

**Minutes
Berrick Salome Parish Council**

An Extraordinary Meeting of the Berrick Salome Parish Council was held in the Village Hall, Berrick Salome, on Thursday 11th December 2018. This was held to consider two planning applications.

Present:

Steve Rhodes [SR] (Chair)
Ian Glyn [IG]
Craig Tribe [CT] (Treasurer)
Ellie Cross [EC] (Councillor)
Chris Cussens [CC] (Clerk)

1. Apologies for absence
David Bridgland [DB] (Councillor)

2. Declarations of interest regarding items on the Agenda

IG excluded himself from the deliberations regarding The Chequers, as he is an interested party. For this reason, he stepped aside as Chairman for the meeting, handing this over to Steve Rhodes, the PC vice-chair.

3. Planning Applications

- 3.1. The Chequers Inn - [P18/S3755/FUL](#)

Although not party to the decision to be made, IG thought it helpful to introduce this planning application:-

“It’s important to understand what’s going on here. The Application is by Brakspear (the freeholder) but I am potentially conflicted because the Planning Application is at my behest and suggestion. Brakspear have indicated that they would not undertake the necessary work to the Chequers but would be prepared to sell the freehold as they recognise the advantages of the proposed changes to the commercial viability of the pub.

The Chequers is registered as a Community Asset and so, if the Planning Application was approved, the Parish will be offered the opportunity of acquiring the freehold, undertaking the works consented and leasing the pub to the current tenants. I would promote and drive that opportunity and that outcome would be my preferred remedy to the issues that the Chequers face.

But I have also had to underwrite the purchase of the freehold so, if there is insufficient appetite in the community to proceed with the community purchase, I will undertake the venture personally.

That’s why I’m conflicted and why I recommend the changes in the Application to Councillors.”

SR received two notes of support for the application from parishioners and no objections. As there is no change to the overall number of seats proposed in the Application, the Highways objection was not considered to be relevant to the discussion

The PC unanimously supported the application and SR will so respond to SODC.

SR agreed to inform the District Councillor of this decision, which he did immediately following the meeting.

- 3.2. Lower Berrick Farm - [P18/S3688/FUL](#)

IG introduced the application: -

“This is an Application for a large house and linked workshop in a barn on the site of Lower Berrick Farm. The barn is currently used as a workshop. The barn has no special historic merit (having burned down and been reconstructed) but there are remains as part of its structure which are clearly remnants of the original structure.

I have not canvassed locally as no property owned outside the family of the Applicants is directly affected by the proposal.

I recommend Approval because

- 1) There is no adverse detriment to neighbouring property

2) The principle of housing development in redundant farm buildings in the Parish is supported in our emerging neighbourhood Plan

3) The principle of a live/ work unit in that location seems entirely appropriate

4) The scale of the proposal is understandable and acceptable given the circumstances and profession of the Applicant family."

The PC unanimously supported the application and IG will so respond to SODC.

4. Other Matters

4.1. Playground Repairs

CT has obtained one set of quotes with others to follow in January. Grant funding, for example from WREN, will continue to be investigated. It was stressed that the decision on the types new equipment to be purchased should be strongly influenced by the views of those who use the playground, namely young children.

4.2. Land opposite entrance to Chapel Lane, Roke

No response has been received from the enforcement officer to the request for an update by David Turner (DT), District Councillor. It was agreed that CT would contact DT and ask him to follow this up.

Signed Chairman

Date.....