

Chedburgh Parish Council

MINUTES

of the Meeting held at the Erskine Centre, Chevington Road, Chedburgh on

Monday 5th December 2016 at 6.00pm

Present: Councillors: Cllr Michael Chester (Chair), Pat Fisher, Teresa Landymore, Sam Parrett, and Margaret Rickard, Clare Varney.

In attendance: Maximilian Clay (Clerk to the Council),
41 Members of the public

49. Apologies

There were no apologies as all Councillors were present.

50. Declarations of Interest

There were no declarations for which dispensations had not been duly authorised.

51. Public Forum

There was a wide range of comments about the Marquis Cornwallis public house and the planning application for a new house to be built adjacent to it. Comments included:

- Objection to the pub being closed and a strong will to see it re-opened and maintained;
- Objection to a perceived change of use by stealth.
- A perception that the pub had been run in such a way as to ensure its lack of profitability and the view that a real effort to meet the demands of the market would make the business viable.
- It was reported that, in an appeal against the refusal of a change of use by a pub owner in a similar case, the appeal was rejected on the basis that the pub in question hadn't been run in a way that could have made it profitable.

Two questions were raised, to which the Council did not have answers but which the Clerk was asked to ascertain the position:

- Is there anything that can be done to stop the current stripping out of the interior?
- Is it legal for the premises to be lived in if they are not open as a pub for at least some hours per week?

Speakers raised objections to the planning proposal for a house adjacent to the pub on a wide variety of grounds:

- inferior nature of design,
- loss of amenity and privacy through overlooking
- Inadequate level of amenity space including parking space, in the plan
- Encroachment of the plot onto the Pub's garden.
- Unsuitable plot given the very close proximity of the proposed dwelling to a pub

A question was raised as to the best way of objecting to the plans. The Clerk explained that comments, whether of objection or support, should be made as soon as possible to the Borough Council planning department either in writing or by using the online planning portal.

52. Planning and Environment

a. *The Marquis Cornwallis public house as an Asset of Community Value:* It was noted that the Council's nomination of The Marquis Cornwallis public house as an Asset of Community Value has been accepted.

Cllr Rickard left the meeting due to another commitment.

b. *Engaging the village regarding current developments regarding the pub:* It was agreed to facilitate the holding of a public meeting on the 16th January 2017 at 7pm (prior to the Council Meeting which will now start no earlier than 8pm). The Chair agreed to draft a publicity leaflet.

a. *The Council considered a planning application* consultation, ***DC/16/2307/FUL*** for a dwelling to be built on land adjacent to The Marquis Cornwallis, The Street; and the demolition of the existing storage building.

During discussion of the proposal and consideration of public opinion expressed earlier in the meeting, it was noted that while permission was being sought for the demolition of a timber barn at the north eastern margin of the proposed development site, a timber barn immediately adjacent to the pub, on the south-western margin of the proposed development site had already been demolished, as had the smokers' shelter at the south western corner of the pub. It was agreed that this should be brought to the attention of the planning authority.

It was also agreed to object to the proposal on the following grounds:

- i. The plot is too small to provide adequate amenity space, including parking;
- ii. The small size of the plot dictates a sideways orientation to the proposed dwelling which would cause a loss of amenity in terms of privacy to neighbouring properties;
- iii. The village is undergoing a sizeable increase in its housing stock and population, arising from the Brocket Park development, and it was felt that further development would be detrimental, at least until the development has been finished and the population assimilated into the village;
- iv. The proposal is outside the agreed development zone of the village.
- v. The proposal appears to use some of the land which currently forms part of the garden of the pub, which is an Asset of Community Value.

The meeting closed at 6.40pm.

Signed as an true record by authority of the Council:

Chair

Date
