

**Present:**

Cllr Bob Waters (Chairman)  
Cllr Tricia Edwards (Vice-Chairman)  
Cllr Jo Beavis  
Cllr Mark Bloomfield  
Cllr Joanne Colyer  
Cllr Carol Hough  
Cllr Sara Moutard  
Cllr Maggi Pawsey  
Mrs Diane Jacob (Parish Clerk)  
Together with 2 members of the public.

**19/175 Welcome and Apologies for absence** –apologies for absence received and accepted from Cllr Sam Cowie (Due to work commitments).

**19/176 Declarations of Interest** – None.

**19/177 Planning Matters**

Ref: 19/01426/FUL 10 The Cedars, Church Road, Gosfield, Essex CO9 1UD

Erection of 1 detached house.

Objection

No access - this application would destroy the street scene, as it is proposed to be in a historical part of the village. Design not within keeping of the rural area, would be better if it was extended onto the end of the terrace.

It would affect the trees which are in a conservation area and the listed Cedar Tree, concerns regarding the ditch and the land opposite regarding surface water flooding.

Proposed by Cllr Pawsey, seconded by Cllr Waters, all in favour resolution passed.

**19/179 Dispensations**

None received.

**19/180 The Community Shop**

The Chairman outlined what he thought should be the terms which should govern any lease with the Shop i.e. that the Shop should become a Community Benefit Society, that the lease should be for 3 years renewable and there should be a peppercorn rent. However, since the Community Interest Company which ran the shop was giving up on September 15th, a lease couldn't be discussed until a new body was in place. He said that he had called a meeting of the volunteers for 9th September when he hoped a new company would be formed.

Richard Edwards who was in attendance by invitation at the meeting explained the different forms of entities and their merits for a community organisation, the VAT consequences of a transfer of going concern, particularly in relation to the transfer of stock and employees and the rules on TUPE. He undertook to provide a note to the councillors in relation to different types of trading entities.

It was enquired of Councillor Beavis whether she could extend her notice period on closure in order to give any new organisation sufficient time to establish themselves and to make the necessary arrangements. Councillor Beavis confirmed that the shop would be closing on 15 September. Councillor Beavis also advised that she would need to take advice from her solicitors and accountant in relation to VAT and TUPE. Councillor Beavis indicated that the portacabin had been sold to Mr K Ripper and he was intending to allow the village to use it as a shop. An agreement would need to be entered into with Mr Ripper. Councillor Beavis confirmed that all fixtures and fittings would be left in situ. Councillor Beavis indicated that all funds held from the sale of the portacabin would be required to repay directors loans and she would also be making a donation of £1,000 to the war memorial fund. There would be no working capital to pass over to any new organisation. Stock could, however, be left and this could then be paid off after 60 days.

**19/181 Date of Next Meeting.**

Parish Council Meeting Monday 16<sup>th</sup> September 2019 (7.15pm) in the Pavilion.

Meeting Closed at 9.05pm