

Pentlow Parish Council

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Minutes of the Parish Council meeting held on Tuesday 16th. April 2024 at 7pm in the Village Hall.

Present: Cllrs R. Simnett (Vice-Chairman), D. Wright, T. Bartlett, M. Stuchfield (joined the meeting at 7.20pm) and Kevin B. Money (Parish Clerk). There were also 7 members of the public present. It was agreed that Cllr Simnett, the Vice Chair would chair the meeting.

020/2024 Vice-Chairman welcome

a) To accept the resignation of Julian Calver as Chairman and Parish Councillor from Pentlow Parish Council with immediate effect.
 Councillors accepted the resignation of Julian Calver as Chairman and Councillor from Pentlow Parish Council.

021/2024 Apologies for Absence were received from ECC Cllr P. Schwier and BDC Cllr I. Parker

022/2024 Declaration of Interest

To declare any Disclosable Pecuniary, Pecuniary or non-Pecuniary Interest relating to items on the agenda.

Cllr Stuchfield, in his absence, declared an interest in item 031/2024

023/2024 To approve the Minutes of the last meeting of Pentlow Parish Council

To receive and agree the minutes of the last PPC meeting held on 23rd. January 2024.

All Agreed

024/2024 Essex County Councillors report – ECC Cllr P. Schwier

No report was given

025/2024 District Councillors report – BDC Cllr I. Parker

Cllr Parker's report was circulated to the meeting. The Small Grants scheme was discussed, and it was agreed that Cllr Wright would investigate further and report back to the next meeting.

026/2024 Public Participation Session

The Chairman will invite questions and observations from members of the public present. A local developer and owner of the Pinkuah Arms pub spoke about his planning application to convert the pub to a residential home. (The planning application has been refused by Braintree District Council). The developer said that 4 previous landlord tenants tried to run a pub business but had failed due to lack of foot-fall/customers. He said that the building was not a viable business and therefore, turning it into a single, rented residential home would be a better for the village. The developer also made reference to what might happen if the building was to remain unoccupied for any significant period of time: that it would deteriorate, become an "eyesore" and that unwanted visitors would start trespassing, putting "things" onto the land around the property and "doing damage".

The developer indicated that his main business was to build a portfolio for rental properties. He said that he would be quite happy to rent the pub to the village.

2 Councillors pointed out that the planning decision had been taken by Braintree and that there were several factors which contributed to the refusal including objections from Essex Highways, Historic Buildings, the application not meeting the Local Planning policy requirements. The developer accepted this and said he would be appealing the decision.

Several other members of the public, who are Pentlow residents, then asked the developer questions around the planning application. There was a discussion about the amount of rent charged to landlord tenants of the pub which the developer did not feel was a significant factor. 2 other members of the public disagreed with this and said they felt the high rent was a significant factor.

Cllr D.
Wright

Signed

RSimnett

R. Simnett – Vice-Chairman

29th. May 2024

<p>027/2024 BDC Refuse vehicle date is Saturday 27th April 10am – 12 noon</p> <p>028/2024 Telephone Box – Councillors to discuss update on repairs. Repairs have not been carried out and Cllr Simnett to contact Colin Hoyer</p> <p>029/2024 Pinkuah Arms – update. As above in public participation session. A Government grant for Community Assets has been set up. See item 10 of Cllr I. Parker report</p> <p>030/2024 Update on grass cutting in the village The grass cutting contract was returned to BDC on 1st. February 2024 Cllr Stuchfield joined the meeting at 7.20pm</p> <p>031/2024 Village Hall – update from Cllr Stuchfield The following documents were circulated to all Cllrs and the Clerk on 25th January 2024.</p> <ol style="list-style-type: none"> 1. Original Lease (7th December 1981); 2. Draft Lease prepared by Winckworth Sherwood (September 2019); 3. Energy Performance Certificate issued (15th October 2019); 4. Energy Performance Recommendation Report (October 2019); 5. Jolliffe Daking Qualified Surveyor's Report (May 2018); and 6. Village Hall draft statement prepared by Cllr Simnett (March 2022) <p>Parish Councillors to prepare a letter to be sent out to residents seeking views on the retention of the Village Hall with a response to be received prior to 29th May 2024. Members of the Village Hall Committee to be consulted on the wording of the letter.</p> <p>032/2024 Village Sign - update from Cllr Stuchfield Councillors discussed the cost of a village sign ranging from £4,000 - £8,000. The residents should be consulted on whether the sign is desired. This communication will be discussed by all Councillors in the meeting where the Village Hall communications are discussed.</p> <p>033/2024 Planning Application/s 24/00269/HH - White Cottage School Road Pentlow Essex CO10 7JR Conversion of double garage to habitable accommodation with side extension and proposed garage and workshop with new vehicle access Due to the strict timeline a response was sent to BDC before the deadline. The response from PPC was Pentlow Parish Council has no comment to make on this application</p> <p>24/00453/AGR - The Old Water Barn Foxearth Road Pentlow Essex CO10 7JL Timber portal frame building for the storage of machinery, hay & straw. Submission of details following Prior Approval Required (24/00156/AGR) BDC write to PPC to inform that an application for a Prior Approval under the General Permitted Development Order 1995 (as amended) has been submitted. Details of the application are displayed on the BDC's website. Please note that this is for information only and due to the type of application we don't seek your comments.</p> <p>24/00325/FUL - Pinkuah Arms Pinkuah Lane Pentlow Essex CO10 7JW Change of use from public house to dwellinghouse Due to the strict timeline a response was sent to BDC before the deadline. The response from PPC was sent to BDC. Please see https://publicaccess.braintree.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=S8PALABFGXV00</p> <p>034/2024 Planning Decision/s made by BDC affecting Pentlow. No planning decisions have been made by BDC</p>	Cllr R. Simnett
	All Cllrs

035/2024 Finance

- a) To receive the Bank balances as at 31st March 2024
Councillors noted the Bank balances as at 31st March 2024
- b) To receive the comparison of Actual against Budget 2023/24
Councillors noted the comparison of Actual against Budget 2023/24
- c) Councillors to agree the April 2024 finances and to agree a transfer of any funds to meet the Parish Council's financial requirements. **All Agreed**
- d) Councillors signed the UTB mandate form removing Julian Calver as a signatory
Authorised signatories signed the Unity Trust Bank amendment form
- e) .gov.uk email and website address. The Clerk explained to the meeting about changing the emails and website to .gov.uk. Cllr Simnett proposed not to subscribe, at this time, to the .gov.uk email and website address. Cllr Bartlett seconded. **All Agreed**

036/2024 Items for Next Agenda

Grant of Community Asset
New Councillors and succession strategy
Community Speedwatch
20's Plenty

037/2024 Date of Next Full Council meetings – 29.05.24: 31.07.24: 20.11.24**038/2024 Closure of the Meeting**

To Close the meeting having considered and determined all items of business
The Vice-Chairman then closed the meeting at 8.10pm and thanked everyone for attending