

RENNINGTON PARISH COUNCIL

Clerk: Deb Still, c/o 26 Swansfield Park Road, Alnwick, NE66 1AT

Email: renningtonpc@gmail.com **Website:** www.northumberlandparishes.uk/rennington

MINUTES OF PARISH COUNCIL MEETING

Minutes of the Extraordinary General Meeting of the Rennington Parish Council meeting held at 7pm on Thursday 23rd March 2023 at Rennington Village Hall.

Present: Cllrs Robert Dixon (Chair), Stephen Baggott, Lalage Bosanquet (minutes), Andy Sisson, Alan Tremlett.

In attendance: One member of the public.

The meeting opened at 7pm.

75/23 Apologies for Absence

Cllrs Fred Bosanquet, Phil Green, Katie Robertson and Clerk Deb Still.
County Cllr Wendy Pattison.

76/23 Declarations of Interest

Cllrs Dixon & Tremlett declared a non-pecuniary interest in relation to item 78/23.

77/23 Public Participation Time

One person in attendance.

Chair stated that he had received Emails from two members of public in connection with item 78/23. All AGREED that Emails be read out to the meeting.

Email 1: Correspondent objects to the planning application but doesn't want to comment on planning portal as "doesn't want finger pointed". No reasons given for refusal.

Email 2: Correspondent states that it is "difficult to put on planning portal". Suggests that because of reduced trading hours, the pub has become non-viable and suggests that improved facilities would make it more viable. Also asks "can it be a protected Community asset"?

78/23 a) Planning Application

23/00507/FUL The Horse Shoes Inn Rennington Village Rennington Alnwick A Proposed part conversion of Public House and detached garage to create 2 no. holiday lets.

Cllr Dixon stated the following.

The application is by owners of a 'private family business. The pub is seen as a community asset and some parish residents would like to see its' retention as a pub/food amenity.

Second homes/holiday-let dwellings have already reached in excess of 20% of the total number in the parish. Will the NLP policy HOU 10 be applied?

Noted that to date three residents have made support comments on the planning portal.

Cllr Baggott stated the following.

Current NLP housing policies are based on 2011 Census meaning that Rennington Parish would be considered as being below the 20% second home/holiday-let NLP HOU 10 limit on non-primary residence dwellings. The limit might have been reached by the 2021 Census, but data has yet to be published, therefore Rennington Parish is currently not listed by the planning authority as a parish where NLP Policy Hou 10 applies. As it stands, if the application was permitted at this stage, it would be rejected if it went to appeal deemed as not meeting current policy.

Cllr Tremlett stated the following.

The application refers to a 'change of use' whereby planning permission is needed. Sees the proposed change of use as the loss of an important village amenity and doubts that the pub would be viable if the eating area is taken away. Considers that the proposed development of two holiday-lets will be subject to existing covenants on the land making the project unviable.

Cllr Sisson stated the following.

The Pub could have gone by now. The owners have explored every avenue - cut back trade, reduced opening hours, etc.

Cllr L Bosanquet stated the following.

Only thing we can do is comment on the application with consideration of current planning rules/policies.

Further discussion focussed on concerns for the loss of amenity to the parish due to reduced pub facilities; the further increase of holiday-lets in the parish if application permitted; and the possible use of 12-year-old data by the planning authority in application of relevant NLP housing policies. It was noted that the emergent Neighbourhood Plan proposes to use current data and housing needs evidence in the setting of local housing policies.

It was AGREED that the PC would make a Consultee comment to the planning authority outlining the above points and to seek further PC discussion with the planning officer. A draft statement to be prepared by Cllr Baggott for others to comment/suggest amendments. Agreed statement to be uploaded to planning authority portal by end of Monday, 27th March.

7923 Any Other Business for Information Only

There was no other business

The Meeting closed at 7.32

Date of Next Meeting – 13th April 2023 at 7pm RVH

Future Meeting Dates (all start at 7pm unless stated otherwise)

27th April 2023 (Annual Parish Meeting)

3rd May 2023 (RPC Meeting to discuss Affordable Housing – starts 6.30pm)

11th May 2023 (and Annual General Meeting)

8th June 2023

13th July 2023

14th September 2023

12th October 2023

9th November 2023

14th December 2023

11th January 2024

8th February 2024

14th March 2024