

# Annual Parish Meeting & Extra Ordinary Meeting of Grimley Parish Council

**Monday 12<sup>th</sup> April 2021, 7.30pm**

**For sensible containment of Coronavirus  
all business at this publicly open meeting has been conducted online**

Legislation for online meetings: Coronavirus Bill THE LOCAL AUTHORITIES AND POLICE AND CRIME PANELS (CORONAVIRUS) (FLEXIBILITY OF LOCAL AUTHORITY AND POLICE AND CRIME PANEL MEETINGS) (ENGLAND AND WALES) REGs 2020  
<http://www.legislation.gov.uk/ukxi/2020/392/contents/made>

The meeting was duly advertised online and on three parish noticeboards.

The meeting password was available within the agenda on the parish noticeboards and upon request from the Clerk.

Copies of the parish council data protection policy, privacy notice and consent forms were available in advance via the parish council website and were assumed to have been read and understood by all in attendance.

The parish council Code of Conduct and Standing Orders, including details of procedures for public open forum and public recording of parish council meetings, were also available in advance online.

## **Minutes of the meeting**

	<b>Cllrs Present:</b> D Stanley (Chair), A Taft, A Atkinson, P Ayers, A Bretherton, G Moore, A Passey and S Wilson.	
	<b>In Attendance:</b> Mrs L Stevens (Clerk & RFO). DCllr Clarke, and in no particular order JHump, MRuss, MSaun, MSmal, MWinf, JMoff, AJeff, SRuss, DClem, SWood, JClem, CJagg, AWest, RLawr.	
	<b>Annual Parish Meeting, commenced at 7.32pm</b>	
1/21	<b>Nomination of resident Chair</b> for this meeting only, welcome, introductions & apologies.	
	Mr Mike Saunders was proposed at Chair of this meeting by Mike Russell. Seconded by David Stanley. No further nominations received. Duly carried, no abstentions.  Parish Clerk confirmed that no correspondence had been received in advance of meeting. Apologies from Phil Grove.  It was noted that this meeting is brought forward from 19th April 2021 in order to allow discussion of items on the agenda before planning deadlines set by MHDC.	
2/21	<b>Community Assets and Community Pubs. Resident discussion.</b> <i>NB. Opinions offered are not nec the stance adopted by the parish council.</i>	
	Brief introduction by MS, thanks to Parish Council for arranging and then JW invited to give a summary (blue text):	

2/21  
Con

- a) Current application is to turn the pub into residential:  
**20/01985/FUL**, Wagon Wheel, Grimley, Worcester, WR2 6LU.  
*Conversion of public house/restaurant to 1no. dwelling (including partial demolition) and the erection of 1no. dwelling.*
- b) Important that residents note that this current option being explored by the owners of the Wagon Wheel is that it close forever.
- c) Those residents that have been verbally consulted do not wish to restrict or dictate the activities of local businesses. The owners are well respected and liked in the village. There is nonetheless concern that the community is at risk of losing a local asset, in this instance the Wagon Wheel pub. It would be unlikely that another public house would be created if the current pub was turned into housing.
- d) Hitherto the pub has focused on meals and restaurant trade and local traditional pub clientele has dwindled as a result. This is the publican's right and free choice as he wishes with his business.
- e) Previous attempts to sell the pub have not been successful and the reasons for this are not clear. Apparent that many offers have not met the asking price, which may be significantly higher than similar businesses in the county and local area and some believe that it may not be being marketed at a realistic price.
- f) In order to get permission for change of use, the owner has to prove that the business is not viable as a going concern. Residents spoken to state that they do use the pub and would use it more if it offered the services that local residents want – ie a country pub.
- g) Proposal that the community and/or parish council apply for the pub to be added to the Register of Assets of Community Value held by MHDC. <https://www.malvern hills.gov.uk/community/localism-and-communities/assets-of-community-value>
- h) Listing the pub as a community asset will:
  - o not impinge on the business or restrict day to day running.
  - o will ensure that if the pub is put up for sale then the local residents will be informed and consulted.
  - o Makes a clear statement to the owners and the council that residents have identified it as being of vital importance and value to the local community,
  - o does not oblige any local person/group/PC to bid for and buy the pub, but merely offers the above the chance to club together to bid for the premises/business at open market prices.
  - o Will fed into the current planning application and provide the planners and district cllrs with additional info regarding this local asset when making a decision about the planning application to turn to residential.

Chair took the floor and managed questions and input.

*Question1 - Who would run the pub if it was purchased locally?*

*Answer1 – Residents have made it clear that it should be purchased by a professional publican/someone who has experience and who can make a go of it. Supposition that the current asking price may be the barrier to this.*

*Answer2 – Community pub idea (where a local group run the pub) is not a popular option at the present time, but in theory this might change if the pub does come up for sale as a business. The primary concern at present is that the business element is lost entirely and that it is turned to residential.*

<p>2/21 con</p>	<p><i>Comment1:</i> registration as community asset gives residents the right to bid for the pub not the right to buy. The owner does not have to accept any bid made local residents/local groups etc.</p> <p><i>Comment2:</i> Not right to delicense a public house and this should be a last resort. It needs to be demonstrated that it has made substantial losses and at present there is no evidence of this.</p> <p><i>Comment3:</i> Car parking issue for school is a separate element though nonetheless the situation is incredibly dangerous for the children.</p> <p><i>Comment4:</i> Previous applications have been rejected on basis of flooding and business viability. Last rejected at appeal on basis of flooding only and not on basis of community value. Therefore the applicant need only address the flooding issue at this time. NB. Residents have missed the boat.</p> <p><i>Response1 to Comment4:</i> This is a new application and therefore the business viability is something that will be considered by MHDC and is a material consideration.</p> <p><i>Response2 to Comment4:</i> Worlds has changed in last 18 months and community now recognised the value of this local asset. MHDC and appeal officer should recognise this.</p> <p><i>Comment5:</i> Parish Council has declared a climate emergency and notes that flooding rates will increase by 10% each decade for the foreseeable future. Camp Inn is under threat from this and may in theory not be viable long term. It is evident that residents are already turning to more sustainable options and may be dissuaded from driving in the future – therefore a local pub is an essential service. Hallow pub cannot form part of deliberations - business model has recently changed and looks to become a music venue.</p> <p><i>Comment 6:</i> There is no desire to object to the free will of the owner, however there is no doubt that there is a conflict here between the desire of the owner and the present/future needs of the community.</p> <p><i>Comment 7:</i> We already have an asset in the form of the Peace Hall and the residents should allow the owners to do as they wish.</p> <p><i>Response1 to Comment7:</i> Peace Hall has an entirely different function and is not comparable. It is only accessible via car to most of the parish and therein lies its most fundamental problem.</p> <p><i>General consensus conclusion, though not voted upon:</i> Residents encouraged to respond individually to the planning application. Evident that the pub has been and can continue to be a viable business. Ask MHDC to look at all aspects again. Seems to be momentum and willingness for nomination for community asset to be completed by local resident group, subject to PC decision.</p>	
<p>3/21</p>	<p>Chair thanked all residents present. Chair of parish council closed this public meeting.</p>	
<p>.</p>		

	<b>Extra Ordinary Meeting of Grimley Parish Council, commenced at 8.28pm</b>	
43/21	<b>To consider any apologies for absence, declarations of interest &amp; points of order.</b> Standing orders will be in place. As published above in public meeting. No additional declarations.	
44/21	<b>Planning - to consider, comment and resolve to respond to the following application. 20/01985/FUL, Wagon Wheel, Grimley, Worcester, WR2 6LU.</b> Cllrs debated parishioner comments from the annual meeting.  The Clerk was instructed to investigate the planned building heights and street view and design on the basis of Cllr comments that the proposed appearance is too high and not appropriate to the street scene.  <b>Proposal and motion</b> for Clerk to submit fresh information to MHDC and to object to the above planning application. <i>Vote carried unanimously. Prp: AB. Scnd: SW.</i>  Clerk confirmed that more specific instructions need to be received. Therefore:  <b>Proposal and motion</b> for Clerk to submit fresh information to MHDC and to object to the above planning application based on the above Cllr concerns and on resident concerns voiced in public meeting. <i>Vote carried unanimously. Prp: DS. Scnd: AB</i>  <b>Proposal and motion</b> for Clerk to include in the parish council response to this planning application details of Councillors' concerns that this facility is under threat from permanent loss and, that Councillors would support completion of a nomination form asking that it be added to the Register of Assets of Community Value and, that the parish council is considering making such a nomination at this time, subject to further consideration. <i>Vote carried unanimously. Prp: AB. Scnd: AT</i>  Cllrs noted that ideally the community would make such a nomination.	
45/21	<b>Community Assets and Community Pubs. To discuss updates and formulate Motions not requiring written notice. Annual Parish Meeting discussions will inform Cllr debate.</b> Covered in item above.	
46/21	<b>Date of next parish council scheduled meeting – Monday 19th April 7.30pm,</b> Online meeting via Zoom. The press and public are cordially invited to attend this meeting This meeting closed 8.57pm	

Chair ..... (Approval 21/06/2021)