

HADSTOCK PARISH COUNCIL



Minutes of Hadstock Parish Council Planning Committee meeting held on Thursday 18 March 2021 at 7.30pm via ZOOM

1. The start of the meeting was delayed to allow all to participate. The Chair welcomed everyone to the meeting via Zoom and informed all that proceedings were being recorded for the benefit of accurate minutes. **Present:** Parish Councillors Rick Albrow, Keith Nuttall, Trevor Smith, Jude Hannam, Sara Porter & Parish Clerk Sara Beckett. Twelve members of the public present.
2. **No apologies for absence** were received ~ all Hadstock Parish Councillors were present.
3. **Declaration of Members' Interests and requests for dispensation.** None received. Councillors were reminded of the need to keep up to date their Register of Members' Interests.
4. The Chair described the procedure for the meeting and public participation. He advised that all the members of the public will have the opportunity to speak, but it would be limited to 5 minutes per participant. At the discretion of the Chair further public participation would be in order. Those who had requested to speak were noted. There will be an opportunity for further participation if required before ending the public participation part of the meeting. The Chair requested that all should mute and members of the public should not discuss matters between themselves. Having heard all the representations, the Parish Council will then discuss the Council's responses to UDC.
5. The Chair proposed suspending Standing Orders **RESOLVED 21/P03/05**
6. Public Participation. Five members of the public spoke about the planning applications, both in favour and against.

A member of the public stated that this generation might be the generation that destroys the 100-year-old pub. More destruction of the pub had occurred which did not comply with the asset of community value. The viability factor details submitted were disputed as were the sales particulars. It was felt that the pub could again be the heart of the Village. It was a fine balance of those who supported or objected to planning applications as is shown on the planning portal. The Council were urged to refuse. The Hadstock Society Committee held a meeting to discuss the planning application again, having previously objected to it. The Committee felt more comfortable, particularly with the Listed Building detail which demonstrated more informed detail, consultation and thought had gone into the application. They welcomed the detail in the planning applications to protect the building and heritage and it was felt that the applicant seems to be doing the right things for the building. The Committee

were more comfortable with the revised detail for the garage more and the majority were in favour of these applications.

Another member of the public wished to register the fact that their objection had not changed since the last application. No constructive improvement had been actioned to improve the state of building and to bring it back to operate as a licenced premises. Actions have meant that there has been more detrimental damage, making it less viable for anyone to restore it and would now be at a greater cost. They disputed the viability detail presented by the applicant. Nothing had materially changed in the application and their objection remained.

A member of the public had been reluctant to comment previously and was alarmed at the comments directed to the PC. The building is crumbling and falling apart Those that live in the close proximity to the building are concerned and wanted to record that they support the applications.

A member of the public had spoken at the previous planning committee meeting and again didn't want to repeat previous comments. They wanted to speak specifically about the non-viability report in the application, which they did not agree with. It was factually incorrect having been poorly researched and make assertions which they believed were untrue. It was not creditable. They feared the property would be left to deteriorate further. The pandemic had altered the lives of all and this application does not take that into consideration. The premises could be well used as a community hub and serve the Village in a different way other than just a pub. It was felt that the site was being developed to maximise the profit.

7. The chair thanked all those who had expressed a view. It was proposed that Standing Orders were re-instated **RESOLVED 21/P03/07**

8. Hadstock Parish Council considered Planning Applications:

UTT/20/2300/FUL | Change of use from public house to 1 no. dwelling including the demolition of existing outbuilding, erection of two storey rear extension, detached garage and wall. | Kings Head Linton Road Hadstock Cambridge CB21 4NU

UTT/20/2396/LB | Conversion of public house to 1 no. dwelling including the demolition of existing outbuilding, erection of two storey rear extension, detached garage and wall. | Kings Head Linton Road Hadstock Cambridge CB21 4NU

UTT/21/0708/LB | Cleaning of internal timber structure. Removal of cement render from external walls, installation of insulation, replacement of timber laths and re-render with lime mortar. Apply render finish to modern east side of property | Kings Head Linton Road Hadstock Cambridge CB21 4NU

The Chair said the planning application would be discussed in 3 parts

Members of the public were reminded to mute themselves and Councillors to unmute to take part in the discussion

Hadstock Parish Council had listened to a number of representations made by those residents present at the meeting and considered the representations that had been made directly to the Parish Council

and those submitted to the Uttlesford District Council planning portal, so Councillors were able to consider a broad range of opinions to make an informed decision. Hadstock Parish Council discussed in depth the detail of the planning applications UTT/20/2300/FUL, UTT/20/2396/LB and UTT/21/0708/LB

It was recognised that until closing in 2016, the Kings Head had been an asset to the community and Village. In the last 20 years it had become increasingly less viable to be run as a business with any success. The Parish Council acknowledged there was a strong body of opinion within the Village to see the King's Head as a public house.

Chair gave a summary of comments expressed in connection with the planning applications:

Opposed:

The Kings Head had run profitably previously and there was the implication it could do so again

The Kings Head might recognise an increasing future need for local Village facilities. The Kings Head could diversify by recognising increasing social needs e.g., working from home

It could provide new opportunities for business

The Village has lost facilities in past years

It is/was the last pub in the Village

It was not marketed adequately as a pub

It could have opened on a part time basis subsidised by other employment

It might qualify for the recently announced Community Ownership Fund but there is no further detail currently available. It is understood it will be matched funding against purchase price and not against running the establishment

In support:

There is support for change of use

It has not been commercially viable in recent times demonstrated by frequent change of tenants and low rents paid

No money has been spent on the fabric of the building and it is now in a poor state of repair.

The Kings Head has been closed for 5 years

It is an eyesore

No one has suggested that they wouldn't prefer it to stay open as a business

What would be the best option for the village? Two things would have to happen for it to reopen as a pub:

i. The site would have to be for sale

ii. Someone would need to be prepared to invest capital and their time to reopen and run it

It is acknowledged that for many years perhaps 10- 20 years rural pubs have needed to diversify in order to survive. Any business has to move with the times

Good ideas had come forward within village when the community were considering buying it, but they would have to increase revenue. This might mean supplying food, as is often the case, the Kings Head would be less of a pub and more of a restaurant therefore the risk to the Village is losing a pub and gaining a restaurant. The limited space particularly of the car park could present the Village with added concerns.

The previous application was supported in its change of use in principle but concerns around design were expressed.

Uttlesford District Council Planning Policy RS3 was considered.

Everyone was thanked for contributing to the discussion both verbally and online.

The Chair then invited Councillors to start a discussion. All Councillors added their own valuable contribution

UTT/21/0453/FUL

A number of factors remain the same, those being:

It was recognised that until closing in 2016, the Kings Head had been an asset to the community and Village. In the last 20 years it had become increasingly less viable to be run as a business with any success. The Parish Council acknowledged there was a strong body of opinion within the Village to see the King's Head as a public house. However, the Parish Council considers it would be unlikely to be a viable business. Many respondents still do not want to see the future of the Kings Head to be that of a boarded up dilapidated listed building, falling into even more disrepair. Hadstock Parish Council appreciated the continued efforts made to save the pub, which was a great credit to Hadstock.

With the vote being unanimous it was proposed & resolved that Hadstock Parish Council supports change of use planning application **UTT/21/0453/FUL RESOLVED 21/P03/08i**

UTT/21/0452/LB Having considered planning applications for the Kings Head in September 2020 a summary of the submission made to Uttlesford District Council by the Parish Council at that time was given by the Chair. It was considered that the concerns previously expressed by the Parish Council had been addressed those being:

The size and scope of the planning application had been reduced and the extension was now much smaller and essentially at first floor level to provide a corridor for access to the bedrooms. It was now subservient and had less impact on the existing Grade II listed building.

The size and height of garage had been reduced and provided the height was as the plans currently showed, then Councillors acknowledged that to be acceptable.

The previous brick finish to garage is now a rendered block making it more appropriate to the Listed Building and Conservation Area.

The concern of the turning space in front of garage has been addressed in the highways report

The front wall is to be of flint construction and now more in keeping with the street scene.

Hadstock Parish Council wishes to emphasize: Conservation of The King's Head being a Grade II listed building requires expertise as this is a specialist area. A full and carefully detailed work schedule should be confirmed by conditions, so as to protect the heritage status for the future which should be carefully monitored by Uttlesford District Council. Conditions must ensure that the good intentions expressed in planning application are forthcoming and monitored.

With the vote being unanimous it was resolved that Hadstock Parish Council supports planning application **UTT/21/0452/LB RESOLVED 21/P03/08ii**

UTT/21/0708/LB Hadstock Parish Council specifically welcomed and supported the stripping of the cementitious render and replacing with the proper Lime render, as appropriate for the building which is timber framed and has lath walls. Hadstock Parish Council wishes to emphasize: Conservation of The King's Head being a Grade II listed building requires expertise as this is a specialist area. A full and carefully detailed work schedule should be confirmed by conditions so as to protect the heritage status for the future which should be carefully monitored by Uttlesford District Council. Conditions must ensure that the good intentions expressed in planning application are forthcoming and monitored.

With the vote being unanimous it was resolved that Hadstock Parish Council supports planning application **UTT/21/0708/LB RESOLVED 21/P03/08iii**

Dates of the next meetings

Parish Council Meeting Thursday 25 March 2021 at 7:30pm via Zoom

Parish Council Meeting Thursday 29 April 2021 at 7:30pm via Zoom

The meeting closed at 20:43pm

..... **Chairman.**

Signed as a true record and RESOLVED to approve on 29 April 2021