

STOCKING PELHAM PARISH COUNCIL

Minutes of Meeting held on Wednesday 31st August 2016 at the Village Hall at 7pm

Present: D Nicholls (Chairman) R Whitefield
P Lucas M Hutchins J Lucas (Clerk)

Action

29:16	<p>The Chairman welcomed Geoff Williamson, member for the Little Hadham Ward to the meeting</p> <p>1. Apologies: Graham Mackrell, Ruth Banks</p> <p>2. Minutes of the last meeting: The minutes of the meeting held on 12th May 2016 were signed as correct.</p>	
30.16	<p>3. Matters arising from the last meeting</p> <p>3.1 Medals to commemorate Queen's 90th birthday: David Nicholls reported that of the 100 medals ordered, 37 were presented to children (under 16) in the village, 41 were sold and the 26 that remain will be offered for sale as stocking fillers at Christmas.</p> <p>3.2 Assets of Community Value: JL explained that ACV applies to land/buildings that are in actual use. ACV status was originally awarded to the Kicking Dicky pub but was overturned on appeal, on the grounds that <i>potential</i> use is not covered by the legislation and that the current actual use (or use in the recent past), which was limited, did not meet the social interests of the community. 'Recent past' in the case of the Kicking Dicky was agreed by both parties to be 12 months. See Review Decision and Report, August 2013 on ACV page of East Herts website. It was agreed that nominating the Cock as an ACV is not appropriate at the current time.</p> <p>3.3 Development of website in order to fulfil the Transparency Code: This is waiting for finance information to be uploaded. In view of pub situation, we should aim to 'go live' as soon as possible, because parishioners might be keen to read minutes etc.</p> <p>3.4 Actions arising from AGM on 26th May 2016</p> <p>i) Re the Cock public house: A letter to be sent to East Herts Planning department to preempt potential application for 'change of use to residential' and express concern over the untidiness of the site. Letter will also emphasise the village determination that the original planning application with the 106 agreement be upheld and enquire about ACV register. Note: SPPC letter was sent on 1st June 2016. A reply was received from Liz Aston on 30th June 2016, stating that if 'change of use' was proposed, EHC will refer to; policy STC8 of Local Plan; the likelihood of finding a user for the pub; and if the use will be viable as a business. AVC nomination is described as 'not a planning-related decision'.</p> <p>ii) Telephone kiosk to be re-painted and 'Clean the Village' to take place twice a year.</p>	<p>JL/GM</p> <p>DN/PL (Completed)</p> <p>DN</p>
31.16	<p>4. Planning</p> <p>4.1 Development of the pub site: The Clerk circulated a summary of the events that occurred during the summer break. 3/16/1659/FUL application for change of use from vacant pub (A4) to residential (C3) at the Cock Public House. This application received by SPPC on 29th July 2016.</p> <p>The application was accompanied by a letter, dated 21st July 2016 from RPS Planning & Development Ltd on behalf of the applicant, Winchmore Developments Ltd.</p> <p>Extra-ordinary meetings of SPPC took place on 4th, 11th and 18th of August in response to this application. All councillors received minutes of these meetings in the form of 'action points'. A unanimous decision was made at the meeting on 4th August to object strongly to the proposal for change of use. Main actions were as follows:</p> <ul style="list-style-type: none"> • Geoff Williamson has offered his support and met with DN/PL/JL on 9th August. • Support from Berden Parish Council has been secured • Local residents and other interested parties have received background information and have been encouraged to write letters of objection via email circular. • Press briefing has been sent to local newspaper and an article has been printed. • Mike Hutchins has contacted Simon Dobson, of PHD Associates for professional advice. • Signed support from local businesses has been obtained. 	

	<p>SPPC letter of objection was drafted and circulated to all councillors, with an appendix, written in response to the letter from RPS Planning and Development. The SPPC letter with appendix was approved by all councillors and sent on 19th August 2016.</p> <p>The RPS letter referred to an expert report by Chris Whirledge. Geoff Williamson ensured that this report was made publically available and it was agreed that SPPC would engage the services of Simon Dobson of PHD Associates to write two reports on behalf of SPPC:</p> <ol style="list-style-type: none"> 1. A report from a planning perspective, to include a review of the situation regarding the 106 agreement. 2. A report in direct response to the Whirledge report, with evidence re the potential impact of the loss of a community facility and the future viability of the pub as a business. <p>Paul Lucas proposed that SPPC fund the services of Simon Dobson of PHD Associates for a sum of circa £500 to produce the reports, as described. This was seconded by Robin Whitefield and agreed.</p> <p>Note: The first report produced by Simon Dobson was circulated and approved by all councillors via email prior to being sent to East Herts Planning Department.</p> <p>The second report has been circulated via email prior to this meeting. It was agreed by those present that SPPC approve the content of second report (1st September). Proposed by Paul Lucas and seconded by Robin Whitefield. It was agreed that Paul Lucas will convert the approved report to PDF format and send it via email this evening, before the deadline of 1st September.</p> <p>Geoff Williamson will find out when a decision is likely and if the Planning Officers recommendation will be for approval or for rejection. If the application is recommended for approval, Geoff will ascertain the date of the meeting of the Development Management Committee and will attend in order to speak against 'change of use to residential'. Geoff was thanked for his support.</p> <p>It was noted that Martin Plummer is on Holiday until the 13th Sept – Geoff Williamson agreed to find out if the application will be reviewed by Liz Aston in his absence or if will it be delayed until his return.</p> <p>It was noted that more than 80 objections have been posted on the East Herts website so far, www.publicaccess.eastherts.gov.uk</p> <p><u>4.2 Other planning:</u> UTT/16/2316/FUL Development of a 49.99MW Battery Storage Facility connected to Pelham Substation. The development will support Enhanced Frequency Response which is a new service required by National Grid to help it balance the frequency fluctuations on the grid system.</p> <p>It was agreed to make no comment on this application. POST-MEETING NOTE: new information has been received – so this application to be discussed at a meeting of Planning Committee on 14th September 2016.</p>	<p>DN/PL/JL (Completed)</p> <p>MH (Completed)</p> <p>PL</p> <p>GW</p> <p>Planning Committee</p>
32:16	<p>5. Highways It was noted that there have been good repairs to several roads in the area but that some remain outstanding, possibly waiting for current building work and harvest traffic to finish.</p>	
33:16	<p>6. Finance: Nothing to report.</p>	
34:16	<p>7. General Parish Business David Nicholls reported that the situation at The Oaks (Silla Farm) remains unresolved and the waste material has not been removed, as required by the enforcement notice. Sharon Threlfall will visit the site shortly and report back to David Nicholls.</p>	DN
35:16	<p>8. Date and Time of next meeting The next SPPC meeting will take place on Thursday 13th October 2016 at 7pm in the Village Hall.</p>	