

## STOCKING PELHAM PARISH COUNCIL

Minutes of Meeting held on Thursday 8<sup>th</sup> February 2018 at the Village Hall at 7pm

Present: D Nicholls (Chairman) P Lucas M Hutchins  
A Brown R Banks J Lucas (Clerk)

Action

01:18	1. <b>Apologies:</b> Graham Mackrell, Robin Whitefield	
02:18	2. <b>Minutes of the last meeting:</b> The minutes of the meeting held on 12 <sup>th</sup> December 2017 were signed as correct.	
03:18	<p><b>3. Matters arising</b></p> <p><b>3.1 Chase-up re maintenance of Mead View Sewage Treatment Plant:</b> An email was sent to Heating and Water Compliance on 11<sup>th</sup> January 2018. This will be followed up with a further email, including photographs of the site.</p> <p><b>3.2 Update re delivery of large load to Pelham Substation for National Grid.</b> The delivery took place in January, without incident.</p> <p><b>3.3 Enforcement action update re caravans at pub site:</b> With one caravan remaining on the site, and no signs of tidying up/replacing the fencing, the Enforcement Officer has taken photographs and will be taking steps towards achieving compliance.</p> <p><b>3.4 Membership of HAPTC;</b> SPPC councillors are now receiving electronic bulletins from HAPTC.</p> <p><b>3.5 Appointment of a pub-planning consultant re the Cock pub:</b> Dale Ingram has been appointed (see 4.1 and 4.2)</p>	JL
04:18	<p><b>4. Planning</b></p> <p>Two Planning Meetings took place at short notice following the full council meeting on 12<sup>th</sup> December. These were arranged in order to discuss the SPPC response to new concerns affecting the Cock Inn site, namely planning application 3/17/2792/FUL and an appeal against the refusal of application 3/16/1659/FUL.</p> <p><b><u>4.1 Report of Planning Group Meeting on 16<sup>th</sup> December 2017 at Roedowns Cottage</u></b> <i>Present: DN, RW, PL, MH, RB, AB, JL</i> <i>Dale Ingram of Planning for Pubs attended in order to explain the nature and terms of the support that she could offer to SPPC with regard to the planning issues affecting the Cock. With a strong background in this area and a passion to prevent the loss of pubs, her recommendations included submitting a nomination to have the Cock Inn listed as an Asset of Community Value. A successful listing could influence planning decisions and would mean that a compulsory purchase order could be requested. Ms Ingram offered to submit the ACV nomination on behalf of SPPC, in addition to submitting a detailed objection to 3/17/2792/FUL and preparing a full response to the appeal against the decision to refuse 3/16/1659/FUL (including representing SPPC at a hearing, if necessary), with each of these tasks to be invoiced separately. She emphasised that SPPC councillors would need to undertake a considerable amount of work themselves in order to supply her with strong evidence to back up all three tasks. Ms Ingram was thanked for attending the meeting.</i></p> <p><b><u>4.2 Report of Planning Group Meeting on 17<sup>th</sup> December 2017 at Roedowns Cottage</u></b> <i>Present: DN, RW, PL, MH, JL</i> <i>Paul Lucas confirmed that he has carried out due diligence on Dale Ingram by contacting previous clients. SPPC councillors are unanimous in agreeing that the future of the pub has reached a critical stage and that the services of a professional consultant is now essential, in order to provide thorough and convincing submissions that reject any proposed change of use involving a loss of the village pub. After confirmation that the Finance Officer Graham Mackrell was in agreement, it was agreed that Dale Ingram be appointed by SPPC as a consultant, under the specified terms and conditions. Having confirmed this in writing, SPPC agreed to pay a cheque for £1000 to Dale Ingram as a retainer.</i></p> <p>A third Planning Meeting was convened in order to discuss three other planning applications and for an update on matters affecting the Cock Inn.</p>	GM

	<p><b><u>4.3 Report of Planning Group Meeting on 18<sup>th</sup> January 2018 at Roedowns Cottage</u></b>  Present: DN, PL, MH, AB, JL</p> <p><b><u>3/17/2638 – erection of single dwelling at Crabbs Lane on behalf of the estate of E Dawlings:</u></b> It was agreed that SPPC will object to this application on the basis that it is outside the village envelope and would set a precedent. The absence of a listed building report will also be queried.</p> <p><b><u>3/17/2955/FUL: erection of 1No. three storey detached dwelling adjacent to 3, Maple Side.</u></b>  It was agreed that SPPC will object to this application on the following grounds:</p> <ul style="list-style-type: none"> <li>• The increase in footprint and additional storey is not appropriate for this site,</li> <li>• Parking at the front of the property is not appropriate for this site,</li> <li>• The new entrance appears to encroach on Common Land,</li> <li>• There are continuing concerns re the traffic hazards associated with an additional driveway onto this stretch of the highway,</li> <li>• There are continuing concerns that permitting this ‘infill’ development sets a precedent for future ‘infill’ applications.</li> </ul> <p><b><u>3/18/0032/LBC: rethatch entire roof replacing long straw for reed on front porch extension.</u></b>  It was agreed that SPPC will make no comment on this application.</p> <p><b><u>Pub update (18<sup>th</sup> January 2018):</u></b>  The draft submission for ACV nomination has been circulated for comment. An online petition has been set up on behalf of SPPC by the Clerk, requesting that the appeal be decided by a local hearing instead of by written review. This will be backed up by signatures on a hand-written petition. Business plans will be needed as evidence for the appeal.</p> <p><b><u>4.4 Pub update (8<sup>th</sup> February 2018):</u></b>  Mike Hutchins has distributed a draft SPPC business plan to councillors for comment. He thanked Michael Thorpe for his assistance in compiling this document. David Nicholls will contact C Berthoud and R Parrish regarding their possible joint business plan.</p> <p><b><u>The Cock Inn as an Asset of Community Value</u></b>  Paul Lucas reported that the nomination by SPPC of the pub as an Asset of Community Value has been submitted and it may take up to 8 weeks for a decision to be made. The response to the request for evidence to support the ACV, in the form of letters and emails from the local community, has been very successful, with more than 100 letters included in the submission.</p> <p><b><u>3/17/2792/FUL – change of use from vacant pub to 4 dwellings and a shop:</u></b> the SPPC objection to this application has been submitted, complete with detailed supporting evidence, including the letters and emails written by members and organisations within the local community.</p> <p><b><u>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</u></b>  Dale Ingram is preparing the SPPC response, which must be sent to the Planning Inspectorate before 15<sup>th</sup> February 2018. The Planning Inspectorate currently intends to make a decision based on a written review, despite the petition requesting a local hearing. Inspectors will visit the site as part of the written review. It was agreed that SPPC will spend up to £400 on a poster campaign (including cost of stakes) to draw attention to the strength of feeling in the local community.</p> <p><b><u>4.5 Other Planning:</u></b>  <b><u>3/17/2638/FUL – erection of a single dwelling at Crabb’s Lane:</u></b>  This application has been refused on the grounds that the adverse impacts significantly and demonstrably outweigh the benefits and would fail to represent a sustainable form of development.</p>	<p>DN MH/AB</p> <p>MH DN</p> <p>DN/JL/PL</p>
--	--	--

05:18	<b>5. Highways</b> Although the local highways are currently in a poor state, including some ineffective repairs, SPPC agreed not to comment until the weather has improved.	
06:18	<b>6. Finance</b> The current bank balance is £4,084.57.	
07:18	<b>7. General Parish Business</b> <b>7.1 <u>General Data Protection Regulation:</u></b> The Clerk explained that Data Protection legislation is changing, so that members of the public will have further rights over how personal information is handled by organisations. Councils need to be able to keep other people's information safe and should obtain consent if personal data is on file. If the council loses personal data through negligence, accident, theft, cyber-crime or any other reason it can be fined and anyone affected by such loss will now be entitled to sue for damages. Councils are expected to be compliant with the new regulations, which come into force on 25 <sup>th</sup> May 2018. An information audit is recommended in the first instance. <b>7.2 <u>Hertfordshire Year of Physical Activity 2018:</u></b> Mike Hutchins will find out if the Village Hall Committee might choose to hold an event linked to this theme. <b>7.3 <u>The Nature Reserve at Pelham substation:</u></b> Andy Brown will find out if any steps have been taken to improve the state of the Nature Reserve.	JL MH  AB
08:18	<b>8. AOB/Date and Time of next meeting</b> The next SPPC meeting will take place at 7pm on Thursday 22 <sup>nd</sup> March in the Village Hall.	