June 2022 Draft Minutes

**Tuesday 14th of June 2022,** at **7.30pm, at Minety Village Hall**, Hornbury Hill, Minety, SN16 9QH

Attending.

Cllr Slucock, Cllr Anderson, Cllr Pinkney, Cllr Crompton, Cllr Read, Cllr Shephard

Cllr Berry and 20 members of the public. Names noted.

1. **PUBLIC CONSULTATION – PLANNING APPLICATION PL/2022/03150 – The VALE Conversion 7:30- 8pm**

Cllr Slucock opened the meeting at 730pm with the public consultation and began with a list of questions for Mr Denman, the owner of the white horse, that have previously been collated from some members of the public, and additional supplementary questions from the council. These are listed below

The Clerk, Mrs Fursman was absent due to having covid so Cllr Slucock announced that he would be taking an audio recording of the meeting to enable the clerk to capture the minutes later on. This is in line with National Legislation - specifically the amendment by the Openness of Local Government Bodies Regulations 2014 to the Public Bodies (Admission to Meetings) Act 1960

Q. How long has the business been losing money, and how have you sustained it during that time?

Mr Denman replied: 10 years - I have paid the losses from my own savings

Q. How much interest has there been in purchasing the pub?

Mr Denman replied: This is in the Planning application “Marketing Report” 12 Formal viewings and about the same number of informal viewings.

Q. There have been suggestions that the pub could thrive, but it has not been allowed to while you have been managing the pub – and that this is because there have been long standing plans for the pub to be converted to make money. Are you able to address that?

Mr Denman replied: Any suggestion that I have not being trying to make a profit is nonsense. The various different plans I have had to try and ensure the pub could survive have all been openly discussed and in the public domain.

Q. That suggestion of running a thriving pub has included opening the downstairs bar more regularly – how do you answer the criticism that there are two bars, and the downstairs bar with the pool table, skittle alley and pool table are not utilised?

Mr Denman replied: Opening the two different floors at the same time is obviously more costly that just opening one of them. When we open the downstairs bar, the beer lines have to be charged and then cleaned once a week. This involves pouring about 20 pints down the drain. Opening the downstairs bar requires paying at least one extra member of staff and it then has to be cleaned after each use. About six years ago I calculated that if I opened the downstairs and took less than £200 I would be losing money on it. That figure is now at least £300 and will go much higher by the end of this year. When we did open the downstairs regularly, years ago, we very rarely made a profit.

Q. If your planning application is not successful, and you are unable to sell, what will your plans be?

Mr Denman replied: Appeal the planning decision, carry on trying to sell it. What other options would I have!?  
Q. What would you say to any community project to buy the pub? And what is your view of the pub business in local rural areas today?

Mr Denman replied: The Vale has been on the market since mid-2019. It remains on the market and I have no plans to take it off the market. I would be delighted if anyone in the community brought the Vale either an individual or a group.

Sadly, I believe the prospects for local rural pubs is bleak.

Q. What about the pubs that aren’t closing, and are doing well? How are they surviving and what are they doing that the Vale could potentially learn from?

Mr Denman replied: I believe many of the pubs that may currently be perceived as successful are not doing as well as some people imagine. I fear many will fail as they have done previously.

Q. What have you done to try to improve the profitability of the business?

Mr Denman replied: Many different types of food offerings at different price levels. Live music events, Bike nights and other events

Q. How many local, regular customers do you have in the pub on a weekly basis? And do you have an idea of how many regular drinkers you would need to remain open and profitable keeping the upstairs open only?

Mr Denman replied: We currently have about 20 customers who visit the Vale once a week or more often. There are about the same number who would visit about once a month. We are currently turning over around £1,000 per week. On the reduced trading days, hours and limited product offer we could make a profit turning over £3,000 per week but that would require employing more staff to work on a flexible basis, which might not be possible. This £3,000 would increase dramatically at the end of the summer when the heating would have to be switched on and more price rises will almost certainly have materialised.

Following on from the above questions a parishioner asked if the pub could be made a village asset. This has previously been done an expired in 2020 and not renewed by the village. The pub has been on sale since 2019 with no offers from outside interests or the local community.

A parishioner enquired about the structural problems with the building. Currently the building requires a new roof and the East End of the building on the north side is collapsing.

A parishioner enquired whether there would be interest from an outside franchise such as the Cotswold Fresh Group. The Cotswold fresh group viewed the pub and did not express an interest. It was mentioned that of the 5 local pubs that the group had taken on as enterprise lease, 2 have now closed their doors in Brinkworth and Oaksey.

A parishioner asked what are the things stopping the pub being a viable business. Listed were the location, no public footpath, the size and cost to run.

A parishioner questioned why, when it had once been a busy business why this was no longer the case. It was discussed that times have changed, particularly for village pubs, prices of drinks were so much more compared to supermarket prices. Difficulty in finding staff.

A parishioner enquired about the cost of structural repairs if the community proposed making a bid. There has been no quote acquired by the owner but it was included in the quote for a loft conversion made in 2019 which was inclusive of this at £300,000

A parishioner enquired if the pub could amalgamate with other services such has the post office of village shop. The post office was previously approached several years ago and it was deemed and an unsuitable location due to lack of pedestrian access.

A parishioner enquired about advertising of the business, particularly bearing in mind the proximity to the Cotswold water parks. The pub paid to join the website for the water parks and on the tracking, there were zero enquiries arising from this.

Cllr Crompton suggested the village could start an action group. At this time there was no volunteers wanting to organise this.

Cllr Slucock thanked everyone for attending the meeting and said if the village wished to start an action group the parish council would support this.

The parish council meeting recommenced at 840pm

1. **Chair for meeting confirmed** Cllr Slucock
2. **Welcome, Apologies, Absences** Cllr Cain and Cllr Dupree
3. **Dispensations/ Declarations of interests** None
4. **Minutes from the previous meeting (of May 10th 2022)**
   * The minutes were agreed.
   * There were no arising matters arising from minutes
5. **Standard Reviews**
   1. Cllr Read Minety Playing Field Association

Cllr Read has attended the most recent meeting for the MPFA and AGM.

Discussion on the resurfacing of the carpark. Request to be sent to the MPFA committee for details of the quote and a request for a formal grant application would be requested

MPFA Accounts. Cllr Read has a copy of the unaudited accounts for the past 3 years. MPC require more detailed accounts and clarification on expectations of funding. Concerns were raised to the MPC accountability as landlords. MPC will request a meeting with MPFA representatives this summer.

* 1. Cllr Dupree, Cain, Slucock Footpaths

A parishioner reported an issue with the bridlepath on Facebook for Charlton 8. This was passed on to Charlton Parish council as within their boundaries.

* 1. Cllr Shephard Village Hall

No update

* 1. Cllr Slucock Communications and Media

Good progress is being made to get better coverage and make the MPC more approachable to parishioners. We are addressing timings of minutes and agenda to ensure they are released one week before the next meeting. And to publish a standard agenda and all meeting dates in advance

* 1. Clerk Highways

No update

* 1. TBC Area board

Next meeting 18 July. Contact to be made with Alexa Davis to make sure the MPC is on the mailing list for agendas and minutes. Discussion about ensuring there is a rolling rota of Minety Cllrs to attend these meetings in future.

* 1. Cllr Cain, Anderson CATG: Community area transport group

Contact to be made with Wiltshire Council regarding agendas ad minutes.

* 1. Cllr Shepard, Anderson Flood working group liaison

There will be a meeting on the 24th of June with Wiltshire council flooding engineer. Request that a member of Minety playing field association attend. An update will be made after the meeting by Cllr Shephard. Cllr Pinkney and Read to also attend.

* 1. Cllr Pinkney School liaison

The school as appointed a new head, Mr Jonathan Howard from the 1st of September. He is currently deputy head in Lyneham. Cllr Pinkney has approached Mrs Greaves with details of possible funding and grants for the new outdoor classrooms to Malmesbury area community trust and the Minety Jubilee committee. No contact made to date.

Year 6, Mr Trendall will be leaving the school at the end of the summer term.

* 1. Cllr Shepard, Crompton: Speeding

Two traffic surveys on Silver Street and the B4040 will be carried out, and update will follow once these have been conducted. Cllr Berry said Wiltshire Council and police will be taking a firmer stand on speeding in North Wiltshire and the area CPT meeting discussed ways of standardising way data is collated.

* 1. TBC Grants. Applications received. Application decisions.

Nothing to report

* 1. Cllr Crompton: Planning Applications Received since previous meeting

Application PL/2022/03977. House holder application for 2 St Leonards Row. House holder addressed the council regarding application. Council could see no objections to the application.

Application PL/2022/03739 and 03737 and 03736. South Farm. Council to publish support on the application on the basis that is being retained as a farm and that there will be agriculture ties to the property. Cllr Slucock proposed and Cllr Crompton seconded. Unanimous vote agreeing to support application.

* 1. Cllr Cain, Crompton: GREEN Planning Applications Received since previousmeeting

Nothing to report

1. **Planning.**

**Applications received**

**Application Ref** PL/2022/03257

**Address** Tellings Farm house, Ashton Road, Minety SN16 9QP

**Proposal**  Construction of single storey wooden stable block on a concrete base. Change of use to equestrian.

**Respond by** 2 June 2022

**Application link** https://development.wiltshire.gov.uk/pr/s/planning-application/a0i3z0000184Y4r/pl202203257

**Application Ref** PL/2022/03739

**Address** South Farm. The Common. Minety SN16 9RH

**Proposal** Change of use of land for a caravan for a temporary period of three years.

**Respond by** 15 June 2022

**Application link** https://development.wiltshire.gov.uk/pr/s/planning-application/a0i3z000018FpZT/pl202203739

**Application Ref** PL/2022/03737

**Address** South Farm. The Common. Minety. SN16 9RH

**Proposal** Remove an existing building and replace with sheep housing.

**Respond by** 15 June 2022

**Application link** https://development.wiltshire.gov.uk/pr/s/planning-application/a0i3z000018FpZE/pl202203737

**Application Ref** PL/2022/03736

**Address** South Farm. The Common. Minety SN16 9RH

**Proposal** Proposed demolition of existing dwelling and erect a replacement dwelling (Outline application with all matters reserved)

**Respond by** 21 June 2022

**Application link** <https://development.wiltshire.gov.uk/pr/s/planning-application/a0i3z000018FpYG/pl202203736>

**Application Ref** PL/2022/04110 Householder Application

**Address** Forli Acre, Station Approach, Minety SN16 9RG

**Proposal** Proposed first floor side extension over entrance hall and garage.

**Respond by** 28 June 2022

**Application link** <https://development.wiltshire.gov.uk/pr/s/planning-application/a0i3z000018GTrp>

**Application Ref** PL/2022/03150 Full Planning Permission

**Address**  Vale of the White Horse Inn. Station Road. Minety SN16 9QY.

**Proposal** Change of use of public house into 7no. residential apartments.

**Respond by** 30 June 2022

**Application link** https://development.wiltshire.gov.uk/pr/s/planning-application/a0i3z0000183xQ4/pl202203150

**Application Ref** PL/2022/03977 Householder Application.

**Address** 2 St Leonards Row, Upper Minety, SN16 9PU

**Proposal** Erection of a two-storey side extension and associated works

**Respond by** 4 July 2022

**Application link** <https://development.wiltshire.gov.uk/pr/s/planning-application/a0i3z000018GKZS>

**Applications Determined**

**Application Ref** PL/2022/00404

**Application Type** Full Planning Permission

**Site Address** Land off Dog Trap Lane, Minety, Malmesbury, Wiltshire

**Proposal** Change of use from agricultural to energy infrastructure and proposed battery storage facility

Application withdrawn

**Application Ref** PL/2022/01231

**Application Type** Householder Application

**Address** Wellfield Farm, Hankerton Road, Upper Minety, SN16 9PR

Approved with conditions

**Application Ref** PL/2021/10000

**Application type** Full planning permission

**Proposal** Retention of building for use as garage and 2 x holiday lets and retention of 2.3m high boundary wall.

**Site Address** SAMBOURNE HOUSE, SAMBOURNE ROAD, MINETY, MALMESBURY, SN16 9RQ

Approved with conditions

**Application Ref** PL/2022/00954

**Application type** Removal or Variation of a Condition

**Address** Lime Trees, Upper Minety, Malmesbury, SN16 9PY

**Proposal** Variation of condition 2 (approved plans) on 20/01161/FUL to allow for design changes to proposed garage

Approved with conditions

**Application Ref** PL/2021/08438

**Application Type** Full planning permission

**Proposal** Erection of a general purpose agricultural and agricultural workshop building (retrospective)

**Site Address** Rushmoore Farm, Ashton Road, Minety, SN16 9QP

Approved with conditions

**Application Ref** PL/2021/08439 (Target decision date 14 Oct 2021)

**Proposal** Creation of access and track (retrospective)

**Address**  Rushmoore Farm, Ashton Road, Minety, SN16 9QP

Approved with conditions

**Awaiting a decision.**

**Application:** PL/2021/06991 – (Target decision date 6 September 2021)

**Proposal:** Extension of existing Gypsy/Traveller site with 4 no. additional pitches including 4 no. day rooms, 4 no. mobile homes, 4 no. touring caravans, and associated works

**Address:** Land adjacent to B4040, Minety

**Application:** PL/2021/07144 – (Target decision date 10 September 2021)

**Proposal:** Erection of 2 dwelling and associated works

**Address:** Lowleaze, Silver Street, Minety, SN16 9QU

**Application:** PL/2021/09629 – (Target decision date 12 November 2011

**Proposal** Demolition of existing semi-detached dwelling houses (4no.) and erection of 1no. semi-detached house, 1no. 4-bedroom house with associated outbuilding (to accommodate garage, plant room and home office). Conversion of, side extension and external alterations to, existing barn to create 1no. residential unit. Associated removal of existing menage and proposed landscaping

**Site Address** Swillbrook Farm Cottages, Swillbrook SN16 9GA

**Application Ref** PL/2022/00702 – (Target decision date 25 February 2022)

**Proposal:** Proposed Demolition of Existing Dwelling and Erection of 3 No. Dwellings and Associated Works

**Site Address** The Divot, Upper Minety, Malmesbury, SN16 9PY

**Application Ref** PL/2021/11351 – (Target decision date 2 May 2022)

**Proposal:** Conversion of residential outbuilding to ancillary accommodation.

**Address:** Derryside, Station Road, Minety. SN16 9QY

**Application Ref** PL/2022/02854 - (Target decision date 19 May 2022)

**Proposal:** Erection of nine dwellings (Class C3) with all matters reserved apart from access, Public Open Space and 7No Allotments with Associated Works

**Address:** Land at Sawyers Hill, Minety, Malmesbury, SN16 9QL

**Application Ref** PL/2022/03081 – (Target decision date 2 June 2022)

**Proposal Variation of condition 4 of 04/01936/FUL -** To alter condition wording to state "The all-weather riding arena hereby permitted shall be used in association with the competition livery operating from Moor Farm and at no time shall be used for the hosting of riding competitions"

**Address** Moor Farm, Ashton Road, Minety SN16 9QP

**Application Ref** PL/2022/03080 – (Target decision date 2 June 2022)

**Proposal** Use of existing stables for competition livery purposes

**Address** Moor Farm, Ashton Road, Minety SN16 9QP

1. **Special projects**
   1. Cllr Slucock: Jubilee update. Committee have raised £1300 and they will be meeting to discuss what to do with the funds.
   2. Cllr Cain: Jubilee trees update. Nothing to report.
   3. Cllr Slucock, Cllr Read: MPFA car park update. Discussed earlier with regard to MPFA report.
   4. All: Club and organisation visits

Art Club, Lunch club, Fit club, Friday club… etc List all, and ensure we visit quarterly. MPC want to define approach to working with the clubs and groups in the village and to better advertise what is available.

* 1. TBC: First Aid. There were no first aiders available when called upon by the jubilee lunch. MPC looking at courses in the future. To be looked at again at next meeting.
  2. TBC: Security Cameras. Nothing to report.
  3. TBC: Auto-Speed watch. Cllr Slucock now has the device and will look into how to reactivate
  4. TBC: Grant Applications:
     1. Applications Received Nothing to report
     2. Applications Approved Nothing to report
     3. Applications Rejected Nothing to report
  5. New project proposals

Overgrown land at Moor cottages.

Safety of gym equipment at playing fields. Cllr Slucock to chain the moving equipment. Council trying to ascertain how much it is used by adults with a view to fencing the area, removing or relocation.

* 1. Correspondence from Parishioners to address.
     1. Dog fouling Cantors Way. Cllr to look into this at next meeting.
     2. Community archaeology opportunity in Minety. Advertised on noticeboards, FB and newsletter.
     3. Parking on the corner of Silver Street and Oakleaze, suggestion of bench or green space. To be reviewed at next meeting.
     4. Minety league of friends’ donations of mobile defibrillator. Costs of having additional defibrillator to maintain to be reviewed.

1. Finance
   1. **Clerks report** Clerk absent due to covid
   2. **Account balances**
      1. Account ending 232. £36325.62
      2. Account Ending 338. £38420.73

Approved

* 1. **Issues to address**
     1. Still awaiting change of address and signatory authorisation
     2. Investigating payments from solar/battery farms status.

Nothing to report

* 1. **Payment sent out since 10 May 2022**
     1. Jubilee insurance £107.52
     2. Jubilee awards £1087.98
     3. Wiltshire Association of local councils £587.94
     4. Ideverde. Dog bins £218.40
     5. Phone box maintenance £68.99
     6. Neil Crocker grass mowing £250.00
     7. Aden Vaughan. Bus shelter cleaning £60.00
     8. Parish clerk wages £267.50

Approved

* 1. **Awaiting to receive payment**
     1. Charlotte Whitcombe, Water business, home farm £52.89
  2. **Accounts for payment**
     1. Heartbeat Community £120.00
     2. Village hall. £36.00
     3. Neil Crocker, grass mowing. £250.00
     4. Ian Tritton. Playground maintance. £335.56
     5. Water business. Home farm trough. £52.89
     6. Aiden Vaughan phone box cleaning £48.00
     7. Parish clerk wages £267.50

Approved

1. **Forthcoming calendar events** Nothing to report
2. **Outstanding Actions not covered by previous proceedings** Nothing to report
3. **Closing comments, chair to close meeting** Meeting ended at 1027pm.