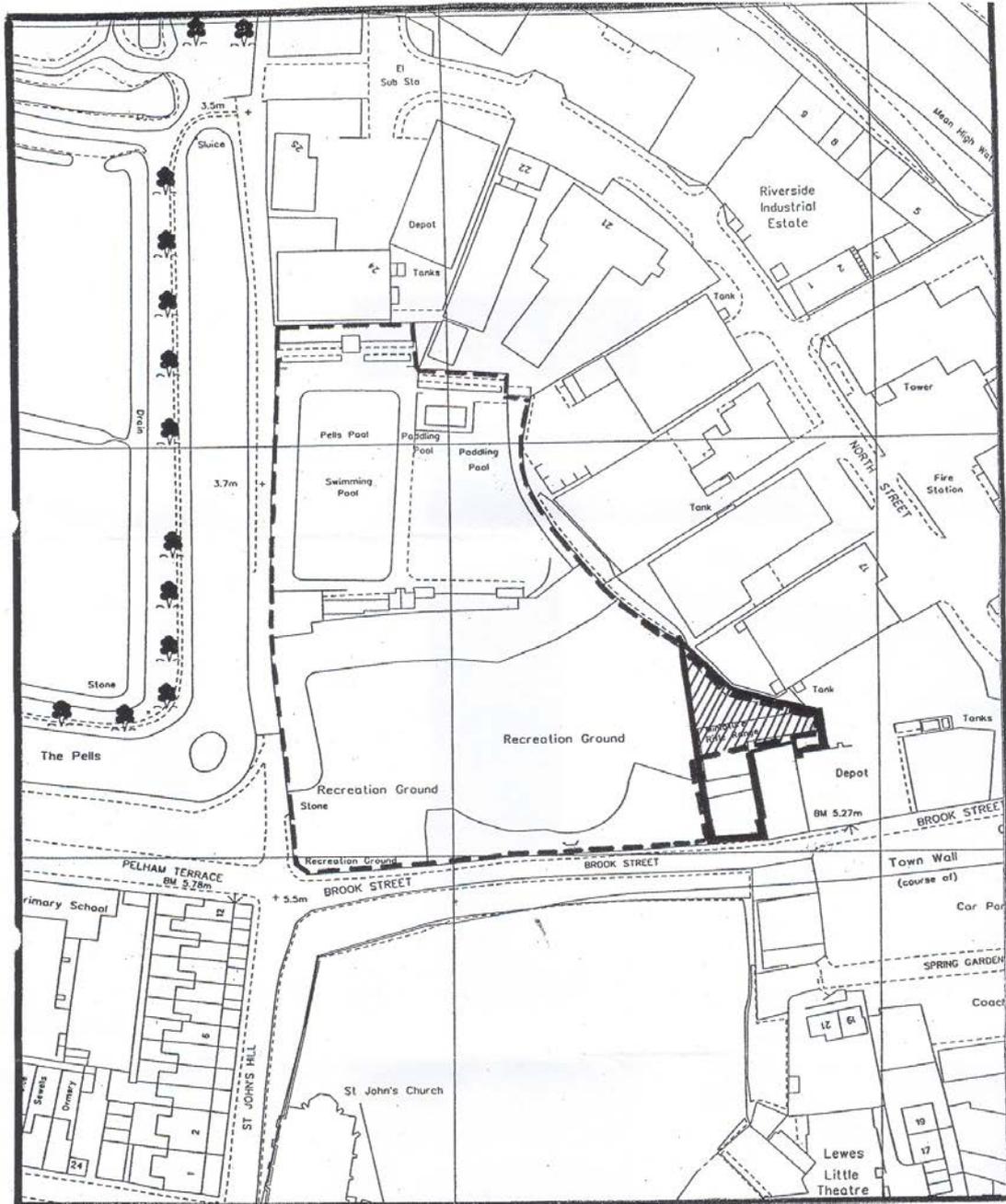
PLAN NO:
E46/00

REV:

Full Council 22nd July 2004 –

AGENDA ITEM 13 b)

Plan of former Rifle club site, adjoining Brook Street



 Lewes District Council www.lewes.gov.uk Estates & Valuation Services	LEWES RIFLE CLUB BROOK STREET LEWES			N 
	O.S. MAP REF: TQ 4110	DEED PACKET NO.: 236	SCALE: 1:1250	PLAN NO.: E 158/03
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**LEWES
TOWN
COUNCIL**

Land Registry
Portsmouth Office
fao Kevin Grieve
St Andrews Court
St Michaels Road
PORTSMOUTH
Hampshire

PO1 2JH

File copy

2ND May 2006

Dear Mr Grieve

Your ref ESX293305/F/04/KG/J-EASTBOURNE/LEWES

In reply to your letter of 18th April, please find enclosed your form FR1 completed as requested. My apologies for the original omissions.

Lewes Town Council are charitable trustees as shown in the Charity Commissioners' Scheme dated 24th May 2001, a copy of which you have. There is no formal document of agreement between the District and Town Councils relating to the division of the former rifle range land. I enclose a copy of the District Council's letter to you of 14th March, which explains the principles of measurement and division which were applied, and the land declared to be outside the District Council's ownership is accepted by the Charity Commission as rightfully being vested in the Town Council as Trustees of the Town Brooks Charity. This has been accepted also by both Councils as adequate formality, given that the transfer of Trusteeship had previously been recorded.

I believe this also answers your point 3, in that the Charity Commissioner's Scheme is sufficient to formalize the transfer of Trusteeship. The land was given to the people of Lewes in 1603 and there are no other documents than those we have sent to you. I had understood that these were adequate evidence of title, but if a Statutory Declaration is required then please advise me and this can be arranged.

Thank you for your kind attention to this matter.

Yours sincerely

Steve Brigden
Town Clerk

COPY

Legal Services

Lewes House
32 High Street
Lewes
East Sussex BN7 2LX

01273 471600
01273 484121 fax
01273 484488 Minicom
DX No. 3118 Lewes-1

Portsmouth District Land Registry
DX 83550
Portsmouth 2

direct dial 01273 484144 Mr Hope
e-mail
my ref WH/jae/HMLR/GEN
your ref
date 14 March 2006

Dear Sirs

Title No ESX 290031
North Street Industrial Estate, Lewes

I enclose a statutory declaration made by the Council's Estates Manager in respect of the land coloured pink mauve and part of the land coloured blue on your illustrative plan sent with your letter of 5 January 2006.

The land coloured yellow on that plan and the area to the west which is uncoloured but marked Pells Pool Swimming Pool is owned by Lewes Town Council as charitable trustees and they will be submitting an application for First Registration to you shortly.

The land owned by Lewes Town Council was formerly in the ownership of Lewes District Council also as charitable trustees. The Town Council have taken over the Trust but there was a problem regarding the land coloured blue on your illustrative plan. The rifle range coloured blue on that plan has been demolished and the land has been divided by agreement between the Town Council and the District Council. This division was made possible only by referring to ancient decorative wall maps in Lewes House and Lewes Town Hall and by reference to the acreages written on them.

The statutory declaration enclosed made by the Council's Estates Manager refers separately to that part of the blue land which is now agreed as belonging to the District Council and in respect of which they have no documentary title.

As a result of the research I have made, I must now request please that the land coloured pink on your index map plan attached hereto is omitted from the Council's application for first registration. That land is part of the land vested in the Town Council as charitable trustees.

Yours faithfully



W F Hope
Legal Assistant

Enclosure

District Solicitor
Catherine Knight LLB

WH / HMLR-GEN / 21785

Document 8

