

Save Our Swan Group

Meeting held at 7.30pm on Wednesday 5th June 2013 at the White Swan, Hunmanby

MINUTES

Present: John Breffitt (Chair) Paul Riley
Carol Mather (Treasurer) Keith Schofield
Ian Mather Martin Sykes
Mary Read (Secretary) Linda Tindall (Vice Chair)

The meeting began at 7.30pm

Apologies: Phil Cook and Bernard Hall sent their apologies
Absent: Andy Thompson

Call To Order

The Chairperson called the Meeting to order at 7.30pm.

1) Approval of the Minutes of Wednesday 22nd May 2013

MOTION: A Motion to approve the Minutes of 14th May 2013 was made by Mary Read
SECONDED BY: Martin Sykes – **MOTION CARRIED**

2) Business arising from the Meeting of 22nd May 2013

a) Bank Account

Carol Mather reported that the Bank Account would be opened shortly and asked the Meeting for clarification on certain points on the application.

b) Oil Painting

John Breffitt and Linda Tindall had spoken to Godfrey Allanson and Michelle Donohue respectively (Scarborough Borough Council Councillors) to gain their opinion on the Groups decision to provide SBC Planning Committee members with photos of the Oil Painting, both agreed this was a good idea.

Asset of Community Value

Linda Tindall reported that she had, via Michelle Donohue, been in touch with the Solicitor at SBC regarding the procedure for informing interested parties of applications received for Asset of Community Value status. She was informed that SBC had to contact interested parties PRIOR to their granting/declining an application and not, as the Group had believed, AFTER the decision to accept or decline the application had been made.

Rural Strategy

Linda Tindall had asked Michelle Donohue if SBC had a Rural Strategy which included policy on the disposal of pubs in the area as several Council's had such a Strategy. She was informed SBC did not.

Marketing the White Swan for sale as a Public House

Councillor Donohue was also asked for advice on information gained from Pub Is The Hub (Camra) ie that a Pub could not be sold with change of use unless the owners could show that they had attempted to sell the building as a Public House or prove that it was no longer viable as 'going concern'. The Group could find no evidence that either of these conditions had been fulfilled. Councillor Donohue advised that the Group should bring this point up at the Planning Meeting. This

subject had been raised by several people, including SBC Councillors, in the past but it was proving difficult to confirm its importance as a possible tool against the Planning Application.

c) Parish Clerk – Community Notice board

IM reported that permission to add publicity information re. SOS in the Community Centre was in hand. Permission had already been given to display 'news items' on the Bayley Gardens Notice board.

d) Pub Is The Hub – Meeting with Enterprise Inns

John Breffitt said that nothing had been heard from Shaun Rennison (Pub Is The Hub) regarding setting up a meeting with Enterprise Inns which was discussed at the Interim Meeting on 14th May. John said he would contact Mr Rennison for an update.

e) Contact CPH Surveyors

John Breffitt reported he had spoken to CPH but had been advised that we would need to contact a specialist commercial surveyor for a valuation of the White Swan; a Company in York had been suggested.

f) Open Meeting

How to involve supporters of saving the Swan was discussed. John Breffitt, Carole and Ian Mather and Keith Schofield reported that several people had asked them how the campaign was going; the Group agreed that a progress report was long overdue. Mary Read agreed to do this on behalf of SOS and supporters.

The idea of a pre-Group meeting was raised again. Keith Schofield said it was important that the Community be involved in the campaign; all agreed. Everyone must have the opportunity to raise questions and influence the direction of the SOS Group.

It was decided that prior to each Group Meeting, time should be allotted to allow anyone to join in an open discussion with regard to the future of the Swan, questions, ideas, objections, etc could then be discussed and acted upon. This open meeting would be held in the 'restaurant' of the White Swan, dates, times, etc would be posted on village Notice boards, Facebook, SOS Website and in the White Swan itself.

3. Enterprise Inns – Revised Plans submitted

Linda Tindall explained she found the revised plans 'by accident' when looking on the Planning Portal and discovered the revised plans had been submitted on 24th May, a week earlier! It appeared none of the 'interested' parties had been informed, including Hunmanby Parish Council. She informed the Parish Clerk who immediately telephoned the Planning Office.

The following points were raised regarding the new plans:

a) A proposed new parking space outside the Swan together with road markings, traffic calming bump and planters as safety barriers all appear to be on Parish land.

b) There was a proposed increase of 3 parking spaces – adding to congestion at the entrance to the site which is only one car width wide, plus the likelihood of traffic backing up on the main road waiting to turn into the site.

c) If the plans are passed, the Cottage fire escape would exit into a private garden with a high fence and, potentially, a locked gate plus possible garden furniture and other obstacles blocking/restricting the exit.

d) The painted lines and keep clear signs and 'bump' would need to be maintained – by either the Parish Council or residents.

The Group felt that the revision compounds rather than alleviates problems and appears to put the onus on the Parish Council to maintain the access road.

John Breffitt said that the Cottage landlord was obliged to request permission, on an annual basis, from HPC to put tables outside the Pub; it is therefore probable that the Swan must do the same if they wanted to use Parish land.

John Breffitt also pointed out that this development was not included in SBC's Housing Plan, unlike other housing developments in the area.

Mary Read suggested that we should encourage 'objections' to be, once again, submitted on the Planning Portal and this action should be publicised via facebook, the website, etc. This was agreed

Linda Tindall said that the new plans would be discussed at the next Hunmanby Parish Council Meeting and it was imperative that SOS was represented. All present agreed to attend if at all possible.

4. The Owl Pub – Rodley Networking Suggestion

Linda Tindall had been contacted by Fay Goodliffe who was a supporter of The Owl Pub which was due to close due to increased rent. Fay invited SOS to join a network of similar groups to compare ideas/solutions. The Group agreed that this would be useful.

5. Anne Mackintosh MP, Thirsk, Malton & Filey

Linda Tindall had been in contact with A Mackintosh MP via email. She confirmed her support for a change in legislation to produce a fair deal for Local Pubs and felt this would be particularly helpful for Publicans in her constituency.

6. AOB

- a) It was decided that the Group's Minutes should, once again, be posted on Facebook.
- b) Further Expressions of Interest forms had been submitted.
- c) Carole Mather suggested an up-dated letter to local business should be issued. This was agreed and Carole agreed to be responsible for this.
- d) Mary Read suggested that the Group should begin looking into small-type funding to give us funds for events, expenses, etc. Martin Sykes agreed to do this.

The Chair adjourned the meeting to a close at 9.30pm

Next Meeting

The date of the next meeting was arranged for Monday, 10th June 2013 at 7.30pm at the White Swan.

Minutes Signed by Mary Read, Secretary

Approved John Breffitt, Chair

Date