

ASHTON HAYES and HORTON-cum-PEEL PARISH COUNCIL MEETING

**Monday 10th October 2016 at 7.30pm.
In The Parish Room, West End, Ashton Hayes.**

MINUTES

Present: Cllr J Colville – Chairperson
Cllr L Allman
Cllr B Craven
Cllr S Davenport
Cllr I Dosset
Cllr D Lee
Cllr R Kinsey
Cllr D Rounthwaite

Clerk Kirsty Lowe
Members of the Pub Action Group 3
Members of the public: 3

1. APOLOGIES FOR ABSENCE

Cllr N Deynem - illness
Cllr D Wilson – Family commitments
Cllr E Johnson (CWAC)

2. DECLARATION OF INTERESTS.

Cllr D Rounthwaite declared a personal interest in the Planning Application for Ashton Hall.
Cllrs Lisa Allman and Richard Kinsey declared a personal interest in item 7, which was the Golden Lion Business Plan as members of the pub action group.

3. ACCEPTANCE OF MINUTES.

It was noted that the apologies of Cllr Craven had not been noted on the draft minutes circulated and that there were two minor typing errors on page 33 in relation to the Delamere Forest Application. It was thereafter RESOLVED unanimously to accept the minutes as a true record of the meeting of 26th September 2016.

4. PUBLIC PARTICIPATION.

- Pavement on Ashton Lane around Farrells Yard are slippery with leaves and moss – This will be reported to Highways.
- The issue of lighting on the Millenium Footway was raised, Cllrs Colville and Dossett are to visit along with Mr Peter Wolveridge on Friday 14th and they will look at the signage and lighting requirement, then report back,
- Speeding cars have been noticed on the lane up to Peel Hall Park past the Scout Hut. Cllr Dossett has written in his capacity as a resident to fellow neighbours in Peel Hall Park, The Parish Council will keep the issue of speeding in this area under review and see if the letter has any effect.

5. ACCOUNTS

It was RESOLVED unanimously to accept the Cash Book to date.

Cllr Dossett asked the Clerk to comment on the position of the Council against the budget forecast. The Clerk expressed a view that council finances were on track at the halfway point in the financial year and would discuss with the Chair what further analysis or interpretation of Council finances could be circulated in future to help members interpret the data provided.

6. PLANNING.

The Planning Register was accepted to date.

The following planning applications were discussed and comments made:

- i) 6 Peel Hall Park – Cllr Craven and Cllr Rounthwaite will visit and form comments on the application.
- ii) 23 Peel Hall Lane – The Parish Council support this application and feel the new porch will improve the aesthetics of the property.
- iii) Ashton House Nursery – This application will be discussed by the Planning Board at Cheshire West and Chester on Tuesday 11th October. Cllr Colville will represent the Parish Council

7. GOLDEN LION

Representatives from the Pub Action Group presented the ideas they have been forming around a Business Plan for the Golden Lion Public House. The following points were noted:

- 1) The Parish Council have a key role to play
- 2) Informal feedback from the owner Mr Miller suggests he would be willing to sell the property subject to obtaining the right price.
- 3) A planning application for the Golden Lion has been withdrawn
- 4) Planning policy dictates that a property designated as an 'Asset of Community Value' must be marketed with a detailed marketing strategy overseen by a Valuations Officer at Cheshire West and Chester council. It has been recommended that the property must be marketed for 12 months prior to any attempt being made to apply for change of use.
- 5) Cllr H Deynem in his capacity as a local resident and member of the Pub Action Group has met with Mr Miller to engage in informal discussions about the sale of the pub.
- 6) The Pub Action Group has been making efforts in the village to raise awareness of the potential project involving the Golden Lion, a pop-up pub has been successful and well attended.
- 7) The vision for the Golden Lion in the future is that it becomes a community hub for Ashton Hayes with a pub that is part of it and it is highly likely the Community hub will offer additional facilities to the village, not only the pub itself. It would be intended that the community hub would be family friendly and environmentally conscious.
- 8) Possible options for financing the hub include, the sale of the Parish Room, share funding by local residents and friends of the community, crowdfunding, support from CAMRA/The Plunkett Foundation, a Public Works Board Loan and Grants.
- 9) The Pub Action Group proposed a new group to specifically develop a detailed Business Plan and progress the community ambition to purchase the Golden Lion site which includes representation from the Parish Council. Cllrs Allman, Davenport, Dossett, Kinsey and Wilson indicated they would be willing to be part of this group alongside existing members of the Pub Action Group .ie. Cllr H Deynem, G Charnock, K.Harrison, K. Hartley and T.Scadeng.

- 10) The Parish Rooms is now an asset of the trust set up to administer it and any consideration of a sale would need to be agreed and discussed by the Trust and through them the Charities commission.
- 11) If the community hub were intended to be used as the alternative to the Parish Room the Parish Council would require a private room to conduct meetings. The Clerk will enquire as to the legalities regarding council meetings on licensed premises.
- 12)The working group will look into more detail as to the organisational model/legal entity that will allow the project to move forward.
- 13) There is already clear evidence of commitment from the Parish Council in the form of the Asset of Community Value tag and the premises licence held by the Parish Council.
- 14)It was agreed that the Parish Council would seek a valuation from an independent estate agent in respect of the Parish Rooms.
- 15)It was agreed that the new working group would look into the detail surrounding cash flow and ways of funding the Business Plan
- 16)The Parish Council will consider their own financial position in respect of funds available to support the Pub Action Group and the Clerk will seek further information about Public Works Board loans.
- 17)It was agreed to schedule a Part 2 item in the November Parish Council meeting to be able to discuss commercially sensitive matters in respect of the Business Plan with no members of the public present

Cllr Dossett proposed that the Parish Council support, in principle, the development of the Golden Lion Business Plan, subject to further work being undertaken on it as a means to securing the pub as a community asset for the future. Cllr Craven seconded this proposal.

It was RESOLVED that the Parish Council support in principle the development of a community pub/social hub using a pub steering group to develop the strategic and operational details of how this happens who will report back to the Parish Council at regular intervals

The Chairperson thanked the Pub Action Group for their presentation.

The meeting closed at 9.20pm

The next meeting takes place 14th November 2016

Signed:..... Dated:.....