**WICKHAM MARKET PARISH COUNCIL**

**MINUTES OF THE EXTRAORDINARY PARISH COUNCIL MEETING HELD ON MONDAY 24TH MAY 2021 AT 7:00PM IN ALL SAINTS CHURCH**

**Present**: Cllr Ivor French Cllr Mike Hawes

Cllr Lisa Sanders Cllr Brian Nobbs

Cllr David Chenery

**In attendance:** Joanne Peters, Clerk to Wickham Market Parish Council & County Cllr Alexander Nicoll. There were 17 members of the public in attendance including Cllrs Cooke, Jenkinson and Horsnell who had all declared a Pecuniary Interest in item 4 prior to the meeting.

It had been agreed that Cllr Sanders, Chairman, Planning Committee would chair the meeting until item 5. Cllr Sanders informed attendees this meeting would be recorded and reminded those present to act respectfully to others throughout the meeting.

**1. Open Public Session**

A member of the public raised concerns regarding the planning applications submitted for the George Public House and said he felt the proposed development was an overdevelopment of the site and was not synthetic to the Conservation Area. He also felt the proposals would be unsightly for neighbours and the noise impact would certainly have a great effect on these properties. Concerns were also raised in respect of the proposed pizza oven and it was thought the smoke from this would also have an effect on neighbouring properties. The member of the public also advised that George Lane was not adopted and therefore the George Management Committee could not claim use of it.

A member of the public reported he lived at 99 High St and raised concerns regarding windows that would overlook his property. He asked where delivery vehicles would park as the High St had yellow lines. He also raised concerns regarding lack of customer parking.

A member of the public raised concerns regarding the proposed flue and advised this was not synthetic or in keeping within the Conservation Area. She confirmed she objected to the proposed doors/entrance moving to the side and said she felt the development could cause anti-social behaviour and her and her neighbours were afraid of crime as a result of this development. She advised she and her neighbours were not opposed to a pub but it needed to be the right development for the area and in the right place and stated she felt a lottery grant would have been better spent on the Village Hall project.

A member of the public reported he lived at 93a High St and confirmed he was not in support of the plans submitted and advised he felt the village/shareholders had not been properly consulted by the George Management Committee. He advised he was in full support of the other objections made and gave details of a major traffic incident on the High St and raised concerns regarding deliveries and construction vehicles. He suggested a Planning Officer should carry out a site visit to look if it would be safe to have a commercial gastro pub sited in this location. He advised in his view more community rooms were not necessary and felt these were added to get the funding required. He urged the Parish Council to object to these plans.

A member of the public thanked the Parish Council for arranging this meeting and stated he had dealt with several Public Houses during his career. He raised concerns that the George Management Committee had not attended the recent Annual Parish Meeting despite them being aware of submission of these planning applications. 2021/22 - 08

He reported the proposed flue would stick up 1 and half metres and would be almost 2 ft wide. Concerns were raised that the fan would be on all day long and he felt this was unsuitable for a Listed Building within a Conservation Area. He also felt the proposed Community Rooms were part of a tick exercise to obtain funding from the Heritage Lottery. He said he felt this location was not a realistic site for the proposals and the Heritage Lottery fund should not fund £1.5 million towards this project. He reported in his opinion this was not a community project, but the Village Hall was. He also raised concerns regarding the report submitted by the George Management Committee for the recent APM in respect of the jobs to be created and their salaries in result of the proposed development and felt the statement made regarding the campaign group against the project was a bold statement and people were entitled to object. Finally, he confirmed he would be objecting to these plans.

Colin Owens, George Management Committee advised the Management Committee were registered with the FCA and gave details regarding the George Societies purpose and rules. He confirmed they had a Terms of Reference and advised members of the public to consider if these planning applications were refused the future of the building. A member of the public raised concerns regarding these comments.

A member of the public reported he was a Shareholder and confirmed the statistics supplied within the APM were accurate and in his view this project would be of economic benefit to the village. He urged the Parish Council to support this application as visitor footfall would benefit and economic benefits need to be considered too.

Cllr Sanders thanked the member of the public for his comments and advised that she had carried out some research and advised that her findings had confirmed that 53 pubs a month were shutting down within England and Wales. She reported there had been several pubs within Wickham Market and all had not survived so she was not sure the figures stated in respect of the proposed revenue were in fact correct. A member of the public confirmed since April 2013 8000 pubs had shut down.

A member of the public advised in her view the number of estimated employees for the site would not result in the numbers stated within the application and felt the project would not employ 12 individuals as a result.

A member of the public advised the George Management Committee were assuming on their predictions stated within their planning application. He reported the proposed development was a gross overdevelopment of the site.

The Chairman thanked members of the public for their comments and ***closed*** the Open Public Session and formally ***opened the meeting***.

**2. To receive apologies for absence**

Apologies were accepted from Cllr Westover, Cllr Exton and District Cllr Poulter.

**3. To receive Councillors Declarations of Interest (can also be declared during meeting)**

None received from Councillors present.

**3.1 - To consider any dispensations received**

None received.

**4. To consider the following planning applications:-**

**Planning Refs: DC/21/1942/FUL & DC/21/1943/LBC**

Address: The George Community Inn, High Street, Wickham Market

Proposal: Removal of Modern Extensions to Rear. Conservation and repairs to Historic Timber Framed Range to Front. New two & one storey extensions to rear in keeping with local vernacular. Internal Fit out of New Pub, Bar, Kitchen and Community Spaces.

Refurbishment of Rear External Space to new Outdoor Courtyard. Refurbishment of end of Outdoor Courtyard for Bin/Keg Store & Plant. 2021/22 - 09

Cllr Sanders asked Councillors for their comments. Cllr Hawes asked had the ownership of George Lane been established? and who would be responsible for any damage. He advised in his opinion the proposed flue was not in keeping with the Conservation Area and suggested there should be bird boxes available for swifts along with some bat boxes but overall he was happy to support the applications and his main concern was George Lane and would be responsible for it.

Cllr French reported he was in favour of a pub but raised concerns regarding the flue and its visual aspect and suggested this should have been an extra chimney. He also raised concerns regarding deliveries arriving out of hours and asked what hours would these consist of? Overall, he advised he was in favour of a pub but in his view this proposal needed more consideration.

Cllr Chenery advised that he agreed with Cllr French and having reviewed the plans he did have concerns regarding the flue as his lived next to a car workshop which has an extractor fan and reported he could smell spray paint fumes all day so his biggest concern was the flue although with redesign further consideration may be able to be given.

Cllr Nobbs confirmed he had nothing to report.

Cllr Sanders stated that George Lane was a big problem either way and whoever owned it this would still be a problem as it is used every day by pedestrians including school children. She raised concerns regarding a dray lorry parking on George Lane and confirmed this would not be able to park on the High St due to the double yellow lines. Cllr Sanders confirmed her objections would be as follows:-

Noise and pollution

Access

Visual impact and privacy concerns

Overdevelopment of a site within the Conservation Area

Proposed Community Rooms are not needed and there are enough within the village

Flue and its impact on the Conservation Area

Safety in respect of dray lorry even out of hours delivering to the site

Conflicting information regarding the entrance

Cllr Sanders asked Parish Council members to be mindful of the comments made by the members of the public present and to also take into consideration the proposed flue and its impact on the Conservation Area along with noise and pollution. She also highlighted matters relating to road safety in respect of dray deliveries and construction vehicles.

There was a formal vote. Cllr Sanders asked for those in favour of these applications.

Cllr Hawes voted in favour

Cllr French advised he was in favour of a pub but not of the design submitted. Cllr Sanders confirmed this vote was for the application in front of the Parish Council. Cllr French confirmed he was in favour.

Cllr Sanders asked for those against the applications.

Cllrs Nobbs and Sanders confirmed they were against the applications.

Cllr Chenery abstained from voting.

Cllr Sanders had the casting vote and it was **RESOLVED** the Parish Council would **Object** to these applications.

Cllr French took the chair for the following item.

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Present: Cllr Ivor French Cllr Mike Hawes

Cllr Lisa Sanders Cllr Brian Nobbs

Cllr David Chenery Cllr Dick Jenkinson

Cllr Robin Cooke Cllr John Horsnell

**5. To consider an ESC s.106 Sports Fund application submitted by Wickham Market Football Club for pitch improvements and equipment and approve improvements to the pitch**

A copy of this application had been circulated to all councillors prior to the meeting. Cllr French provided details regarding the application submitted to ESC’s S.106 Sports Fund for removable dugouts and goal posts. He confirmed the ESC Sports Pot was shared with Pettistree who had no objections to this application. Cllr French advised the Football Club had also asked for approval for the work to be carried out to the pitch.

Concerns were raised as to where the Football Club were going to store this new equipment and it was agreed the heras fencing was not secure and was unsuitable as it was an accident waiting to happen. Cllr French suggested the Parish Council needed to include details within the lease in respect of storage. Concerns were also raised regarding the size of the dugouts. Cllr French confirmed the grant applied for was £9,716 for the dugouts and removable goals. Cllr Nobbs asked if the Football Club were contributing towards these costs. The Parish Clerk provided details what the ESC Sports Pot fund could be used for and confirmed it could be used for the drainage works at the Village Hall car park. Cllr Jenkinson advised he felt the costs to repair the drainage issues at the Village Hall would be too costly. It was agreed the remaining funds within the s.106 Sports Pot fund should be used to repair the drainage and potholes within the Village Hall car park.

It was **RESOLVED** the Parish Council would approve the works to the pitch and would recommend approval for the funding of £9,716 to come out of ESC’s s.106 Sports Fund for dugouts and removable goals subject to the correct wording being included within the new lease and clearance of the existing equipment.

**6. Any other matters of report**

There were none.

**7. Date of next meeting**

The next meeting of Wickham Market Parish Council will be held on Monday 19th July 2021.

Cllr French formally closed the meeting at 8:30pm

Signed: …………………………………….. Dated:…………………

Cllr Sanders, Chairman, Planning Committee

……………………………………………… Dated:………………..

Cllr French, Chairperson, Parish Council

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