

EXTRAORDINARY COUNCIL MEETING
MINUTES

PATRICK BROMPTON PARISH COUNCIL

MINUTES OF THE MEETING HELD ON WEDNESDAY 25th NOVEMBER 2020

Present

Cllr G Shepherd (Chairman)
Cllr B Whitehead (Vice Chairman)
Cllr D Chapman
Cllr D Stratton
Cllr R Ormston

J MacNamara (Clerk)
9 Members of the Public

The Chairman welcomed everyone to the meeting.

1. To receive and note apologies for absence

The Clerk reported that there were no apologies for absence, but that Cllr Ormston would be joining the meeting late as he was attending a meeting of the District Council Corporate Board.

2. To receive 'Declarations of Interest' in items on the agenda

As the Council had registered the Green Tree Public House as a Community Asset the Clerk advised it would be prudent for the purposes of the minutes to register the fact.

3. Listed Building Consent for Demolition of Single Storey Rear Extensions, Replace with Sustainable Two Storey Rear Extension, Internal Alterations with Change of Use to First Floor from C1 Hotel to A3 Restaurant (Revised Plans and Details Dated 9th November 2020) at The Green Tree, Patrick Brompton, Bedale, North Yorkshire, DL8 1JW, - AMENDED PROPOSAL

The Council met to consider the proposed planning application at the Green Tree Public House.

The Council held a wide-ranging discussion including contributions from members of the public present.

The Council resolved to make representation to Richmondshire District Council as follows: -

The Parish Council remains supportive of this application and commend the applicant for seeking to further meet the concerns expressed in previous applications.

At the same time the Parish Council also thinks that it is noteworthy that the applicant is continuing to pursue this application as a viable public house/restaurant in a year when the hospitality industry has been so damaged as a result of the Covid-19 pandemic.

The Village of Patrick Brompton wish to see the Green Tree remain as a viable public house

PATRICK BROMPTON PARISH COUNCIL

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(incorporating a restaurant), believing it to be a community asset and they would be disappointed if the application fell on the basis of concerns from the Heritage and Conservation Officer at what seem to most villagers to be opaque and obscure reasons/observations.

The Parish Council in considering the application believed that the statement made by the applicant that they wished to “retain the pub’s character” had been met and that in the round the Planning/Conservation Officers should give necessary weight to that aspect of the proposal.

Further efforts by the applicant to improve parking at the proposed site have been welcomed. The Parish Council naturally will always have concerns about the impact of the Village Green being used as an overflow car park.

However, the Parish Council concluded that good management of the public house in conjunction with a good relationship with the Village would help to overcome such issues and that the benefit of retaining the Green Tree as a viable business outweighed such concerns.

The Council remains pleased that the interface with St. Patrick’s Church is properly recognised in the Heritage Impact Assessment. It remains essential that considerations regarding the trees situated on the boundary between The Green Tree and St. Patrick’s Church is properly thought through, and any pruning/removal is carried in conjunction with the Parochial Church Council and the Diocese. Those trees should continue to act as a visual and sound barrier to St Patrick’s Church, KirkPatrick and other houses on the Village Green. We propose that the wall is made good between the Green Tree land and St. Patrick’s churchyard.

The Council is also satisfied that the applicant acknowledges within the site plan that the ownership of the land immediately to the south of The Green Tree is uncertain/unknown, and is of use to church, pub, and village. Good relations between The Green Tree and St. Patrick’s Church should be maintained due to this common usage.

If the application were not to proceed then the building itself would either fall into such disrepair it would be an eyesore or an application would be made to turn into a residential dwelling which would result in the longer term loss of this valuable community asset.

In conclusion the Parish Council once again welcomes the opportunity to support this application. Whilst acknowledging that any development must be sympathetic to its surroundings and should not harm the status of a Conservation Area the Parish Council believe in a year when so much damage has been done to the fabric of our society this application represents an opportunity to renew one of the key community assets within the Village of Patrick Brompton. The Parish Council hopes that a working relationship with the owner of the Green Tree would help facilitate this.

The Meeting closed at 8.25pm

