

Minutes of the Monxton Parish led Open meeting held on Thursday 13th June 2019 in Monxton Village Hall at 8.00pm regarding planning applications in respect of Old Black Swan Pub and Car park

Parish Council represented by: Cllr M Cleugh – Chairman

Cllr J Balding - Vice Chairman

Cllr P Weston

Also present

Heather Bourner – Parish Clerk

Joe Li – DC Li Builders Ltd owner of Old Black Swan and developer

Test Valley Borough Councillor Mrs Maureen Flood

Test Valley Borough Councillor David Cooles

40 Members of the Public

The meeting had been specifically arranged as an open meeting for villagers to be able to view plans and discuss with the developer two planning applications. The first 19/1230/LBWN was an application to turn the Old Black Swan public house into a residential property. The second 19/01229/FULLN was to build a new public house at the rear of the Black Swan car park and also build two new 2-bedroom houses at the front of the car park. These plans were available for all those attending to view.

Cllr Cleugh gave a short introduction and confirmed he had copies of the plans for both applications which could be shown on the screen as necessary. He explained that Joe Li from DC Li Builders who had made the applications was present and willing to answer questions.

The following is a list of the questions posed by the members of the public present, in each case followed by the answer provided by Jo Li.

Q – Please can you talk us through the rationale, particularly the car park?

A – The green will remain as a green with just a small sliver used for a car park for the new pub. This will enhance the entrance to the new pub it will only be a parallel line of between 6 and 8 feet. There is a hedge line between the current car park and green, this will be removed but a new hedge will be planted.

Q- Do you own the land where the current substation is located?

A – No Southern Electric owns this but they have already agreed it can be moved.

Q- The car park seems very small it will only have room for 15 cars.

A- This is meant to be a community pub for locals who could walk therefore parking will not be as important.

Q- Why build a new pub when you could renovate the old one?

A If you had to pick a location for a pub in Monxton next to the village green and the car park would be perfect. The current pub is a mixture of old and new build and the bit the public use is all the modern part.

Q What makes you think a new pub would work when the old one didn't?

A- it could have other uses for example hot desking has been suggested or maybe parish meetings

Q Are you trying to sell the community the concept?

A I know there was demand for a village hub which included a pop up pub, I haven't ruled out this pub being run as a parish pub.

Statement- (Cllr Cleugh) The Parish Council would definitely not be looking to run a parish pub and in the past, there were not enough people interested in helping to run a pub as a community asset.

Response (Jo Li) This will be a free house, I have already been approached by two people interested in running it as a pub.

Q = Given that Old Black Swan failed as there was not enough income to fund a tenant and an owner, why do you think this idea will work?

A This is not really part of the discussion tonight this is a meeting regarding the planning application.

Q Will there be parking provided for the two proposed houses

A Yes two spaces per house

Q- How do you propose to deal with the bus shelter which is on the site- this belongs to the Parish Council? The PC has a plan that shows in 1968 the old allotments were made into a village green by villagers who also built the bus stop. The PC has owned this for 70 years and it is an asset in the Parish Council accounts.

A- There is nothing on my plans about this.

Q- If this is not a pub do you have any other ideas?

A No, not at this point, ultimately D C Li are house builders

Q Why did you think of a pub?

A – This stems from about eighteen months ago, the Parish Council were interested in buying the Old Black Swan pub.

Q Is the idea that the current Village Green becomes the pub garden?

A The pub design has its own outdoor trade area as seen on the plans.

Q Have you built a pub before? And have consulted anyone that has

A No

Q Do you own the land that is the Village Green

A Yes

Q has you spoken to Southern electric about the substation because I have and they tell me they know nothing about your plans! Is it normal to put in planning permission to build on land you don't own?

A It is not normal but is perfectly legal to do so.

Q Does this application include a change of use for the old pub?

A Yes

Q Will the sale of the new buildings be freehold

A Yes

Statement - Cllr Cleugh- Enterprise Inns sold the Old Black Swan, the car park and the village green as a package. The Parish Council wanted to buy the Village Green but this was rejected.

Q What order will the works be carried out, will the old pub go first, will the houses be built before the new pub?

A In theory all work will be carried out at the same time

Q What if a new pub doesn't work out, would the building be turned into a house.

A I wouldn't want the business to fail.

Q You believe you could have a commercially viable pub in the new build but you have already got a pub but don't want to run it as such. What is the rationale?

A The new pub would be in the very best location and I think it could work

Q The new pub would be in a very lovely place but would two cottages built in front not screen it

A Economics of the project need to work, selling the two new houses would pay for the project

Q Will there be any accommodation at the new pub.

A No

Q Would the houses be attractive to buyers given their close proximity to the pub

A I believe they would, I would not expect the pub to be really busy

Q The submission says the cottages would be affordable housing, what does that mean

A They will be low cost.

Q The proposals are to build licensed premises next to the Village Green which looks like it will become the pub beer garden. If the pub is sold the Village will lose its Village Green.

A I do not intend to sell the pub but accept it is a possibility

Statement Cllr Cleugh- The land would still be classed as a Village Green it is a designated open green space area with community value and in the conservation area.

Jo Li- the intention is there will be free and open access to this area of land

Q If this application is not supported do you have any other proposals in mind.

A No, not yet

Q Currently the car park area is cordoned off and cannot be used by anyone in the village. If a new pub is built will the car park be gated off?

A No, legal possession issue meant the car park had to be empty for the sale transfer to take place.

Statement – Cllr Cleugh The original plan which was discussed was to provide a new Village Hub, this plan failed for commercial reasons. The survey carried out in the village showed the residents wanted a Village Hub not a pub. The Parish Council remains neutral at present as they want to know the views of the public before they make any decisions. The question is do the residents still want a pub in the village

Joe Li - response- I wanted all the plans to be on the table at the same time.

Q If the new pub is built and is not a viable business could the freehold be offered for sale to the Parish Council

A yes possibly but where would funds come from.

Q When there was a plan to build a Village Hub at the back of the Old Black swan car park was the intention to apply for change of use on the old pub.

A Yes the Hub would have replaced the current Village Hall

Q What has happened to the old pub building since its closure.

A It is a vacant building. Someone did live there for a short while but it is empty now.

Q Where it is proposed to build the new cottages has the subject of blocking light from neighbouring houses been considered.

A Yes a diagram showing what light will be lost has been produced.

Q The Parish Council was in favor of building a new Hub so had already agreed to lose the pub. They are now keeping the Old Village hall which will be renovated and improved. Does this village want another pub?

A The change is that the Old Village Hall site is no longer part of the deal.

Q This might be cynical but the plan for a new pub appears to be a new village hall dressed up as a pub, presumably because the original plan to build a Hub failed.

A (No response)

Q Have you consulted with Southern water regarding drainage and flooding, there have been problems with the local pumping station in the past.

A Yes flooding has been considered

Q Why does this application show a lime tree on the village green being removed. This area is protected as it is in the conservation envelope

A (No response)

Q The proposed new build raises environmental issues given its close proximity to Pill Hill Brook. This is a unique chalk stream one of only 99 in the world and needs to be protected.

A There would be no waste discharged into the stream

Q Some houses near to the proposed sites have not received letters directly to them regarding the proposals, why? The only way they knew about the work was after they saw notices posted by TBVC

Statement- TVBC Maureen Flood- I have called for this application to be heard at the Northern Area Planning Committee which is unlikely to be heard before the beginning of August. While the deadline for views on the application to be submitted was the 14th June it is still possible for comments to be made up until the NAP hearing

Q There is a current license which dates back to the 1960's which says the village could use the Village Green to hold events in return the Parish Council would pay to maintain this. Would this be the same if a new pub is built?

A The plan is to build a community pub and it would be for the landlord to decide how to use the land.

Q Is a pub with no accommodation and no food sales likely to be viable, have you researched this.
A I understand that as a drinking pub this might not work which is why I think it could be used for other events.

Q How in reality could this work when the village will have its own revamped Village Hall.

A It could be such things as national events

Q Have you considered competition with The Hawk in Amport this is where village events tend to be now.

A This could bring events back into Monxton.

Q Why not give more thought to renovating the old pub.

A Renovating to a viable pub would be very expensive because the internal layout is not fitting.

Q You mentioned two people have already expressed an interest in becoming landlords. Have they seen these plans?

A No

Q In original plans what would have happened to the Village Hall site.

A One three bedroomed house would have been built

Q Is the Old Black Swan a listed building will this restrict what will be changed.

A Yes, it is listed and any work will be internal.

Statement – the plans show what looks like a community building with a license, is this really a pub or just a community building which will be locked up at night. This appears to be an attempt to sell the village the concept of a building at the rear of the car park rather than a new pub.

At this point Jo Li left the meeting.

Cllr Cleugh then addressed those present and asked them to complete the village survey in respect and to provide any reasons for either Objections or Support. This could be found on the village website or a paper form was available at the meeting.

He asked that these be returned to him by Wednesday 19th June when the Parish Council would consider all responses and based on these would write to TVBC regarding the applications.

The meeting closed at 9.40pm.

Notes written by Heather Bournier Clerk to Monxton Parish Council

Issue date:19/06/19