

STOCKING PELHAM PARISH COUNCIL

Minutes of Meeting of the Council on Thursday 21st June 2018 at the Village Hall at 7 pm

Present: Robin Whitefield (Chairman) D Nicholls P Lucas M Hutchins
A Brown J Lucas (Clerk)

Action

35:18	<p>1. Apologies: Ruth Banks 2. Declarations: none</p>	
36.18	<p>3. Minutes of the Annual Meeting of the Council held on 24th May 2018 and of the AGM, also held on 24th May 2018: The minutes of the Annual Meeting of the Council were signed as a correct record. The minutes of the AGM have been circulated to councillors.</p>	
37.18	<p>4. Matters arising from these meetings</p> <p>4.1 Election of a new Chairman: Although David Nicholls has resigned as Chairman, he is keen to continue as a member of SPPC. It was agreed that Robin Whitefield will be Chairman until a new Chairman is elected and will subsequently take on the role of Vice-Chairman, to assist continuity. In the absence of a serving councillor who is willing to take on the chairmanship, SPPC will need to wait for a council vacancy to arise after canvassing local residents in order to find someone who might consider being chairman. Such a new chairman will be supported by a team of long-standing councillors/clerk and will be offered training via HAPTC.</p> <p>4.2 The Public Works Loan application form is ready for signature by the Clerk and the Acting Chairman so that it can be sent to HAPTC.</p> <p>4.3 Fencing on Common Land adjacent to Village Pump; In view of the complaints that this has generated, it is imperative that the offending fence be removed (and the new fencing erected) without further delay.</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 Crabb's Green Conservation Area consultation: Councillors considered the revised boundary of the Conservation Area and the Schedule of Enhancement proposals. SPPC agreed to make no comment on the Conservation Area Management Proposals.</p> <p>4.6 Village Hall accounts: the balance held in bank accounts have been added to the annual accounts.</p>	<p>All SPPC JL DN</p>
38.18	<p>5. Planning</p> <p>5.1 The Cock Public House</p> <p>5.11 <u>3/17/2792/FUL – change of use from vacant pub to 4 dwellings and a shop:</u> <i>Status: awaiting decision.</i> The applicant has lodged an appeal based on 'non-determination' 18/00038/NONDET. This appeal has now been validated and is due to be determined by Written Representation. Planning for Pubs to be instructed to provide written submission in behalf of SPPC. Potential offers to purchase the Cock Inn need to be 'trackable' ie. in writing. Decision not expected until September.</p> <p>5.12 <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> <i>Status: Appeal dismissed on 7th June 2018. (The application for an award of costs was also refused).</i> The decision document includes the following statements:</p> <ul style="list-style-type: none"> • The change of use to a dwelling would deprive the local community of the potential for use as a number of different community facilities. • The evidence of the use of the last public house on the site together with the wide-ranging support for a new public house demonstrates that it has the potential to be an important community facility. • There is reasonable likelihood and confidence that a public house could be a viable business. There is no detailed assessment of the likelihood of alternative uses. <p>Councillors agreed that these statements represent a fair assessment.</p>	<p>PL</p>

	<p>However, they are surprised that the Planning Inspector considered an offer of £550,000 to be a reasonable reflection of the pub's market value, in its current state. Other estimates of the market value are lower than this, reflecting substantial work needed to prepare the pub for trade. Had the Appeal been subject to a local hearing, the valuation of £550,000 could have been contested. It was agreed that councillors will instruct Planning for Pubs to draft a written response to the Planning Inspector, on behalf of SPPC.</p> <p>Councillors noted that the Christie's Estate Agent 'For Sale' sign is on view and some people have visited the site. There is concern that the Cock Inn is being offered for sale without giving SPPC first option to buy, as required under the Asset of Community Value regulations. Planning for Pubs will be instructed to contact East Herts Council to clarify the situation.</p> <p>POST-MEETING Note: On contacting East Herts regarding the above, SPPC has been informed that the developer has lodged an appeal against the ACV Listing. Planning for Pubs will be instructed to respond to this appeal submission (albeit the timescale is tight).</p> <p>5.2 Other planning 5.21 3/17/2638: <u>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 in progress (written representation)</i> 5.22 <u>Applications for change of use to residential at The Oaks</u> <u>3/18/0890/ARPN; 3/18/0891/SDDPN; 3/18/0892/SDDPN; 3/18/0893/SDDPN.</u> <i>Status: Prior Approval for these developments has been refused on the grounds that the criteria for permissible development have not been met.</i> 5.23 <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.</i> 5.24 <u>3/18/1204/FUL Change of use of residential annexe to create new independent dwelling (sub-division of plot) at The Oaks.</u> Although it is recognised that the annexe concerned has been used as a separate dwelling for some time, there is concern that allowing an annexe to become an independent plot would set a precedent for similar applications, which would be unsustainable in a Group 3 village that lacks local facilities. It was agreed that SPPC will comment on this application, outlining these concerns.</p>	<p>PL</p> <p>PL</p> <p>PL</p> <p>PL</p>
39:18	<p>6. Highways There has been no reply as yet regarding the cost of moving the Speed Indicator Display Sign. There is some concern at the speed at which the Hay Lorries are travelling through the village and that the current position of the sign is not the most effective. Ruth Banks actioned to contact Horsehage about the speed of their lorries. Some potholes between Stocking Pelham and Little Hadham have been repaired. It was agreed that the foliage on first metre width of the verges needs to be cut to ensure good visibility. If the remaining verge is allowed to grow at this time of year, an interesting range of native plants are able to thrive. Water on the highway adjacent to Cockswood appears to originate from the new houses built on the original pub site. It was agreed that this needs to be reported to Highways and/or Environmental Health.</p>	<p>RB</p> <p>RB</p>
40:18	<p>7. Finance The Clerk will ask Graham Mackrell to provide an updated financial statement for the next meeting.</p>	JL/GM
41:18	<p>8. General Parish Business None</p>	
42:18	<p>9. AOB/Date and Time of next meeting The next SPPC meeting will take place at 7pm on Thursday 2nd August 2018 in the Village Hall.</p>	

