

Threapwood Parish Council
Minutes of the Meeting held on 31st July 2024
at 7.30pm in Chorlton WI Hall

	<p>Present Cllr Hugo Bourne, Cllr David Cheshire, Cllr Steve Chewins, Cllr Stephen Croasdale (Chairman), Cllr Brian Holmes, Cllr Miles Lewis, Cllr Louise Rees. The Clerk. One member of the public.</p>
1.	<p>Apologies There were no apologies.</p>
2.	<p>Declaration of Interests There were no interests declared.</p>
3.	<p>Public Participation A resident spoke to the meeting about the plans on the planning application for The Queens Head.</p>
4.	<p>Minutes Approval Resolved:- The Council agreed to accept the minutes for the parish council meeting held on 29th May 2024. Proposed by Cllr Rees and seconded by Cllr Lewis.</p>
5.	<p>Planning 24/01807/FUL - Renovation of existing pub, change of use to part of pub from Class E(b) drinking establishment to C3 dwelling. Conversion of existing outbuilding to C3 dwelling. First floor side extension and single storey rear extension at The Queens Head Sarn Road Threapwood – to agree response to be sent to CWaC</p> <p>Observations:- In principle, the Parish Council is supportive of the Applicants proposals to renovate this building and to reopen the public house but wish to object to the planning application in its' current format. However, notwithstanding our desire to see the pub reopened, and recognising that there is also potential for redevelopment of the property to help in facilitating this, it is the Parish Council's view that this particular proposal would reduce the pub to a size that would make its future viability very questionable. The public house use is protected by Policy DM39, and the weight to be attached to this Policy is increased by the fact that the pub is designated as an Asset of Community Value (ACV). The proposal involves the change of use of part of the existing pub to residential use, this directly conflicts with the Policy whilst anything that would threaten its long-term future must, similarly, be seen as being in conflict with its objectives. It is noted that the application form sets out the conclusion to the pre-application advice received (within the section on Pre-application Advice), the Planning Officer made clear that <i>“alterations should not undermine the facility from running successfully. With this in mind, additional information is required in relation to the viability of the pub and the loss of floorspace due to the dwellinghouse and outbuilding”.</i> The Applicant has provided no detailed information of this kind to support their proposal, the application has not, therefore, been justified in the manner that was requested. The Parish Council's detailed concerns with the proposals are as follows:-</p>

1. The application form confirms that the public house is to be reduced in size by more than 50%, from 159.3 sq metres to 77.4 sq metres. The pub always was a small pub, but this would make it extremely small and it is very difficult to imagine how a pub of this size would have a long-term future:
 - The dining area would be entirely lost.
 - The kitchen would also be lost, but replaced with a much smaller facility that would appear to have very limited capacity for anything other than very basic catering.
 - Much of the garden area would be turned into private garden and/or storage/parking, leaving the pub with little more than the patio to the immediate rear of the building.
 - As a result of the above changes, there would be no opportunity for the busy summer nights when the gardens were packed, no room for the barbecues and other events that were held outside, there would be nowhere for the private group dinners or the Christmas lunch season and the other events that the dining room was used for throughout the year. All of the above were clearly relatively significant revenue sources for the pub and it is clear that this proposal would take that potential away and, consequently, significantly diminish its potential to be viable in the future.
2. It does not appear that there is any storage area for the pub (unless it is the store shown, somewhat impractically, on the first floor in the manager's flat).
3. No kitchen is shown for the manager's flat, unless this is provided in one of the rooms shown as being used for an alternative purpose, the accommodation would not be useable.
4. The application form claims an additional six parking spaces would be provided, however, the parking between the pub and the outbuilding and along the front of the outbuilding, negates the previous use of the road frontage for parking four cars, there appears, therefore, to be a net loss of two parking spaces for the pub in order to accommodate the new dwellings.
5. The safety of the off-road parking spaces provided is questioned, forward visibility is poor, especially close to the bridge and vehicles reversing out on to the road at either of the proposed locations would represent a hazard to other road users.
6. The ground on which the parking space closest to the bridge is proposed to be provided is at a significantly lower level than the road, no details are provided as to how this might be achieved, or if it is even practical.
7. There are no details of any sound proofing proposals that would be necessary to protect the proposed adjoining house from the noise that would be expected from a pub.
8. Neither of the proposed new dwellings appear to be provided with any bin or cycle storage and all three separate properties would presumably require their own oil and/or gas storage which is, similarly, not detailed.

For all of the above reasons there appear to be significant problems with these proposals which, taken as a whole, appear to involve an over-development of the site with the pub and its future success being harmed by the scale of the proposals for two additional dwellings.

The Parish Council has, therefore, very reluctantly concluded that it has to **object** to this planning application in its current form for all of the reasons set out above.

However, the Parish Council is strongly committed to finding an acceptable way forwards that would secure the future of the pub as a very important community facility for Sarn, Threapwood, Tallarn Green and the surrounding area.

In the Parish Council's view, the priority is to retain the potential of the pub as it was previously, with its' previous, kitchen, and dining areas and as much garden area as possible, remaining with the pub, it is known that this provided for a viable business in the recent past and it should be retained as such in order for the proposal to be compliant with Policy DM39 (the pub closed, not because it was unprofitable, but because the tenants retired during the Covid period). One possible solution appears to be as follows:

With a modest amount of reorganisation to the layout on the ground floor, the existing dining area and a large part of the existing kitchen could be retained with the pub, the existing door on to the road could then be reopened to provide for access to a new hallway/stairwell leading to an apartment at the first and second floor level. The garden area for the pub could also be extended to the bridge.

This approach would enable the pub to be retained at a size and with a range of opportunities that would maximise its future potential whilst at the same time the Applicant would still achieve two dwelling units.

This more balanced approach of course assumes that the worst of the issues with the parking proposals and other detailed matters can be resolved, but, assuming this is the case, then it is one option that would appear to provide a positive way forwards, with the safeguarding of the pubs future as the priority. It is to be hoped that the Applicants would consider amending their proposals accordingly.

Without prejudice to the above, in the event of any permission being granted, then it is clearly important that a condition should be imposed which requires the pub renovation to be completed and the pub opened before either of the new dwelling units is occupied.

Proposed by Cllr Chewins and seconded by Cllr Lewis.

6. Accounts and Payments

6.1 Accounts:-

The Council approved the accounts as circulated

6.2 Payments:-

The Council considered the following payments:-

Chq No	Payee	Details	Amount
427	Chorlton Village Hall	Room hire for meeting 29/05/24	£ 30.00
428	P Holland	domain registration for History Group	£ 19.32
429	R Shackleton	Clerk's Salary (Jun Jul)	£367.04
430	HMRC	Clerk's Running Costs	£ 13.59
431	Chorlton Village Hall	Room hire for meetings 23/07/24 and 31/07/24	£ 60.00
432	CHALC	Training	£ 25.00
433	L Rees	reimburse costs Annual Parish Meeting	£ 18.00

Receipts:-

Precept:- £5,000.00

Bank Account:-

Reconciled balance of the Current Bank Account as at 1st July 2024:- £6,823.29

Reconciled balance of the Deposit Bank Account as at 1st July 2024:- £1,918.73

	<p>Resolved:- The Council agreed to make the above payments and approved the accounts as circulated. Proposed by Cllr Croasdale and seconded by Cllr Cheshire.</p> <p>6.3 <u>New Bank Account:-</u> Resolved:- The Council agreed to set up a bank account with Lloyds Bank with the current bank signatories, Cllrs Chewins, Lewis and Rees plus the Clerk, Ruth Shackleton. Proposed by Cllr Croasdale and seconded by Cllr Rees.</p>
7.	<p>Internal Controls Resolved:- The Council agreed to confirm adoption of the following documents (previously circulated):-</p> <ul style="list-style-type: none"> - Standing Orders - Financial Regulations - Risk Assessment <p>Proposed by Cllr Croasdale and seconded by Cllr Chewins</p>
8.	<p>Defibrillator Cllr Croasdale is to speak with the current owners of Threapwood shop regarding the location of the heated cabinet that houses the defibrillator and arrangements for the electricity supply to the cabinet.</p>
9.	<p>Highways Cllr Holmes updated the meeting regarding recent communication with CWaC regarding the recent speed survey. The Highways Working Group is to meet to discuss the results. The Clerk is due to meet with Highways to discuss updates on outstanding Highways issues, it is planned for such meetings to take place every three months. The Clerk has written to request the return of the speed gun that was jointly purchased by Threapwood, Malpas and No Mans Heath and District Parish Councils. This will enable Cllrs to carry put Speedwatch exercises in the village working with the PCSO.</p>
10.	<p>Clerk's Report There was no consideration of this item.</p>
11.	<p>Correspondence The list was previously circulated.</p>
12.	<p>Date of next Meeting The next meeting is scheduled to take place on Wednesday 25th September 2024.</p>