**Minutes of the Appleton with Eaton Parish Council Extraordinary Meeting**

**at the Village Hall,**

**Thursday, 30th March 2017 at 7.15pm**.

Susan Blomerus – Parish Clerk – 06.04.17

**MINUTES**

**Present:** Mr John Adams,Mrs Susan Blomerus (Parish Clerk), Mrs Mary Carey, Dr Mark Richards, Mr Tony Sibthorp, Mr Jeremy Heppell (town planning consultant advisor for Hawthorn Leisure)

1. **Apologies for absence:** Mrs Liz Gilkes, Mrs Anna Yalci
2. **Declarations of interest:** None
3. **Public questions and statements:**

The following comments were made by parishioners regarding the proposed developments:

* The question was asked who this proposal benefits. There will be no benefit to the community or the landlords of The Plough, only Hawthorn Leisure.
* Consideration needs to be taken when demolishing the old doctor’s surgery as it is part of the village heritage.
* Not enough access width to create a new drive for the new houses and maintain pub parking access. There is already insufficient parking at The Plough, particularly in the summer for Cricket teams and village events.
* There is a concern that this is the first stage of losing the pub. The facilities are being made smaller, making the rest of the pub less viable. Moving the toilets inside and enlarging the kitchen is making the pub more like a house.
* Would like to see the pub grow with the village.
* The toilets outside are quirky.
* Children play in the large pub garden, whilst moms and dads chat in peace. The garden is used for events at the pub which are fun.
* The new garden is next to a busy road and won’t be large enough to fit equipment and there won’t be much to keep the children occupied.
* The pub site is a key site in the village.
* There was a suggestion that if the pub was bought as a community asset, the village shop could be moved there and the pub garden could be utilised as a place to drink tea and coffee.
* There was a concern that this asset won’t be in Appleton for future generations. The community needs to think clearly about the future and not only the present
* This is a very family orientated village and the pub is busiest when it is sunny and is crucial for village events. Sunny days would be a large part of The Ploughs turnover. Having a family friendly pub in the village is a big reason why people move here.
* Agree in investing in the pub, but doesn’t agree that building houses should pay for the investment.
* The new houses will be built immediately on the boundary of the houses of Whites Forge. This is too close to the houses of Whites Forge and the residents will suffer from loss of light and loss of privacy.
* School parents use The Plough to decongest the school area
* It has been mentioned that the pub needs investment to succeed. A suggestion is some better footfall, some encouragement from the management to increase the turnover to drive the need to improve the facility. Bright shiny loos and a larger kitchen are no good without paying customers.
* Don’t agree with building 2 dwellings in the present pub garden. It would be good opportunity to be used for building a couple of small bungalows or single story flats for the elderly in our community and a couple of small start properties.
* Jeremy Heppell, town planning consultant for Hawthorn Leisure, mentioned that the planning department of the Vale of White horse will take into consideration that The Plough is the last pub in the village when considering the planning application. He mentioned that the tenants feel that a new kitchen, inside toilets and moving the tanks underground will be a major benefit to the business. Hawthorn Leisure has said that a concern cited was that the garden is quite large and difficult for the landlord to maintain.
* Mr Mansfield received two quotes to maintain the pub garden (cut grass and maintain the trees) for £1000 a year. Mr Mansfield was sure that having a pub garden brings in revenue of more than a £1000 a year.
* Mr Mansfield read correspondence from Mr Phil Neale, Mrs Betty Griffiths and Mr Toby Blackwell. Mr Blackwell offered to hire a planning consultant on behalf of the parish council to fight any planning application that is submitted to build houses in the pub garden.
* 70% of the parishioners present voted that they would be interested in The Plough becoming a community pub.
1. **The Plough Pub:** The parish council agreed that the pub garden is a wonderful space but needs to be utilised effectively. Motion carried that all parish councillors oppose any development in the pub garden.

It was agreed that the parish council needs to look into community ownership of The Plough. It was cited that the community won’t manage to run the pub without the garden.

1. **Matters for report:** None
2. **Date of the next meeting:** The next meeting of the Parish Council will be a planning meeting held on Monday 3rd April 2017 at 7:15 in the village Hall.

***Meeting closed at 8:10pm***