



GREAT BRICETT PARISH COUNCIL

Minutes of the Extraordinary Parish Council meeting held online via Zoom on **Thursday, 17th December 2020 at 7pm.**

Present:

Councillors: S Burnett (Chairman)
R Morley
R Craddock
D Payne

In Attendance J Blackburn – Clerk
County Cllr K Oakes
District Cllr D Pratt

GB045/20/21 – PUBLIC FORUM

There were two members of the public present.

GB046/20/21 - TO RECEIVE APOLOGIES OF ABSENCE

Apologies had been received from Cllr Walsh.

GB047/20/21 – TO RECEIVE DECLARATIONS OF INTEREST

None had been received.

GB048/20/21 – TO RECEIVE APPLICATIONS FOR DISPENSATION

None had been received.

GB049/20/21 - PLANNING APPLICATIONS

Ref: DC/20/05575 – Householder Planning Application – Construction of 18No Solar Panels to garage roof – Oakview, The Street, Great Bricett

It was AGREED: That the Parish Council had no objections to the application. **Clerk to action.**

Ref: DC/20/05341 - Householder Planning Application - Erection of single storey side and rear extension (following removal of existing conservatory) - 17 Little Hill, Great Bricett, Ipswich, Suffolk IP7 7DF

It was AGREED: That the Parish Council had no objections to the application. **Clerk to action.**

Ref: DC/20/05376 – Planning Application – Change of Use of Public House (Sui Generis) to 1no. Dwelling (C3) – Red Lion Inn, Greenstreet Green, Great Bricett, Ipswich Suffolk and **Ref: DC/20/05377** – Application for Listed Building Consent – Internal and external alterations to facilitate change of use of Public House (Sui Generis) to 1no. Dwelling (C30 – Red Lion Inn, Greenstreet Green, Great Bricett, Ipswich Suffolk

Mr Payne, member of the public, stated that although the meeting was to talk about concrete objects like buildings, it should be acknowledged that the proposed plans affected the current tenant and staff with some future uncertainty and that the community should do all it could to support them.

Many businesses were going through a challenging time, but we must not let knee-jerk reactions and impetuous decisions destroy the remaining fabric of our already depleted communities and thereby further eroding the last few community assets which this historic, regionally renowned and award-winning pub was one of. Once gone it would not come back.

Mr Payne stated that he had concerns about how the Parish Council was being asked to respond at speed to the very recent planning application submission dated 26th November 2020. It did not give enough time for discussions to take place with the surrounding communities.

The 17th Century pub building had been a hostelry for at least 150 years. It had remained open for business through two world wars, two pandemics and countless recessions, depressions, downturns and changes of ownership and recently had new management.

Mr Payne felt that a deferral of a decision on the applications until further information could be obtained by the Parish Council and for the planning application proposals to be published more widely for public comments.

Mr Taylor, tenant of the Red Lion, briefly explained how long he had been tenant of the pub and who had owned it up to the current time. He confirmed that he continued to have regular visitors to the pub and that his rent and utilities were all paid and up to date.

Cllr Payne reported that the Red Lion Pub had put "Great Bricett on the map". He explained that he had researched the current owners of the pub, Hawthorn Leisure Pubs and had read that they owned 700 public houses and had run them on behalf of the NewRiver Pool Estate Investment Trust.

District Cllr Pratt made the following points:

- The current owners had shut many pubs, turning them into residential properties.
- The Joint Local Plan stated that public houses should be protected as should local shops.
- The Viability Statement within the application, he felt, was incorrect as the Red Lion was viable and being used on a regular basis, despite the current situation with the pandemic.
- That a material planning consideration of the application would be the large pond at the rear of the property adjacent the footpath. The pond could contain rare species and would need further investigation.
- The Red Lion Pub was the only pub in the area other than a B&B and so was beneficial to the local tourist economy.

Members of the Parish Council agreed with all the points raised above. They were all aware of regular users of the establishment and felt very strongly that the Viability Report that had been undertaken was incorrect. The Red Lion Pub was valued by all at Great Bricett and the wider community.

They also felt that the tight timescale for comments on the application was inappropriate and unworkable. Along with District Councillor Pratt members of the Parish Council felt that the deadline for comments should be deferred.

The suggestion of applying for the Pub to be added to the *Asset of Community Value* list should be explored.

It was AGREED: That the Clerk liaise with the Planning Officer to ask that the deadline for comments be deferred.

That the Clerk apply for the Red Lion Pub to be added to the *Asset of Community Value* list.

The meeting finished at 7.45pm.

Chairman Dated: