

WILCOT and HUIISH (with OARE) PARISH COUNCIL

MINUTES OF THE ANNUAL MEETING OF WILCOT AND HUIISH (WITH OARE) PARISH COUNCIL

AT

OARE VILLAGE HALL, THURSDAY, 11 AUG 2016 AT 19:30

PRESENT:

Councillors: Mr C. Bartlett, Mrs D. Nix (Chair), Mr R. Fleet, Mr L Giddings, and Ms D. Wilson

Ms D Wilson – Temporary Clerk

ALSO PRESENT: Mr P. Oatway – Unitary Councillor

Plus 12 members of the public

16/40 APOLOGIES

Mrs N. Fleet.

16/41 TO RECEIVE DECLARATIONS OF INTEREST

None received.

16/42 PLANNING APPLICATIONS

Members of the public were invited to view the plans.

16/42.1 16/06467/FUL

The Chair invited Mr John Jones (owner of the White Hart Pub) and Mr M Fowler (Fowlers Architects) to make a brief presentation on the plans presented.

Members of the public and councillors attending were then invited to ask questions.

The tabled response to the planning application to be recorded by the Parish Council was:

No objection subject to the following concerns that the Parish Council and residents would like be addressed.

- The White Hart Public House is the heart of the village and is an amenity that the residents, local businesses and visitors would like to retain. It was felt that more detail on the materials to be used within the characterful heart of the conservation area within the North Wessex Downs Area of Outstanding Natural Beauty (NWD AONB) was needed to inform a decision on the suitability of the proposed new development. The sale and refurbishment of a viable Public House with Bed and Breakfast facilities would reinstate a lost village amenity. Irrespective of the approval or otherwise of this application the Parish Council requests that the pub is officially listed as an Asset of Community Value (ACV) and therefore protecting it as far as possible from a change of use. The Town and Country Planning Act April 2015 removes the permitted development rights for ACV listed pubs, meaning that full planning permission must be sought before they can

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be converted to another use or demolished. A review of the plans by the NWD AONB Conservation officer is requested.

- The Parish Council are concerned that the planned garden for the White Hart is too small to provide an adequate outdoor amenity space. The Parish Council would request that Fowlers review this on the plans to incorporate extending this area into the proposed Car Park up to the boundary for Plot 2.
- There are also concerns on the impact of this development and its proximity to the boundary of Parsonage House, a Grade II listed building. Certain proposed works on the trees along this boundary would mean the loss of amenity to Parsonage House. Given the close proximity to the building and coach house the Parish Council request that the conservation officer also review the application to ensure that the development is appropriate and safe for the curtilage of a Grade II listed building.
- The Parish Council acknowledges Mr Jones wishes for the sale of the site. Concern remains about the massing of buildings within the heart of the village and the possible risk of losing the White Hart as an amenity at some point in the future. The White Hart has already been closed for more than 2 years and is in very poor repair. The Parish Council feel that some incentive for Mr Jones, as the current owner, to vigorously and proactively seek a sale for the White Hart as a Public House and Bed and Breakfast business is needed. Retaining the White Hart as a Bed and Breakfast establishment would need considerable investment and refurbishment. Mr Jones, when asked, could not and would not give an indication of how much the pub would be put on the market for. It is therefore not possible to see whether or not the site that would be left for the pub would be viable without reasonable indications of costs for purchase and refurbishment. The Parish Council would request consideration of applying conditions to the planning approval incorporated as a covenant against a change of use for the White Hart and a requirement that Mr Jones is constrained to build the new car park and move the public toilets from the car park into the White Hart upon the sale of the first of the 2 plots, thus making the White Hart more saleable. (Mr Jones at this meeting gave an agreement that investment to do this work would be made available to attract buyers for the White Hart.) Finally a constraint that the development of the second of the 2 plots could only take place once the White Hart has been sold.

RESOLVED and proposed by D NIX and seconded by C Bartlett. All in favour.

It should be NOTED that if such conditions are not possible then the Parish Council strongly object to the planning application on the grounds of the loss of a village amenity and business and an unsuitable massing of housing within the heart of a conservation area for no positive gain.

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16/43 DATE OF THE NEXT MEETING
24 August 2016 – Oare Village Hall? – 19.30.

The meeting closed at 8.40pm

Chairman

Date