

# Arkendale, Coneythorpe & Clareton Parish Council

## Minutes of the Extraordinary Parish Council Meeting held on Tuesday 24<sup>th</sup> July 2012

### At 7.30pm. in Arkendale Community Hall

**Present:** Cllr P Topham (Chairman), Cllr D Bailey, Cllr P Houseman, Cllr S Shipman,  
Cllr D Smith

**In Attendance:** Mrs G Bartle (Clerk)

Also present were Mr Richard Sykes (New Owner of the Bluebell Public House) and two of his team and approximately 60 members of the public.

2012.22      **Apologies for Absence** – There were none

2012.23      **Declarations of Interest** – There were none

2012.24      **Minutes of the Previous Meeting** – The minutes of the meeting held on 15<sup>th</sup> May 2012 were approved as a correct record and signed by the Chairman.

2012.25      **Planning Application no. 6.78.33.D.Ful – The Bluebell**

Councillor Topham explained to the meeting that the initial planning application had now been withdrawn but that Mr Richard Sykes (the new owner) was at the meeting to explain the new concept for the new planning application which was currently being drawn up. Copies of a draft plan were then handed round and Mr. Sykes addressed the meeting outlining his vision and the fact that he wanted to work with the local community to mutual benefit. He said that no doubt some of the plans would develop as they found out more about the building but that the aim was to provide a variety of eating experiences, along with a traditional village pub, with the addition of a small intimate (40 seater) function room with 10 bedrooms. The rest of the meeting comprised of a Q&A session.

Q.      How long before the pub will re-open?

A.      This is very dependent on Planning but Mr. Sykes said he was more keen to get it right than rush to re-open although it may be possible to re-open in stages as and when completed.

Q.      What was the expected use for the bedrooms?

A.      Passing trade, Diners who wish to stay over or small functions where participants may wish to stay.

Q.      How many of the Car Parking spaces would be taken by members of staff?

A.      It is only envisaged that one member of staff will be present on a permanent basis (such as chef) and that the rest of the staff would probably be bussed in.

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Q. In the absence of an elevation plan, what would be the visual impact of the wing which containing the apartments.

A. These would have dormer windows and so would be one and a half storeys high.

Q. Would anything be done to enhance the present brick extension?

A. It was hoped to use reclaimed brick and render to match any extension in with the facade of the original building.

Q. What would be done with the restaurant wall on the 'bus-stop' elevation as this was currently in a poor state of repair?

A. It was hoped that a new wall would be built.

Q. How much smaller is the capacity of the new plans?

A. Approximately two thirds of the original plan.

Q. What do you see as the expected clientele of the function suite?

A. Small weddings, Shooting Parties, Birthday Parties and possible more use during the week than at weekends.

Alan Stokes (Chair of the Community Hall Committee) voiced several concerns on behalf of the trustees and committee.

Q. Would the old car be moved from its current location?

A. Yes

Q. Why did the original planning application state that the pub would provide a function room which the locality lacks when the community hall is next door? And the committee were concerned that the pub would be in direct competition.

A. A member of the public suggested that the hall provided a good venue for self-catered functions but that the pub would provide a catered venue so they could operate side by side.

Mr Sykes said that he envisaged the pub generating business for the hall as an extension of the facilities on offer there.

Q. There was concern that the site location plan ignored the existence of the community hall.

Q. Had the new owner spoken to the licensing department as the rules for licensing at the hall had been very strict about no music after 11.00pm?

Q. The Hall Committee also had concerns about the amount of car parking on offer and the amount required. That was the final point from Mr. Stokes.

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Q. There was a large amount of concern in the room about the parking and whether or not this was being taken into consideration when planning

A. Mr Sykes said he envisaged that parking would not be an issue as a general rule but there would always be an occasion when it might be. He expected that the pub (dining) would never be more than 75% full.

Cllr. Topham quoted the example of the Tiger Inn in Coneythorpe which was often full and where parking does cause disruption on occasions. The road layout in Coneythorpe was different to Arkendale. There are no raised banks on the sides of the road.

Q. Do the planning department specify the number of parking spaces that there had to be?

A. It would be discussed along with all other parts of the planning application.

Q. As hirers of the village hall were allowed to park on the land opposite the village hall, could some agreement be made between the village hall and the new owner of the pub?

A. Cllr Houseman explained that his family had allowed users of the hall access to park on that land opposite, as a concession, it was not intended for use by commercial concerns. In addition the land was designated for agricultural use.

Q. Would the pub still have a dartboard?

A. Yes

Q. Concerns were expressed about parking extending on to West Moor Lane.

Q. Cllr. Shipman asked about bussing in staff and asked if any jobs would be available for local people?

A. Yes definitely we hope to work with as many local people as possible as they and their families are our new clientele.

Q. Cllr. Shipman said that it was important for the new owners to work with the village hall committee and other local people and that they must provide more communication and information which had originally been promised but had not been forthcoming.

Q. A member of the public stated that for many years Arkendale had had an excellent pub which had recently become much less desirable and that the village should not make the job of the new owners too difficult as the village wanted to retain its pub.

Q. Another comment was that the community and The Bluebell owners need to work together towards keeping the pub at the heart of the village.

Q. Do you really mean what you say about working with the village?

A. That is why I am here myself to talk to you. I am passionate about making this venture work!

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## 2012.26      **Items for Next Meeting**

Finance

Planning

Risk Assessment

Code of Conduct

Standing Orders

Register of Interests

Re-appointment of Internal Auditor

Phone Box

Pot Holes

Drains

Village Signs

Notice board

## 2012.27      **Date & Time of Next Meeting**

September 11<sup>th</sup> 2012 at 7.30 pm

There being no further business the meeting ended at 9.15pm.