

MINUTES of the Extraordinary meeting of MARTIN PARISH COUNCIL to discuss and make a decision on Martin Club's current Planning Application 16/11097, held on MONDAY 27th March 2017 in the BLANDFORD HALL, MARTIN at 5.30pm

Present: Councillors S Sampson (Chair), J Richards (Vice Chair), S Hooper, H Lawes, M King, B Hapke

Officers: L Morris, Parish Clerk

The Meeting commenced at 5.30pm

1. **APOLOGIES FOR ABSENCE**

Not Present: District & County Councillor E Heron

The Chair asked that there be a closed session at the end of the meeting to discuss staff changes

2. **PUBLIC PARTICIPATION TIME** – an opportunity for members of the public to raise issues of concern or interest, ask a question or make a statement or present a petition or be part of a deputation. Public participation time will be conducted in accordance with the Council's 'Protocol for Public Participation Time'

Seven members of the public were present

Five members of the public spoke about the Martin Club Planning Application:

One queried who owned the Club and was also concerned with the plans for the house as they would prefer to see 2/3 smaller bungalows instead. The Chair clarified the club was owned by the members and read from the members' rule booklet. Another member of the public re-iterated that it was a private members club and a Co-operative.

Another wanted it noted that the club can only afford to build to the cost of the sale of the plot and continuing delays and incurring more costs, that of the 2nd valuation. The Chair was reassured that the council planners' valuation was the same as the estate agents', which had been done previously.

Another commented that planning is a totally separate issue to ownership. The Chair said that if anyone had concerns regarding ownership, these should be raised at club meetings.

Another spoke about the need for a viable business plan from the club to indicate a financially stable situation as if this was not the case, whatever happened the club would fail.

3. **PLANNING MATTERS**

PLANNING APPLICATIONS:

16/11097 – Martin Club, Martin, SP6 3LG

Full planning permission

Amended plans for House; clubhouse; parking; landscaping; bin stores; demolition of existing

Applicant: Martin Club Ltd

The Chair had obtained a written dispensation for the three Councillors that were members of the club, to enable them to vote (copy attached)

The Chair advised that this planning application is due to go to the Council Planning Committee on 12th April and that Richard Natt had asked for all comments, even without a recommendation, so that they could be addressed beforehand

All Councillors had received and read the NFDC Development Control Consultation Briefing Report and after full discussion by all, it was agreed that the Parish Council were happier with the new site layout. They felt although it was not perfect, they did not want to see the club fail.

After principled and detailed discussion it was therefore proposed by Cllr S Hooper that the parish council SUPPORT the application.

A unanimous vote was cast in favour of SUPPORT and it was subsequently RESOLVED that the Parish Council supported the proposals with the following conditions:

- A planning condition will need to be imposed to ensure that the first floor of the club house is implemented in accordance with the approved plans
- A planning condition will need to be imposed which ensures that the club house is built and made available for use prior to the occupation of the dwelling
- Once built, the house should be restricted to the three bedrooms as originally built

The following comments were also made:

Many people in the village, as well as some Councillors, had expressed a desire for two semi-detached, 2 bedroomed properties instead of one 3 bedroomed property (If it were still possible for the Club to attain sufficient capital to fund the re-build) due to the loss of 1 low cost flat in the existing clubhouse

It was noted that the large function room downstairs in the clubhouse cannot be properly separated from the bar

It was noted that the upstairs layout, particularly the Atrium, is a lost opportunity for income generation

Some councillors stated that Martin Parish council has relied on NFDC to uphold planning policies and the waiving of these policies has made the decision more difficult

Some councillors expressed concern about the lack of a full business plan for the future of the new club

The Chair thanked all Councillors

The Parish Council then went into closed session

The Chair was sad to announce the resignation of Liz Morris, the current Clerk. An advert for a replacement had been put on the HALC website and village noticeboards. So far she had received one applicant

The Clerk from Whitsbury & Rockbourne has agreed to act as temporary Clerk in the interim. In addition Eleanor Greene had agreed to oversee the end of year accounts at the cost of £155

Due to absences, the Chair asked that the AGM and Annual Parish Meeting be moved from the scheduled date of 15th May to Tuesday 30th May 2017

The Chair closed the meeting at 6.14pm

Signed (Chairman)

DRAFT

Martin Parish Council

c/o Tidpit Cottage, Tidpit, Martin, Fordingbridge, SP6 3JR

I, Liz Morris, Proper Officer for the purposes of Section 33 of the Localism Act 2011, having considered it appropriate to do so, hereby grant a dispensation to Cllrs:

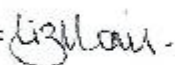
Susan Sampson

Janet Richards

Hazel Lawes

to speak and to vote on the business of Planning Application No.16/11097 relating to the Martin Club, on the grounds that without such dispensation the number of persons prohibited from participating in the business would be so great a proportion of the Parish Council as to impede the transaction of the business.

This dispensation shall have effect for a period not exceeding 12 months.

Signed: 

Liz Morris
Clerk, Martin Parish Council

27th March 2017