



Pett Parish Council

Minutes of the Extraordinary Meeting of Pett Parish Council duly convened and held on Tuesday 9th July 2019 7.30 pm at Pett Village Hall.

Present: Cllrs D. Penfold (Chairman), J. Dean, A. Dunlop, and T. Rothwell.

In attendance: District Councillor Andrew Meir, Dr. C. Anbar of Guestling/Roebuck Surgery and 31 members of the public.

Formalities

2585. Apologies: Councillors Crouch, Rothwell and Ware LGA1972 sch12,12
Declarations of interest and dispensations: Councillor Penfold advised of an significant interest in The smuggler application as he is a patient at the surgery involved with the application and had written to the clerk for a dispensation. The council resolved to agree the dispensation.

Code of Conduct

The meeting was adjourned at 7.35pm

The Smuggler Planning Application

Councillor Meir advised that he would not be able to commit himself to any position as he had to remain open minded prior to voting on the application as part of the District Council Full Planning Committee.

Points raised by members of the public:

- The opinion of the community of Pett Level should be paramount to the decision made as they would be those most affected
- Pett Level needed a local place to meet and enjoy good food which acted as a community focal point. Young people needed something to do in Pett Level
- Pett Level would be losing its only community asset as there was no shop. However, a doctor's surgery would be beneficial
- Pett Level would be losing its only pub within walking distance. However, the Beach Club was available.
- The Beach Club as a private members club had a different atmosphere to a pub
- The proposed café would not open in the evening
- There were other surgeries available in Pett and Fairlight village halls and at Winchelsea Beach
- Other venues could be used to site the surgery such as a residential site
- There was no public transport available from Guestling and Icklesham to Pett Level, so the current patients would have to drive increasing the amount of traffic and increasing the dangers of small rural roads and Chick Hill
- Concern that the change of use was the first step towards the pub being redeveloped into homes
- Concern that the building would not be accessible to disabled people. However, the Smuggler would have to have the appropriate disabled access to open
- Concern that the doctors surgery would be short lived as there was a trend for surgeries to close in rural areas
- The plans for a purpose built surgery in the Fairlight development were still a very long way off and the final decision on the eviction of the current surgery in Guestling was imminent. The doctor's surgery had found the Smuggler to be the most suitable, currently available, property. As the property was too large a

café had been included in the redesign to provide a community point

- Isolation was a large problem for many of the surgeries patients. Many patients' only outing was to see the doctor weekly. The café would give them another destination and opportunity to meet others
- A doctor's surgery with café was a healthier base to start a community focal point from than a pub
- As the NHS was facing such financial difficulties and there was a shortage of doctors, Pett Level was fortunate that the surgery was trying to stay local
- Not all the residents could attend the surgery as the lists were full
- Whilst the Beach Club and the Smuggler were competing against each other, neither business would be successful
- The pub was not commercially viable otherwise it would be open now
- The current economic climate and the change in taste of the coming generations made running a successful pub very difficult
- Any new landlord would have to make enough profit in the summer to cover the quiet winter months
- The sale price of the pub was above the real commercial value and had prevented locals and other business' from acquiring it
- The pub sellers could not be forced to reduce the sale price
- The fate of the Smuggler had now been known for some time and the parish council had considered and rejected nominating it as a community asset. Even so no community group had made any concrete steps to take on the pub employing the community asset scheme

The meeting was reconvened at 8.00pm

Planning

Town and Country Planning Acts 1990 sch1/2010

2586. **RR/2019/1336/P – The Smuggler : Change of use of existing public house (A4) to mixed use comprising of Doctor's Surgery (D1) and café (A3)**

Having considered all comments councillors were of the same opinion which they expressed by **resolving to comment as follows: Ideally the parish council wish to see the Smuggler continue as a pub. However, the parish council would rather accept the change of use to a Doctor's Surgery as opposed to the Smuggler remaining empty or being converted to residential use.**

2587. Nomination of the Smuggler as a Community Asset

As there was no alteration in the circumstances to the last time the council considered this issue a further review would be more pertinent once the outcome of the application for change of use was known.

2588. Diversion of footpath 14a to the rear of French Court had been ratified by county Public Rights of Way.

Governance

2589. **It was resolved to agree to form a planning subcommittee to deal with applications that have to be responded to between the bi-monthly ordinary meetings and its terms of reference agreed.**

2590. Application for funding from Rother District Council share of the Community Infrastructure Levy Parish Councils had been incorrectly omitted from the first contact with other interested parties in December but district councillors were currently trying to remedy this. It was evident that a review of how the district council was going to run the CIL on all levels was required. Councillors attending the RALC meeting that week would seek to garner more detailed information

Pett Parish Council
Planning Committee Terms of Reference

1.Constitution

- a. The Constitution of this Committee shall be seven (7) members of the council.

- b. The committee shall elect a Chairman and Vice Chairman at its first meeting following the Annual Statutory Meeting of the Parish Council

2.Purpose

- a. The Parish Council is a statutory consultee of the Planning Authority. The Committee has delegated powers to consider all applications passed to Pett Parish Council by the Planning Authority and make representations to the Planning Authority on the applications
- b. Any proposed representations to the Planning Authority to use its powers under the Town and Country Planning Act 1990 and the Building Act 1984 shall be considered by the Planning Committee which has delegated power on behalf of the Parish Council to make representations to the Planning Authority.
- c. On behalf of the Parish Council to make representations regarding:
 - i. Policy and planning structure of the Planning Authority;
 - ii. Policy of the County Council as it relates to planning matters;
 - iii. Regional planning advice.
- d. To consider new legislation and policy as it relates to planning matters and report to the Parish Council its recommendations in this regard.
- e. Where the Planning committee consider a planning matter including policy or applications to be of significant importance they will refer a decision to the Parish Council for consideration. The decision as to significant importance rests with the Planning Committee.

3.Delegated Powers

- a. The Planning Committee is authorised to make binding decisions on behalf of Pett Parish Council with regard to all aspects of its Purpose as set out above provided the meeting considering any matter is quorate

4.Quorum

- a. Three members of the committee shall constitute a quorum. If the numbers of councillors present (not including those debarred by reason of a declared interest) falls below the required quorum the meeting shall be adjourned and business not transacted shall be transacted at the next meeting, at such other date as the Chairman may fix or at the next meeting of the Parish Council, if this is appropriate.

5.Review

- a. These terms of reference will be reviewed annually.

Signed By Chairman Date.....