

STOCKING PELHAM PARISH COUNCIL

Minutes of Meeting of the Council on Thursday 2nd August 2018 at the Village Hall at 7 pm

Present: Robin Whitefield (Chairman) P Lucas M Hutchins
A Brown Ruth Banks (arrived at 8pm) J Lucas (Clerk)

Action

43:18	<p>1. Apologies: David Nicholls, Ruth Banks (apologies for late arrival – attending a funeral)</p> <p>2. Declarations: none</p>	
44.18	<p>3. Minutes of the meeting held on 21st June 2018: The minutes were signed as a correct record.</p>	
45.18	<p>4. Matters arising from these meetings</p> <p>4.1 Election of a new Chairman: Councillors agreed that a new chairman is needed to enable Robin Whitefield to stand down. It was also agreed that in future, a new Chairman could be elected at each Annual Meeting of the Council. The Clerk explained that as the number of councillors permitted is six, the options are:</p> <ul style="list-style-type: none"> • to elect an existing councillor as Chairman, as would normally take place at the Annual Meeting of the Council. • to co-opt a new councillor who would be willing to take on the role of Chairman (which would require an existing councillor to resign from SPPC and a vacancy to be formally declared in case an election is needed for a new councillor). <p>Councillors resolved to continue to actively promote interest in joining SPPC.</p> <p>4.2 The Public Works Loan: See item 5.</p> <p>4.3 Fencing on Common Land adjacent to Village Pump; Mike Hutchins agreed to assist David Nicholls in resolving this issue.</p> <p>4.4 Cost of moving the Speed Indicator Display sign: Ruth Banks is waiting for a response from Martin Wright.</p> <p>4.5 Latest instructions for Planning for Pubs: See item 5.</p> <p>4.6 Comments of 3/18/1204/FUL: These were sent as agreed.</p> <p>4.7 Highways: A helpful response was received from Robert Barclay in response to a letter regarding lorry speeds and an improvement has been noted by councillors. Edward Hitchcock is thanked for responding promptly to an email requesting that he cut the overgrown verges. The uneven road surface and water leak outside Cockswood has been reported to Herts County Council. The response was that it was not serious enough to warrant action. Ruth Banks will now contact the Water Company regarding the leak. There is some concern that this leak is a risk to health and safety.</p>	<p>All SPPC</p> <p>DN/MH</p> <p>RB</p>
46.18	<p>5. Planning</p> <p>5.1 The Cock Public House</p> <p>5.11 3/17/2792/FUL – change of use from vacant pub to 4 dwellings and a shop: Appeal Ref is APP/J1915/W/18/3199438 The appeal is against the failure of East Herts Council to give notice of its decision within the appropriate period on the planning application for the change of use 3/17/2792/FUL. The date by which to amend comments or add new ones is 5th September 2018. Planning for Pubs has been advised of this deadline and has been instructed to respond on behalf of SPPC. Outcome not expected before December.</p> <p>5.12 17/00133/REFUSE (PP-05294793) – appeal against the refusal of 3/16/1659/FUL – change of use from vacant pub to 5-bed residential dwelling: <i>Status: Appeal dismissed on 7th June 2018.</i> As agreed, Planning for Pubs has sent a letter contesting the Planning Inspector's statement that an offer of £550,000 is a reasonable reflection of the pub's market value, in its current state. Planning for Pubs has also contacted East Herts Council to clarify the situation with regard to the Christies 'For Sale' notice displayed on the site. As a result, the owner has now informed East Herts that the property is on the market and that as per the ACV requirements, SPPC are now notified that the six-month moratorium period has begun.</p>	

	<p>There is a six-week initial moratorium in which SPPC need to formally declare that it wishes to buy the Cock Inn. It was agreed that Planning for Pubs be instructed to inform East Herts Council of the SPPC's intention to bid for the property. Planning for Pubs has also written to the owner's solicitor, requesting details of which agent is dealing with the sale (Christies have said that they are not involved).</p> <p>Just after the last meeting, SPPC was informed that the developer has lodged an appeal against the ACV Listing. As agreed via a post-meeting note, Planning for Pubs has been instructed to respond to this appeal submission. We are awaiting the outcome, which is now overdue.</p> <p>POST- MEETING NOTE: The Asset of Community Value listing has been upheld.</p> <p>5.13 <u>Application for loan from Public Works Loan Board:</u></p> <p>Councillors are agreed that a robust business plan is critical to the application to the Public Works Loan Board for a £600,000 loan in order to purchase the Cock Inn, with the intention of appointing a tenant to manage the pub.</p> <p>Mike Hutchins has circulated the updated Business Plan and explained the revised figures. Councillors thanked Mike for his work in preparing the plan. It was agreed that SPPC will need to request access to the property for a formal valuation of the property and of the cost of the finishing the building work. Business Plans produced by other community-owned pubs are available on the internet and can be used as a guide to the content of the SPPC business plan. Advice is also available from organisations such as 'Pub is the hub', the Plunkett Foundation and the British Beer Pub Association. Some sources suggest that an open meeting should be held to confirm the support of the community. This was not specified by the Public Works Loan Board. It was agreed that, following further revision and with the addition of valuations, the new business plan will be forwarded to Planning for Pubs for comment prior to approval by full council so that the approved loan application documents can be sent to HAPTC.</p> <p>Paul and Jenny Lucas reported that they had attended a lively and successful 'Pop-up Pub' event at Reed Village Hall and had spoken to various members of the Save the Cabinet' (public house) group. It was agreed that the Stocking Pelham Village Hall Committee will be asked to stage a similar event in the Village Hall in order to engage members of the community in the campaign to re-open the Cock Inn. Such as event will require a license and will resemble an evening in a pub. Planning for Pubs will be invited to attend. Where possible, donations of food and/or drink could be sought.</p> <p>5.2 Other planning</p> <p>5.21 <u>3/17/2638: Appeal against refusal for erection of single dwelling at Crabbs Lane on behalf of the estate of E Dawlings.</u> LPA Appeal Reference: 18/00033/REFUSE <i>Status: Appeal dismissed</i></p> <p>5.22 <u>3/18/1062/FUL: Erection of 1no. semi-detached dwelling (to replace previously approved extension 3/16/2678/HH) and addition of new first floor front and rear dormer windows at Glencol, Allens Meadow, Furneux Pelham.</u> <i>Status: permission refused</i></p> <p>5.23 <u>3/18/1204/FUL Change of use of residential annexe to create new independent dwelling (sub-division of plot) at The Oaks.</u> <i>Status: permission refused.</i></p> <p>5.24 <u>3/18/1591/HH Single storey and first storey extensions, Church End 3/18/1590/HH new dormers, internal alterations and replacement external stairs to existing annexe at Church End</u> Councillors reviewed this application and agreed to make no comment.</p>	<p>PL</p> <p>MH/JL</p> <p>MH</p>
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47:18	<p>6. Highways</p> <p>See comments in Matters Arising 4.7</p>	
48:18	<p>7. Finance</p> <p>7.1 A <u>financial statement</u> for the period 1st April 2018 to 31st July 2018 has been circulated. Following receipt of the annual precept and the New Homes Bonus, the closing balance stands at £3,411.75.</p> <p>7.2 There has been some delay regarding the <u>auditing of SPPC annual accounts</u> for the period ending 31st March 2018. An email was sent to the Clerk informing SPPC that PKF Littlejohn have replaced BDO as auditors for smaller authorities such as SPPC. Unfortunately, due to an unprecedented volume of incoming emails concerning the pub at the time, this email was not forwarded to Graham Mackrell until 27th June.</p> <p>7.3 <u>Payments to Planning for Pubs</u>: Paul Lucas will request an update on how much of the '£1000 retainer fund' is remaining.</p> <p>7.4 The Annual <u>Risk Assessment</u> is now due. David Nicholls will carry out checks on both the Pavilion and the Village Hall so that the Risk Assessment can be adopted at the next meeting. Ruth Banks reported that there has been damage to up to 8 spindles on the pavilion veranda, but these have been fixed.</p> <p>7.5 The Parish Council formally approved the <u>Annual Governance Statement 2017-18</u>.</p> <p>7.6 The Parish Council formally approved the <u>Accounting Statements 2017-18</u>.</p> <p>7.7 Following his move to the south coast, Graham Mackrell kindly agreed to continue as Treasurer until the annual returns had been completed. To replace Graham, either a current councillor can be elected to this role or a non-councillor can be appointed as an unpaid officer.</p>	JL/GM PL DN/GM JL
49:18	<p>8. General Parish Business</p> <p>8.1 Health and Safety concerns with regard to the current open access to the Cock Inn 'building site'. Teenagers have been spotted on the site. Andy Brown will report this to the relevant Health and Safety agency.</p> <p>8.2 The Mead View Sewage Treatment Plant – lack of regular maintenance continues to be a cause for concern. A recent incident involving a faulty pump which set off an alarm (which was reported by a member of the public) shows that improvements in maintenance are needed to avoid a potentially serious problem. John & Ruth Banks will write about the issue so that a letter of concern can be sent by SPPC, signed by the Chairman, to both East Herts Council and to the contractors, the Clarion Group.</p>	AB RB/RW
50:18	<p>9. AOB/Date and Time of next meeting</p> <p>The next SPPC meeting will take place at 7pm on Wednesday 19th September 2018 in the Village Hall.</p>	

