

STOCKING PELHAM PARISH COUNCIL

Minutes of Meeting of the Council on Thursday 25th October 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

59:18	<p>1. Apologies:</p> <p>2. Declarations:</p>	
60.18	<p>3. Minutes of the meeting held on 19th September 2018: The minutes were signed as a correct record.</p>	
61.18	<p>4. Matters arising from these meetings</p> <p>4.1 <u>Fencing on Common Land adjacent to Village Pump;</u></p> <p>4.2 <u>Cost of moving the Speed Indicator Display sign;</u></p> <p>4.3 <u>Water leak outside Cockswood;</u></p> <p>4.4 <u>Update/redraft of SPPC Business Plan: See Item 6.12</u></p> <p>4.5 <u>Outstanding payments to Planning for Pubs;</u></p> <p>4.6 <u>Role of Responsible Finance Officer. See items 5.4 and 8.1</u></p> <p>4.7 <u>Health & Safety concerns re pub-site;</u></p> <p>4.8 <u>Problems at Mead View Sewage Treatment Plant;</u></p> <p>4.9 <u>Letter from SPPC re agreed comments for 3/18/1637/FUL</u></p>	
62.18	<p>5. Report of Extraordinary Meeting (8th October 2018 at 7pm in Village Hall – all SPPC councillors present + Clerk)</p> <p>5.1 <u>SPPC response to an Appeal lodged against EHC decisions to award/uphold ACV re the Cock Inn</u> SPPC has been notified that a review of the ACV decision will be heard by the First Tier Tribunal of the General Regulatory Council. The hearing is due to take place in Hertford between 7th January and 8th February 2019. East Herts Council have asked SPPC to supply witnesses to support their response to the appeal. Planning for Pubs has advised that SPPC have two options: to appear as witnesses for EHC (ie joined with EHC) or to be a party with our own legal representation. It is considered crucial that the ACV is not overturned. Paul Lucas proposed that SPPC support the legal team for EHC by supplying two named witnesses and that SPPC also fund £800 for Planning for Pubs to provide a written submission on behalf of SPPC and to attend the hearing as a representative for SPPC. He also proposed that SPPC pay Planning for Pubs £200- £400 for the written submissions re the shop & 4 dwellings appeal. These proposals were seconded by Mike Hutchins and agreed by all councillors.</p> <p>5.2 <u>Obtaining financial data needed for Business Plan</u> The solicitor representing Top Co Stocking Pelham Ltd has supplied the detailed building regulation drawings that are needed by the contractors in order to provide estimates. Access to the site has been agreed but a date has yet to be arranged. Payment for the contractors' estimates and for the valuation has been agreed (minute 54.18).</p> <p>5.3 <u>Follow-up to Pop-up Pub – set up of Save the Pub Action Group</u> Following the success of the Pop-up Pub event, Colin Berthoud has proposed setting up a 'Save the Pub Action Group' with a remit to support the SPPC and to galvanise the local community to become more actively involved. Suggestions for activities include using internet/social media to raise the profile of the Save the Pub campaign and running fund-</p>	<p>PL</p> <p>PL</p>

	<p>raising events similar to the Pop-up Pub. Terms of Reference for the Save the Pub Action Group would need to be agreed by SPPC.</p> <p>Paul Lucas explained that Colin is also keen to identify other potential investors who might join him in a pub share-ownership scheme as an alternative to the SPPC purchase of the Cock Inn. It was emphasised that Colin is not interested in being a sole investor.</p> <p>5.4 Options regarding future Responsible Finance Officer</p> <p>The Clerk outlined the options for consideration by councillors. SPPC can co-opt a new member (and appoint as RFO) if a vacancy has arisen and there is no response to the proper notification of that vacancy. SPPC can appoint an unpaid non-councillor as RFO as long as he/she is clearly identified as RFO according to Section 151 of the 1972 Localism Act. The duties and responsibilities of the RFO would need to be in writing (Financial Regulations/Job Description). SPPC would also need to take out insurance in relation to officers to comply with Section 114 of the 1972 Act. A decision will be made at the next meeting.</p>	
63.18	<p>6. Planning</p> <p>6.1 The Cock Public House</p> <p>6.11 <u>3/17/2792/FUL – change of use from vacant pub to 4 dwellings and a shop:</u> Appeal Ref is APP/J1915/W/18/3199438 <i>Status: awaiting decision</i></p> <p>6.12 <u>Application for loan from Public Works Loan Board (inc Business Plan):</u></p> <p>6.13 <u>ACV: Review of decision made by East Herts Council</u></p> <p>6.14 <u>Save the Pub Action Group</u></p> <p>6.12</p> <p>6.2 Other planning</p> <p>6.21 <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>6.22 <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>6.23 <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>6.24 <u>3/18/1637/FUL: Change of use of former domestic stable block to separate residential unit.</u> <i>Status: Refused for following reasons; i) not sustainable form of development because of location (likely dependence on private vehicle and harm to character and appearance of site and surroundings ii) insufficient bat survey information.</i></p>	PL
64.18	7. Highways	
65:18	8. Finance	

66:18	9. General Parish Business	
67:18	10. AOB/Date and Time of next meeting The next SPPC meeting will take place at	