

# Wareside Parish Council

Minutes of Wareside Parish Council Extraordinary Meeting  
Friday 12<sup>th</sup> August 2022 held outside the Village Hall at 6.00pm

**PRESENT:**), Cllr Jane Moseley (JM) (chair), Cllr Shu Pillinger (SP) and Cllr Mike Ryan (MR)

Others: Rebecca Burdick (Clerk) (RB)

Members of the public: Three members of the public were in attendance

The Chair welcomed everyone and opened the meeting at 6.00pm

## 1. To receive and accept apologies for absence

Cllr Paul Goodman (PG), Cllr Kim Nicholson (KN) and Cllr Stuart Richards (SR)

## 2. Declarations of interest and dispensations:

- a) To receive declarations of interest from Councillors on items on the agenda (including non-pecuniary).  
None
- b) To receive written requests for dispensations for declarable interests.  
None.
- c) To grant any requests for dispensation as appropriate.  
None.

## 3. To receive petitions, comments and questions from the public

A villager in attendance noted that he was pleased that the PC had listened to their concerns voiced at the last PC meeting and was in attendance today to hear what the PC decisions would be. He also updated the PC that, should the below planning applications successfully be called in to EHDC planning committee (see agenda item 5) and the EHDC Planning Officer assigned to the planning application submits a “refusal of planning permission” response to the committee, withdrawal of the applications to the committee is possible and the Planning Officers refusal will be the decision made by EHDC.

## 4. Planning

- a) To consider the following planning applications:

### **Application: 3/22/0714/FUL**

**At:** The White Horse Ware Road Wareside Ware Hertfordshire SG12 7QX

**Proposal:** Change of use from public house (with ancillary accommodation) to single residential dwelling.

### **Application: 3/22/0715/LBC**

**At:** The White Horse Ware Road Wareside Ware Hertfordshire SG12 7QX

**Proposal:** Change of use from public house (with ancillary accommodation) to single residential dwelling. Internal alterations to strip out toilet facilities and the public bar.

Following a large number of parishioners commenting on the above applications and a number attending the monthly Parish Council (PC) meeting Councillors unanimously resolved to update the PC's comments on the applications. Since the last PC meeting Councillors have spent considerable time ensuring they impartially gathered as much information as possible to inform the updated response. This meant:

- Reading and analysing the comments submitted online to the above applications
- Speaking with concerned villagers
- An informal meeting with the applicant

Subsequently a PC response has been drafted and was shared with those in attendance. SP noted that a footnote should be added to the response, reflecting the drop in price of the White Horse pub. Councillors agreed that a thorough review of the application had been undertaken and with the addition of the footnote unanimously resolved to submit the updated comment to EHDC. JM to add footnote and submit online after the meeting. RB to send the response to EHDC via email.

#### **5. To decide if support is given for the call-in of the above planning applications by Cllr Buckmaster to EHDC planning committee**

Since the last PC meeting, Cllr Eric Buckmaster (EB) contacted PG, following contact from a villager, asking if the PC would support the call in of the above planning applications to EHDC planning committee. Due to the contentious nature of the applications and following the large amount of public comments, the Council agreed this would be a good idea. Consequently it was unanimously resolved that support would be given for the call-in of applications 3/22/0714/FUL and 3/22/0715/LBC to the EHDC planning committee. RB to email EB to let him know of the PC decision. It should be noted that EB can only suggest the applications are viewed by the committee; it is not a guarantee they will be.

#### **6. To decide if support should be given to the Asset of Community Value application for the White Horse Pub, Wareside**

Following the last monthly meeting of the PC, concerned villagers asked the PC if they would make or support an Asset of Community Value (ACV) application for the White Horse pub. Before making a decision Councillors wished to research more into the ACV scheme, this included PG communicating with a villager who had done his own extensive research into the matter. Since the last meeting a villager had updated the PC that they had made their own application to register the White Horse pub as an ACV. SP detailed her concern that she didn't think the PC should be the party responsible for the application but thought as it is clear the majority of the community value the pub as an asset and consequently to ensure its protection for the future, the PC should support the ongoing application. The other Councillors agreed and it was unanimously resolved to support the ACV application by way of a letter to the appropriate authority.

#### **7. Urgent matters not included on this agenda (for full discussion on the next agenda)**

Prior to the meeting PG updated Councillors via email that in EHDC have confirmed they are ready to complete the new Little Oak Heath lease. Payment is therefore required asap to the solicitors, Duffield Harrison. The invoice was shared via email and at the meeting, costs amount to £768 inc VAT. This includes the work they will need to do to register the lease on the PC behalf with the Land Registry following completion. It was unanimously agreed that an additional payment could be included within the August schedule. RB to action.

Payee	Work done/goods received	Amount
Duffield Harrison LLP Solicitors	Lease extension paperwork	£768.00

**Meeting finished at 6.50pm**  
**Next meeting 15th September 2022 at 7.30pm**

**Signed .....**

**Chair: Jane Moseley**