

STOCKING PELHAM PARISH COUNCIL

Minutes of Meeting of the Council on Wednesday 19th September 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)

Action

51:18	<p>1. Apologies: none 2. Declarations: none</p>	
52.18	<p>3. Minutes of the meeting held on 2nd August 2018: The minutes were signed as a correct record.</p>	
53.18	<p>4. Matters arising from these meetings</p> <p>4.1 Fencing on Common Land adjacent to Village Pump: David Nicholls apologised for the delay in tackling this issue. He plans to use stakes to mark the correct boundary between 2 Maple Side and the Common Land and to remove the fencing that has been placed on Common Land and which is preventing public access to the Village Pump. Councillors were reminded that it has consistently been SPPC policy to uphold the integrity of Common Land (eg land near Blessings at Crabbs Green and more recently, a planning application at 3 Maple Side).</p> <p>4.2 Cost of moving the Speed Indicator Display sign: Graham McAndrew has offered to chase this up on behalf of SPPC. The cost of obtaining a second sign will also be considered.</p> <p>4.3 Water leak outside Cockswood: This has been reported to Affinity Water, who have agreed to visit the site.</p> <p>4.4 Notification of SPPC intention to bid for the Cock Inn: This was sent on 18th July 2018</p> <p>4.5 Update/redraft of SPPC Business Plan: see item 5.2 below</p> <p>4.6 Pop up Pub event: The Village Hall Committee (with support of SPPC) are planning for this to take place on Friday 28th September. The Planning for Pubs representative will be attending, as will local member for Little Hadham, Geoff Williamson.</p> <p>4.7 Comments of 3/18/1447/LBC, 3/18/1446/FUL: These were sent as agreed.</p> <p>4.8 Audit of SPPC annual accounts: See Item 7 below.</p> <p>4.9 Outstanding payments to Planning for Pubs: Paul Lucas has requested an update following the latest submission.</p> <p>4.10 Risk Assessment 2018: See item 7 below</p> <p>4.11 Replacement Treasurer: See item 7 below</p> <p>4.12 Health & Safety concerns re pub-site: Andy Brown will find out if there are grounds to make a complaint to the Health & Safety Executive, in view of the open access close to a school bus stop and the potential hazards on the site.</p> <p>4.13 Problems at Mead View Sewage Treatment Plant: John and Ruth Banks met with Hinesh Pandya, a specialist in sewage and waste water on 12th September. He was appalled at the state of the Plant and will organise a full clearance and repairs by Kee Services. He gave assurance that the system will be serviced four times a year and that he will provide regular updates on what is happening. The meeting was very helpful. Ruth and John were thanked for their efforts in securing this positive outcome.</p>	<p>DN</p> <p>RB</p> <p>RB</p> <p>PL</p> <p>AB</p>
54.18	<p>5. Planning</p> <p>5.1 The Cock Public House</p> <p>Update re ACV: Although the ACV listing was upheld following an appeal by the owner, a complaint was lodged by Planning for Pubs on behalf of SPPC on 22nd June 2018. This concerned in particular the valuation of the unfinished pub quoted in the report by the Planning Inspectorate and some other procedural matters. In a response received from the Planning Inspectorate on 6th August 2018, it is acknowledged that any comment made by the Inspector regarding the potential value of the property does not amount to an authoritative valuation.</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 SPPC submission was sent by Planning for Pubs on 15th August 2018. The SPPC and East Herts Council requests for a hearing were not accepted, so the appeal will be determined by means of a review of Written Representations. Outcome due in December.</p>	

	<p>5.12 <u>Application for loan from Public Works Loan Board (inc Business Plan):</u> In order to progress with the loan application, the SPPC Business Plan needs to be underpinned by an authoritative valuation of the property as it stands and the estimated cost of making it ready to open as a pub. This will determine the size of the loan that will be requested from the Public Works Loan Board. A quote for a desktop valuation by a suitably qualified person is £900 plus VAT. An interested party has agreed to divide this cost between himself and SPPC. SPPC agreed to pay up to £600 towards this valuation.</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: An appeal against refusal has been lodged.</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: An appeal against refusal has been lodged.</i></p> <p>5.23 <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> <i>Status: permission granted.</i></p> <p>5.24 <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> On 20th August 2018 the Council of British Archaeology objected to this application on the grounds that it 'will result in substantial harm to the significance of the Listed Grade II Barn at White Hart Farm. Specifically, treatment of the North-West elevation facing the public highway will result in the domestication of a fine example of a rural agricultural building.' Revised drawings were submitted on 3rd September 2018, with some minor changes to the windows on the NW elevation (facing the highway). However, the glazed recess to the threshing floor entrance and the glazed opening of three lights remain. The SPPC letter of objection included concerns about this double-height glazing. <i>Status: awaiting decision</i></p> <p>5.25 <u>Report of Planning Group meeting held on 20th August 2018 to discuss 3/18/1637/FUL: Change of use of former domestic stable block to separate residential unit.</u> (those present: RW PL DN MH) It was agreed that SPPC will object to this application because the proposed development is not in line with policy for a Group 3 Village, being unsustainably located in relation to amenities/services and to car dependency. It is also outside the current pattern of housing and detrimental to the amenity of neighbouring occupiers.</p>	<p>PL</p> <p>PL</p>
55:18	<p>6. Highways Holes in the road surface are currently being repaired. There is concern at the poor quality of these repairs.</p>	
56:18	<p>7. Finance 7.1 The Parish Council formally approved the <u>2018 Risk Assessment</u>. The annual audit of SPPC accounts has now been completed. 7.2 SPPC need a person to take over the role of financial administration. This was discussed briefly and a decision deferred until the next meeting.</p>	
57:18	<p>8. General Parish Business 8.1 The loose spindles on the veranda of the Cricket Pavilion continue to be a concern.</p>	
58:18	<p>9. AOB/Date and Time of next meeting The next SPPC meeting will take place at 7pm on Thursday 25th October 2018 in the Village Hall.</p>	

