

UPPER MARSHWOOD VALE PARISH COUNCIL

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Draft Until Approved

Minutes of the Planning and Highways Committee Meeting held at Bettiscombe Village Hall on Thursday 15th October 2015

Present: Cllr's M Bowditch (Chairman), C Gray, A Cameron, A Edwards, R Warburton, A Edwards, C Rabbetts, E Rowe, T Richards, F Bailey & R Wyatt

In Attendance: The Clerk (Mr J Vanderwolfe), Cllr Sewell, a member of CAMRA, one member of the press and four members of the public

P01	Apologies Apologies were received from Cllr Gillingham (meeting). Resolved to accept this apology
P02	Declaration of Interest under the Code of Conduct Cllr R Warburton declared a Disclosable Pecuniary Interest in planning application WD/D/15/001933 as his wife was the licensee of the property. He confirmed that he would leave the meeting prior to any discussions on this application taking place
P03	Democratic Period Dr Banner spoke against the proposal for the change of use of the Shave Cross Inn from a public house and restaurant to a dwelling. He reminded the meeting that the Council had voted against a similar proposal last year, and in his opinion nothing had changed. He felt that the health reasons given for not wishing to continue the business were not a good reason for closing a public house which had been in existence for hundreds of years. He also stated that he understood that the Section 106 agreement for the hotel had stated that it required that part of the building to be in conjunction with the pub and restaurant. Mr Rendle stated that under previous landlords the pub had been a thriving business and felt that it should be sold as a public house. The representative from the Campaign for Real Ale (CAMRA) stated that it was important to save every public house that we could because they were part of our heritage. It was noted that the pub had been registered as a Community Asset. A letter from the landlady of the pub, who sadly was in hospital, and therefore unable to attend the meeting, was read out by the chairman. She stated that the pub was less supported than in years gone by and that the number of skittle teams had diminished. On some days she stated no one used the pub at all. She felt that both her and her husband had done all that they could to try and make the business viable, but that it had not worked. They were now financially supporting the pub to keep it open, and were unable to continue to

	<p>do that. A member of the public felt that various groups had not been made welcome and that because of that they had gone to alternative venues. Cllr Sewell spoke about the tie between the hotel and the pub/restaurant which required the business to be kept or sold together.</p>
P04	<p>WD/D/15/001933 Shave Cross Inn: Change of use of pub and restaurant to a dwelling</p> <p>Councillors felt that there had been little if any change since a similar application had been received a year before. That application had been withdrawn following the advice of the Planning Officer who had felt that the property had not been sufficiently advertised on the open market as a public house and restaurant. Councillors referred to tie made under the Section 106 agreement which had required the hotel to be combined with the restaurant and pub. An advert with Stonessmith was produced which made no mention of the hotel. The clerk stated that he had been surprised when first visiting the WDDC website to find that the accounts had been restricted, but following a conversation with the planning officer and the agent they had been released. Sales had been listed as £76,728, with the profit and loss account showing a loss of £544, which was not felt to be a significant loss in today's pub trade world. It was noted that the pub had one of the few skittle alleys in the area. There were concerns that some of the statements shown in the application were incorrect, in particular the travel time distances to neighbouring hostelrys. The Council further noted that WDDC had registered the pub as a Community asset by the Symene Community Land Trust from the 20th August 2014; and that this registration was valid for a period of five years.</p> <p>Resolved that: The Council not support this application on the ground of its listing as a Community Asset, the fact that it has one of the few remaining skittle alleys in the Vale, the fact that the advertising of the property was, to the understanding of this Council, not in compliance with the Section 106 agreement. In addition the Council feels that the property has not, from the evidence provided, been sufficiently and effectively advertised on the open market as a business with potential. The Council also felt that the reasons for not supporting the application for change of use that were used for the previous application still stand, therefore with no shown change to those circumstances, even for consistency it cannot support the application, apart from the other material reasons given.</p> <p><i>Note that having declared a Disclosable Pecuniary Interest (see P02) Councillor Warburton was not present in the room for this item.</i></p>
P05	<p>Other Applications</p> <p>No other planning applications were presented to be dealt with by this meeting.</p>
P06	<p>Highways</p> <p>The lengthsman had attended to a number of items in the parish since the previous meeting which were noted.</p>
P07	<p>Accounts for Payment</p> <p>The following account was agreed for payment: S Lee Garden Services £624.00 (530).</p>

There being no further business the chairman declared the meeting closed