

FORTON PARISH COUNCIL

Minutes of an Extraordinary Meeting held Wednesday 21st April 2021 at 7:00 via Zoom

PRESENT: Cllr E De Quincey (Chair), Cllrs P Hammond, S Spencer,

D Carver, S Tomkinson, D Toon, L Bayton.

Members of "Save The Red Lion Inn Action Group" (STRLIAG) David Frost and Philip White.
Expert; Dale Ingram, Director, Planning for Pubs Ltd.

C Little (Clerk)

- 1. Apologies for Absence:** None
- 2. Declaration of Councillor's Personal Interests:** None
- 3. Discuss the objection by the new owner of the Red Lion Inn to it being listed as an Asset of Community Value.**

The chairman confirmed that the clerk had submitted 175 documents compiled by STRLIAG to SBC Democratic Services on 23rd March on the basis that the Parish Council has no opportunity to appeal if the decision is overturned. The documents have also been submitted to Simon Turner who is conducting the review. He has asked if there are any objections to sending the documents to the landowner. Councillors unanimously agreed that they would not object to this.

Action Completed by Clerk 21.04.2021

The Chairman confirmed that as the Parish Council is 'the applicant' we have been advised that we have until 23rd April to make any more representations.

Whilst Councillors fully support saving the Red Lion Inn they also had to insist that this would never become a financial liability on the council as it had no funds for such a purpose.

Councillors listened to Heritage and planning consultant, Dale Ingram and the value she could add to the application but councillors reiterated that the Parish Council must not allow itself to become liable, financially or otherwise.

After much discussion it was proposed by Cllr Carver (RFO) that Dale Ingram might make a submission on behalf of the Parish Council (the applicant) provided that the following criteria were met:

- Dale Ingram to provide a copy of a correspondence between her and the First-tier Tribunal (TTF) President (the leading Judge) about costs. This would state that any costs, sought by an “owner” may only be obtained from the “listing” local authority which in this case would be SBC and NOT a “joined” party, such as the Parish Council.
- David Frost to confirm, in writing, his assurance that all costs incurred in connection with Dale Ingram’s company, will be met in their entirety by the STRLIAG.
- David Frost is asked to attend any future Parish Council meetings relating STRLIAG business.
- There is no commitment from the Parish Council beyond the review stage.

This proposal, seconded by the Chairman, was accepted by councillors. Councillors also observed that should the Red Lion owner fail to overturn the AVC or fail to obtain planning permission STRLIAG could still ask SBC to make a compulsory purchase.

4. Planning Application 21/33898/FUL – Red Lion Inn

The Councillors unanimously objected to the proposal to change the Red Lion Inn from a Public House into a residential development. Having applied, prior to the sale, to have the pub listed as an asset of community value councillors observed the following:

- It is listed as a commercial property.
- The Property has now been listed as a Community Asset, if planning was granted it would cease to be a pub.
- The layout and scale of 10 properties in the immediate vicinity of the pub would increase the residential properties in that area by almost 50%.
- The proposed dwellings are of modern design and building materials and not in the vernacular.
- The increase in traffic on an already busy road with a dangerous junction would be hazardous.
- There are significant drainage issues in Sutton – all properties have septic tanks with run-off that already frequently leaks onto the lane.
- Plans refer to, but don’t show, a sewage treatment unit on site.
- If all car parking spaces are in use by residents, there would be no space for visitors.

- Whilst plans indicate that the pub had more traffic/cars than the proposed dwellings it was pointed out that many customers of the Red Lion were pedestrians.
- It is beyond the hierarchy of the local plan.
- It appears to be an urban not rural development.
- There are no shops or bus service in Sutton.
- The village only has a garage and the Red Lion Inn as local amenities.
- There is no school and no employment opportunities.
- The Council's own report states that the local housing need is not there.

Meeting closed 8:40pm