

STOCKING PELHAM PARISH COUNCIL

Minutes of Meeting of the Council on Tuesday 11th December 2018 at the Village Hall at 7 pm

Present: Robin Whitefield (Chairman) P Lucas M Hutchins D Nicholls
 A Brown Ruth Banks J Lucas (Clerk) R Berthouds (Guest)
 R Parrish (Guest) D Horne (Guest)

Action

76:18	<p>1. Apologies: none 2. Declarations: none</p>	
77.18	<p>3. Minutes of the meeting held on 22nd November 2018: The minutes have been signed as a correct record.</p>	
78.18	<p>4. Matters arising from these meetings</p> <p>4.1 <u>Fencing on Common Land adjacent to Village Pump</u>; D Nicholls will speak to the occupier explaining that the fence on Common Land will need to be removed by a specific date.</p> <p>4.2 <u>Financial Regulations, Standing Orders and Clerk/RFO Job Description</u>: It was agreed that these documents will be approved after the new Clerk has attended Induction courses in January 2019.</p> <p>4.3 <u>SPPC response to First Tier Tribunal re ACV</u>: As agreed, P Lucas has instructed Planning for Pubs to appoint a barrister and advise the GRC that SPPC will appear as an own party at the Tribunal. C Berthouds has secured sufficient donations to pay the legal costs.</p> <p>4.4 <u>Community survey re SPPC loan for purchase of pub</u>: M Hutchins and R Berthouds have collected more signatures in support of the SPPC application for borrowing approval in relation to the pub.</p> <p>4.5 <u>Finalisation of Business Plan</u>: The Clerk reported that the plan has been checked by Mr A Miller of Pub is the Hub. He made a number of recommendations, which have been addressed. These amendments have been explained to councillors. The Business Plan and supporting documents were then sent via email to HATPC on 3rd December 2018, with a covering letter outlining the reasons for urgency. Signed originals have also been sent by post. HATPC forwarded the application to the Ministry for Communities, Housing and Local Government on 4th December 2018.</p>	<p>DN</p> <p>JL/RB</p>
79.18	<p>5. Planning</p> <p>5.1 The Cock Public House</p> <p>5.11 <u>Application for loan from Public Works Loan Board (inc Business Plan)</u>: An initial response received from Mr S Khan of MCHLG asks if SPPC prefer to split the £600K between the purchase and refurbishment costs over two years or whether to opt for the full £600K upfront. He indicates that an application for £600K upfront is unlikely to be decided within a short time frame. The advice from A Miller of Pub is the Hub is to ask for the grant to be split as to £400,000 for the first 12 months and £200,000 for the second 12 months. SPPC resolved to accept the advice of Pub is the Hub and to apply for an Approval in Principle loan of £600,000 (with a borrowing period of 30 years) and to request that the loan be split into £400,000 for the first 12 months and £200,000 for the second 12 months.</p> <p>5.2 Other planning</p> <p>5.21 <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: Awaiting decision of appeal.</i></p> <p>5.22 <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: Awaiting decision of appeal.</i></p> <p>5.23 <u>3/18/1447/LBC, 3/18/1446/FUL: Change of use of agricultural barn to residential dwelling and changes to fenestration and door openings. Demolition of outbuilding and creation of parking spaces and new access way.</u> <i>Status: awaiting decision.</i></p>	<p>JL</p>

80:18	<p>6. Highways R Banks has received a quote of £400 to move the current Speed Indicator sign to a new position on Berden Road. The consensus among councillors is that such an expenditure is unjustified at the present time. It has been suggested that if the sign is moved away from the site of the Preschool, a 'School Children' standard warning sign could take its place.</p>	
81:18	<p>7. Finance SPPC agreed that the precept for 2018/2019 will remain at £2,000. The precept form was duly signed by the Chair, two councillors and the Clerk. G Mackrell has forwarded details of how to amend the signatories and how to apply for online banking.</p>	JL
82:18	<p>8. General Parish Business Two whole day Clerk Induction courses in January have been booked for R Berthouds.</p>	
83:18	<p>9. AOB/Date and Time of next meeting The next meeting will take place after the 15th of January 2019. Date to be confirmed in the new year.</p>	JL