

SKILLINGTON PARISH COUNCIL**Grantham, Lincolnshire**

Chairman: Graham Page Vice-Chairman: Richard Wrigley

Councillors: Neville Clark, Francis Disney, Stuart Millington, Rory Grindey, Anita Sheehan.

Parish Clerk: Vicky Page (Mrs), The Old School, Colsterworth Road, Skillington, Lincs. NG33 5HF

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Notes of the meeting of the Parish Council held at Skillington Village Hall on Monday 5th June 2017 at 7.30pm. Please note: these minutes are published in draft form and are subject to ratification at the next meeting of the Council.

Present: Cllr G. Page (Chairman), Cllrs N. Clark, F. Disney, R. Grindey, S. Millington, A. Sheehan and R Wrigley

In attendance: Cllr Bob Adams (LCC & SKDC), Mrs Sue Mortimer, and Mrs V. Page (Parish Clerk). Members of the Public: Jo Barclay, Jim Bolton, Colin Clark, Nick Clark, Sarah Clark, Jacqui Cutler, Pat Duggan, Lindsey Edwards, Dave Featherstone, Annthea Fryer, Mark Fryer, Wendy Kelly, Jo Selby, Peter Selby, Michael Sheehan, Jess Vickers, Alan Sykes, Dawn Suchoruczka, Belinda Whatley

OPEN FORUM:

The Chairman opened the meeting and welcomed the members of the public. He stated that it was a Parish Council meeting which, as usual, started with a 10-minute Open Forum when members of the public may address the Council and ask questions. He indicated that, because of the numbers present he would extend the 10-minute period as required. All statements and questions should be addressed to the Council.

It was clear that the main item of interest was the renewed Planning Application for Change of Use of the Blue Horse from a Public House to a Private Dwelling and he informed the meeting that, whilst the Parish Council has the opportunity to comment on planning applications, having regard to material planning considerations, these comments are then passed to SKDC where the decision is made. The Parish Council has no authority to grant or refuse planning permission. He also informed the meeting that individuals can make comments direct to SKDC via the planning portal on the website.

Dawn Suchoruczka addressed the meeting: a considerable amount of work was required recently following a burst pipe which brought down a ceiling, this was seen at a recent visit by a Planning Enforcement Officer. She is an experienced publican but made considerable losses after re-purchasing the pub which has not made a profit since 2008, the previously owners not employing permanent staff or drawing proper salaries. She closed the business because of considerable losses. The village is not large enough to support two pubs. Following an attempted break-in, she will be forced to board-up the premises. She had hoped to sell the pub as a going concern but, having had it on the market for some time, is now marketing it as a pub, with the possibility of change of use, and has reduced the price; she is willing to sell to the community. Ms Suchoruczka stated that the original price was that recommended by the agents acting on her behalf, this has since been reduced and it is now on the market for £415,000. This is more than the £315,000 she purchased it for in April 2015 because of the renovations undertaken. The books are available to serious purchasers; SKDC also has a copy of the accounts, not for publication.

The Chairman replied that the Parish Council had received a report from the Planning Enforcement Officer. There has been no breach of Planning Regulations.

It was established that the Asset of Community Value granted to CAMRA during 2016 has expired and no action was taken to purchase the pub during the time it was valid.

It was stated that when open the Blue Horse was a traditional village pub, welcoming children and dogs; a hub of the community. Neither the Village Hall, which does not have a permanent licence, nor the Chapel rooms competed for business; there is no Church Hall as referred to in the application. Also, that there are currently nine houses of various types on the market in the village with very little interest being shown.

Serious doubt was expressed as to whether the property was competitively priced. It was noted that a larger pub with better facilities but in a similar position and near Belton is on the market for £325,000. This pub is still currently trading.

In conclusion, Cllr Bob Adams (LCC & SKDC) informed the meeting that the Planning Authority had a duty of care in considering applications such as this, in particular: is the property being sold at a reasonable market price? What has the marketing strategy been? Is it suitable for the property? How has it been marketed and where. Has it been marketed as a going concern?

Responding to a question on the Neighbourhood Plan the Chairman replied that this had now been passed by the External Examiner and would be put to the residents in a Referendum, probably during the summer.

Signed: Chairman

Date

The Chairman closed the Open Forum.

PARISH COUNCIL

1. **Apologies for absence:** Cllr Andrea Webster (SKDC)
2. **Notes of the Annual General Meeting and meeting of the Parish Council on 3rd May 2017** were agreed and signed into Minutes
3. **Councillors' Declarations of Interest:** The Chairman declared an interest in Item 4.2 and Cllr Sheehan in Item 9.2

The Agenda was taken out of Order

Item 5.3 Planning Applications S17/1008 Mrs Dawn Suchoruczka – Blue Horse Inn: Change of use of a Public House (4) to a dwelling (C3) (Resubmission) and **Item 9.1 The Blue Horse PH:** the Council considered the Application for Change of Use to a Private Dwelling. It was noted that there had been no proposal from within the village to take over the business during the period of the ACV. Concern was expressed regarding how the pub was being marketed with a feeling that it was greatly over-priced and an observation that there was little visible publicity of the sale of the business, not even a For Sale board on the property. A motion for objection to the application for Change of Use was proposed by Cllr Sheehan, seconded by Cllr Grindey and carried by five Councillors for, none against and two abstentions. It was agreed that the Chairman would draw up comments to be agreed by all Councillors before submission to SKDC.

4. Matters arising from the minutes:

- 4.1. 13.5/12.1 Neighbourhood Plan: the Independent Examiner has made his report and, subject to a few minor amendments, has recommended proceeding to Referendum. This is likely to be on the same day as the Colsterworth Plan's Referendum, probably at the end of July. It was agreed that the changes should be accepted and SKDC asked to proceed to Referendum. Proposed by Cllr Clark, seconded by Cllr Sheehan and agreed unanimously.
- 4.2. 16.12/8.7 Appointment of Sue Mortimer as Parish Clerk: the Terms of Employment and appointment of Mrs Mortimer as Parish Clerk with effect from 1st July 2017, together with the arrangements for the transition were proposed by Cllr Clark, seconded by Cllr Disney, and agreed unanimously.
- 4.3. 16.10/11.2 Hedge on corner of Grantham Road: SKDC will contact the residents.
- 4.4. 17.2/8.3 Paddock Hedge: Chairman confirmed that the inside of the hedge and the top inaccessible from the road was not cut last year, however the tenants will ensure these are cut during the coming winter.
- 4.5. 17.3/11.1 Surface water in Sproxtan Road/Back Lane: LCC Environment & Economy, Highway Network Management, Local Highways West have asked Upper Witham Internal Drainage Board to look at this.
- 4.6. 16.06/11.2 Crabtree Rd near entrance to Quarry: the Chairman has e-mailed CESL but received no response. It was noted that grips have been put into the verge on the opposite side of the road from the Quarry.

5. Planning applications:

- 5.1. S16/1464 Mr S. Clark – Crabtree Road: storage lagoon for liquid organic waste: *details approved 31.5.17*
- 5.2. S17/0205 & 0206 Mr S. Coleman - The Abbey, Park Lane: internal and external alterations to listed building including new and replacement windows and doors, removal and insertion of internal walls, landscaping and patio. *Planning Committee's comments sent to SKDC. Pending consideration by SKDC*
- 5.3. S17/1008 Mrs Dawn Suchoruczka – Blue Horse Inn: Change of use of a Public House (4) to a dwelling (C3) (Resubmission) – *PC's representations required by 21.6.17. See above.*

6. Cemetery:

- 6.1. Maintenance:
 - 6.1.1. Shed roof replacement: has been completed; drain pipe does not reach water butt, rainwater appears to be gathering in the butt.
 - 6.1.2. Unstable headstones: several of these headstones have been straightened or replaced; the Clerk to contact the remaining families.
 - 6.1.3. It was agreed that the pile of spoil from the first phase of ground maintenance should be sprayed with weed-killer and removed. Cllr Clark and Disney will undertake this.
- 6.2. Burial: a burial will take place on Thursday 8th June 2017 in a previously purchased plot. Plot to be marked out.

7. Payments and Accounts:

- 7.1. Bank Balances at 31st May 2017:
 - 7.1.1. *Yorkshire Bank a/c: £3,911.15*
 - 7.1.2. *HSBC Community a/c: £0*
 - 7.1.3. *Melton Mowbray Business 100 Day Notice a/c £15,453.39*

Signed: Chairman

Date

7.2. Notice of withdrawal on MMBS 100-day account: *notice to withdraw up to £1,500.00 signed by the Chairman & Vice Chairman.*

7.3. Payments received in May:

Date of Invoice	Name	Details	Notes	Total Amount £
2.5.17	I.M. & R.E. Bowen	Paddock Rental: May - July 2017	Agreement dated 24.11.16	125.00
4.5.17	SKDC	Grant: Community Cleaner April – September 2017	As in Budget	585.00
26.5.17	HMRC	VAT Reclaim 1.10.16 – 31.3.17	Claim made 25.4.17	504.16

7.4. Cheques signed since last meeting: signed by the Chairman and Vice-Chairman

Date of Invoice	Name	Details	Date & Minute No. of Approval	Net Amount £	VAT £	Total Amount £
17.5.17	Community Lincs Insurance Services	Insurance 1.6.17 – 31.5.18	3.5.17 Page 2153 Item 8	257.85		257.85
17.5.17	Skillington Parish Council	Transfer to MMBS 100 Day Notice Account	3.5.17 Page 2155 Item 12.9	2,500.00		2,500.00

7.5. Invoices for payment June: cheques signed by the Chairman and Cllr Sheehan

Date of Invoice	Name	Details	Date & Minute No. of Approval	Net Amount £	VAT £	Total Amount £
4.6.17	BDG Mowing	Mowing: Village 4/5, 15/5 & 30/5 - £159; Churchyard - £111. Also LCC grass cut area 11/5 £80.00	5.12.16 Page 2143 Item 4.4	350.00		350.00
30.5.17	Colsterworth & District Parish Council	Community Cleaner: May 2017 (including emptying of 4 dog bins @ £2.50/bin/2 x month	6.10.14 Page 2091 Item 8.6.	118.76		118.76

8. Clerk's Report:

- 8.1. Insurance quotation from Community Lincs has been accepted and invoice paid.
- 8.2. External Audit for year to 31.3.17: submitted prior to due date of 5.6.17; Inspection Period runs from 5th June to 14th July 2017; notices posted on Notice Board and Skillington Life Website
- 8.3. Colsterworth Rd/Crabtree Rd junction: vegetation affecting visibility at the junction: Clerk has reported extremely poor visibility due to vegetation at the junction of Colsterworth Rd & Crabtree Rd on two occasions; LCC have replied both times: we have assessed the issue and no further action is planned at present. Cllr Clark reported that he has cut some of the verges in the area. Cllr Adams will follow this up with LCC Highways.
- 8.4. 17.05/16.4 Buckminster Lane: area of 'run off' reported to LCC Highways: no response received to date. Clerk to follow this up. It was noted that the mowing in Stonepit Lane and in front of the bungalows in Buckminster Lane is carried out by Glendale on behalf of SKDC.
- 8.5. Witham Wheelers Cycling Club: cycle races passing through Skillington on 29.5.17, 21.6.17 and 2.7.17 – publicised on village notice board and website
- 8.6. Bus Shelter: new graffiti has been scratched into the anti-graffiti paint. It was felt that this was criminal damage. The Clerk will contact the Community Police Officer.

9. Matters to be discussed at this meeting:

- 9.1. The Blue Horse PH: see above.
- 9.2. Request from Skillington Community Centre for Grant under S137 towards meeting costs of replacing fire doors at the Village Hall: £400 (20% of the cost) not covered by grant from CVS: BA informed the Council that the terms under which the CVS Grant is given is that the recipient is required to raise 20% of the costs of the work. It was agreed that, whilst the Council has always been very supportive of the Community Centre, the budget this year is very tight and, particularly so early in the financial year, the Council is unable to comply with this request. The Chairman will respond.

Signed: Chairman

Date

10. District and County Councillor’s Reports:

- 10.1. **LCC:** The Chairman congratulated Cllr Adams on his re-election as County Councillor. Cllr Adams thanked the Council for the support given to him. He reported that a re-organisation of the committees of the County Council is in progress following the recent elections. There are considerable financial pressures and the priorities are Care in the Community, Highways and the Police.
- 10.2. **SKDC:** Cllr Adams reported that a revised budget is being drawn up. That Beverly Agass is standing down as Chief Executive. Work is starting on the new Co-op store in Colsterworth. Highways England are now working on the traffic modelling for the new junction on the A1; no agreement has been reached with Network Rail for the crossing of the new road.

11. Any matters arising at the discretion of the Chairman

- 11.1. Road between Stonepit Lane and The Square: it was noted that this is in a poor state of repair. The Clerk reported that this section of road is un-adopted and Buckminster Estate has previously denied ownership/responsibility despite owning the Old Surgery which faces onto this area. The Clerk will follow this up.
- 11.2. The Chairman congratulated and welcomed Sue Mortimer on her appointment as Parish Clerk & Responsible Financial Officer.

The meeting closed at 9.45pm.

The next meeting of the Parish Council will take place at 7.30pm on Monday 3rd July 2017 at Skillington Village Hall

Signed: Chairman

Date