

Threapwood Parish Council
Minutes of the Extraordinary Meeting held on 23rd July 2024
at 7.30pm in Chorlton WI Hall

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| | <p>Present Cllrs Hugo Bourne, David Cheshire, Steve Chewins, Stephen Croasdale (Chairman), Miles Lewis, Louise Rees. Ward Cllr Rachel Williams; the Clerk; 22 members of the public.</p> |
| 1. | <p>Apologies Cllr Brian Holmes – overseas.</p> |
| 2. | <p>Declaration of Interests There were no interests declared.</p> |
| 3. | <p>Public Participation Members of the public raised the following points with refence to planning application 24/01807/FUL:-</p> <ul style="list-style-type: none"> - Planning Lead:- The Chair read out a report regarding the planning application from Brian Holmes. - Asset of Community Value (ACV):- The pub is an important asset to the village and is protected for a further two years by the ACV. To lose the pub would be detrimental to the village. - Business Viability:- Concerns were raised regarding the viability of the business due to the proposed reduction in floorspace is designated for the pub. The proposed reduction in floor space will limit the type of functions that can be held at the pub. - Condition Request:- It was suggested that there be a request made to CWaC that there be a condition for the pub to re-open before works are completed on the dwellings. - Car Parking:- Safety concerns regarding the proposed car parking spaces allocated to the dwellings. - Internal Layout:- Concerns were raised regarding some of the internal alterations that have been carried out including the removal of a fireplace, installation of a new staircase. - Garden:- The proposed plans include a reduction in the size of the garden. - Alternative:- What would happen to the building if planning permission is not granted – would the project be abandoned? - Compromise:- Discussed whether there was a possibility of discussing a compromise with the current owner regarding retaining the proposed internal layout. - Current Polices:- CWaC Local Plan Part 2 Policy DM39 states the need to protect existing community facilities. There is a need for the pub in the village and it has a viable future. - Proposed New Dwellings:- Concerns were raised about the two proposed dwellings being next door to a pub and the impact it may have. - Planning Notices:- Two neighbours have been informed of the planning application and there has been no site notice been posted. - Consultation:- There were mixed views regarding engagement between the owners of the pub and Parish Council / local community. |
| 4. | <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</p> |

The Parish Council discussed and agreed to the following actions:-

- 4.1 Planning, CWaC:- To request an extension to submit observations so as to enable the Council to agree observations at the next business meeting on Wednesday 31st July 2024.
- 4.2 Planning Committee:- To write to the Ward Councillor to request that she 'calls' in the application to be considered by the Planning Committee under the ACV and CWaC Local Plan Part 2 Policy DM39.
- 4.3 Facebook:- To put a notice on the village Facebook page to advise of the closing date for comments and to include the link to CWaC Planning Portal should residents wish to submit any comments.
- 4.4 Building Control:- To enquire if there have been any sites visits in respect of the internal alterations that have been carried out.
- 4.5 Site Notices:- To write to the Planning Department regarding the lack of a site notice.
- 4.6 Report:- To request that Matt Gilbert, resident and Planning Consultant, prepare a report for the Council to consider before submitting their observations to CWaC.