

Coleby Parish Council

Minutes of Extraordinary Meeting held by zoom on the 1st March 2021

1. Declarations of Interest:

Cllr Andrew Long - shareholder of the Coleby Pub Company (Investments) Ltd with an interest in the freehold of the Tempest and declared personal correspondence with Mr Vidic in October 2020.

Cllr Alan Vivian - shareholder and director of the Coleby Pub Company (Investments) Ltd with an interest in the freehold of the Tempest.

2. Present:

Councillor Karen Playford Chairman, Councillor Barry Earnshaw, Councillor Alan Vivian, Councillor Andrew Long, Councillor Graham Brown,

Councillor Jamie Cartwright, Councillor David Knowles, District Councillor Lucille Hagues

Members of the Public

3. The Bell at Coleby (The Bell Inn) - Appeal to Planning Inspector

The Chairman reported on the outcome of the application to Nominate The Bell as an Asset of Community Value. The application was unsuccessful. North Kesteven District Council has decided that it must decline the nomination.

As set out in section 88 of the Act, a building or other land in a local authority's area is land of community value if in the opinion of the authority-

a) an actual current use of the building or other land that is not ancillary use furthers the social well-being or social interests of the local community, and:

b) It is realistic to think that there can continue to be non-ancillary use of the building or other land which will further

(whether or not in the same way) the social well-being or social interest of the local community.
Section 88 (1) Localism Act 2011.

Section 88(2) of the Act extends this definition to land which has furthered the social wellbeing or social interests of the local community in the recent past and which it is realistic to consider will do so again during the next five years.

The Council has reviewed the nomination and concluded that there is insufficient evidence to satisfy the present and future test (s88 (1), or the past and future test (s88 (2)).

The Chairman reported on the outcome of North Kesteven District Council Planning Sub Committee meeting of the 23rd February 2021.

Councillors at that meeting received the Planning Officers report which recommended refusal of the application. Councillors considered this report and additional information submitted by the applicant before voting.

A vote to refuse the application was taken with 8 for the refusal, 2 abstentions and 1 unable to vote due to technical difficulties.

The District Councils decision will be forwarded to the Planning Inspector who is the deciding authority on this application.

Councillors considered what further action if any the Parish Council should take regarding the Appeal. Councillor Earnshaw proposed that a full and robust response be made to the Planning Inspector and that the Parish Council fund this cost.

Councillors voted 6 for the proposal and 1 for submitting a full and robust response but disagreed on using Parish Council funds.

Meeting Closed 20.10

Date of Next Meeting Wednesday 10 March 2021 at 7.30pm