

SEVENHAMPTON PARISH COUNCIL
Draft minutes
Extra-ordinary meeting to be held on Tuesday
23rd August 2023 at 7pm
Brockhampton Village Hall

1.	Welcome from Chair of Council
2.	Attendance recorded as Parish Councillors Lynne Jackson, Emma Lanfear, Bill Jenkin, and Gordon Day and 1 Member of the public
3.	Apologies received accepted and recorded from Parish Councillor Harry Boyd, Matthew Cain Kathy Haig
4.	Declaration of Interest for matters on the agenda was invited – item 7 Councillor Gordon Day
5.	<p>Public Participation was invited on matters on the agenda- Planning application points raised included Objections to planning application in terms of personal impact on neighbouring properties</p> <p>Other concerns discussed included parking, concerns during construction, narrow lane, joining to an existing detached property via a party wall, future use of development, grade II listing of existing building, visibility of development</p> <p>A different application in the locality was refused planning permission in the area on the grounds of Highway amenities & parking (Council to reference this application- Farthings)</p> <p>Public session closed at 19.17</p>
6.	<p>Council considered planning applications for Conversion of existing outbuilding to residential annex and other associated works at Quarr Cottage 23/02364/LBC 23/02363/FUL</p> <p>Council objects based on 23/01339/PLP conditions Narrowest point on village with existing parking and congestion problems, parking on the site is already being used by residents opposite the proposed site There is no off-road access to the site during the construction period Council requests that Highways officers make a site visit prior to making their comments/recommendations Clerk to submit on 29th August 2023</p>
7.	<p>Council noted correspondence received from the District Council regarding assets of community value in respect of the Craven Arms (as distributed via email) The owner has stated “there is no reasonable prospect of this being a viable business in the next 5 years” and has requested a review</p> <p>CDC have confirmed procedure</p> <p>It will be determined by written representations By 1st September 2023- owner – detailed and full reasons for requesting a review</p>

	<p>By 15th September 2023 – Parish Council agreed that the response to the above will be submitted by Clerk under delegated authority</p> <p>By 29th September – further representations by owner</p> <p>Council noted receipt of response to complaint to Head of Legal department on the late receipt of the notice of intent (as distributed via email)</p>
8.	Minutes of the previous Parish Council Meeting held on 1 st August 2023 approved
9.	<p>Council approved resolution to exclude members of the public/press/members of other Council bodies under Public Bodies (Admission to meetings Act 1960) by reason of the confidential nature of the business to be transacted regarding employment matters</p> <p>Council noted the advice from GAPTC</p>
10.	Council confirmed its next meeting is scheduled for 18 th September 2023 at 7.30pm
11.	Meeting closed at 19.48

SEVENHAMPTON PARISH COUNCIL
approved minutes
Extra-ordinary meeting held on Tuesday
1st August 2023 at 7pm
Brockhampton Village Hall

1.	Welcome from Chair of Council
2.	Attendance recorded as Parish Councillors' Lynne Jackson, Emma Lanfear, Harry Boyd, Bill Jenkin, and Gordon Day, Kathy Haig and 4 Members of the public
3.	Apologies received accepted/recorded from Parish Councillor Matthew Cain
4.	Declaration of Interest for matters on the agenda were invited- Cllr Harry Boyd declared a pecuniary interest in item 6, Cllr Gordon Day declared an interest in item 6
5.	<p>Public Participation was invited-Points raised included</p> <ul style="list-style-type: none"> • Effect of granting of ACV status meant that there is a restriction on disposal of asset for period of 5 years (subject to conditions) • Sale or lease requires a notice period to CDC, who then must inform community interest groups. • In this case the notice period (interim moratorium) for response is 6 weeks, expiring by 13th August 2023 • ACV and planning considerations are separate entities • Qualifying community interest group noted as including a parish council • If notice is given and accepted by CDC, the full moratorium period would end on 2nd January 2024 • There is no obligation on the community interest group to submit a bid during the full moratorium • Potential for pc to submit in writing “an intention to bid” or

	<ul style="list-style-type: none"> • pc to submit in writing “an intention to bid and formally support a bid from SOPG” • Discussion on the consequences of the full moratorium • Discussion on the type of organisations that could submit bids • Discussion on the time scales and notice periods <p style="text-align: center;">Public session closed at 19.43pm</p>
6.	<p>Council considered correspondence received from the District Council regarding assets of community value in respect of the Craven Arms (as attached) There are 3 time period of which Council were made aware of:</p> <p><input type="checkbox"/> Interim moratorium period – 6 weeks beginning with the date of notification of the owner’s intention to dispose of the property. The Owner of the Craven Arms Inns notified the Council of her intention to dispose on the 3rd July 2023. The initial moratorium period therefore ends on 13th August 2023.</p> <p><input type="checkbox"/> Potential full moratorium period (subject to a relevant community interest group expressing interest in being treated as a bidder for the property) – 6 months beginning with the date of receipt of notification of the owner’s intention to dispose of the property. The potential full moratorium period ends on 2nd January 2024.</p> <p><input type="checkbox"/> Protected Period – 18 months beginning with the date of receipt of notification of the owner’s intention to dispose of the property. The protected period ends on 2nd January 2025.</p> <p>Councillors discussed the following points Ethical decision on requesting moratorium Discussion on time and the effect on the owner Reasons behind the register of a community asset</p> <p>Council agreed the resolution to express an interest in being treated as a bidder for the property</p> <p>Council agreed to submit a complaint to Head of Legal department on the late receipt of the notice of intent, which made it difficult for the Parish Council to arrange a meaningful meeting and to obtain input from interested parties. This short time scale also impacts other potential interested parties.</p>
7.	Minutes of the previous Parish Council Meeting held on 17 th July 2023 approved
8.	Council noted and considered email from County Councillor Hodgkinson regarding grit bins, eg to replace an existing bin, relocate a bin to a better location or install a new bin (reply by 15 th August 2023)- Council agreed no additional bins are required.
9.	Council confirmed its next meeting is scheduled for 18 th September 2023 at 7.30pm
10.	Meeting closed at 20.08