

**GREAT HANWOOD PARISH COUNCIL**

**MINUTES** of an Extraordinary Parish Council Meeting, convened at The Community Room, The Cock Inn, Hanwood on **17<sup>th</sup> January 2017** at 7:30pm

**PRESENT:**

**Councillors:** Cllr J Percival (Chairman)  
 Cllr K Bromage  
 Cllr R Evans  
 Cllr J Fox  
 Cllr G Lewis  
 Cllr Mrs J Pugh  
 Cllr. W Davies

**In Attendance**

Mrs R Turner, Clerk  
 Approx. 30 members of the public

<b>Minute Ref.</b>	<b>Minute</b>
<b>16/017/091</b>	<b>ATTENDANCE &amp; APOLOGIES</b>  Received and accepted from Cllr. Jones
<b>16/017/092</b>	<b>DECLARATIONS OF DISCLOSABLE PECUNIARY INTERESTS &amp; DISPENSATION REQUESTS</b> None declared and no dispensations being sought.
<b>16/17/093</b>	<b>PUBLIC SESSION:</b> Bill Longmore spoke regarding Hanwood Bowling Club which was established in 1925. It is a leading team and last year it finished 5 <sup>th</sup> in the Premier division for the Midlands area, The green is very well maintained and the club is in a good state. The club has had a series of landlords. The club feels that recent landlords do not really understand bowling. The Cock Inn and bowling club are interdependent on each other and the pub relies on the bowling club for trade. David Roll of CAMRA also supported this view and said CAMRA could offer assistance to parties wishing to look at bidding for the assets. There is no alternative location in Hanwood for the club. The bowling club want to try and save the club, possibly by buying the green/pub.  Cllr. Evans explained the background to the meeting. The Cock Inn and bowling green are in the same ownership but listed as separate Assets of Community Value. In accordance with the Localism Act, in early December Punch Taverns notified Shropshire Council of its intention to sell the pub. This requires an Interim Moratorium whereby eligible community groups have 6 weeks to express an interest in being a potential bidder for the asset; no money is needed in order to express an interest. If a request is received, this triggers a Full Moratorium period of 6 months from the start of the Interim

	<p>Moratorium period. The Parish Council were not notified of the Interim Moratorium until late December. Shropshire Council interpreted the Moratorium request to be for The Cock Inn to be just for that asset whereas Punch Taverns also wished it to include the Bowling Green. The wish to include the Bowling green meant a second Moratorium Notice also had to be given for The Bowling Green. As the Moratorium Notices were issued at different times, the key dates are different.</p> <ol style="list-style-type: none"> <li>1) The Cock Inn – Interim Moratorium runs until 18<sup>th</sup> January 2017, Full Moratorium (if triggered) would run until 7<sup>th</sup> June 2017</li> <li>2) The Bowling Green - Interim Moratorium runs until 15<sup>th</sup> February 2017, Full Moratorium (if triggered) would run until 4<sup>th</sup> July 2017</li> </ol> <p>Groups wishing to express an interest in bidding, need to make a separate request for each asset. Cllr. Evans was not sure that the Bowling Club would meet the definition of a valid community group, as per the Localism Act and it may require a change to the Club's constitution if they wished to express an interest in bidding.</p> <p>Cllr. Evans further reported that the landlord has spoken to Punch Taverns who had recently put capital into the premises. Whilst Punch Taverns were content with the trade over the summer, they were not satisfied with trade for the autumn but the landlord has said that he has been told that Punch Taverns will take The Cock Inn off the market if trade improves by March. Punch Taverns are in the process of being taken over Heineken.</p> <p>The following questions were asked:</p> <ul style="list-style-type: none"> <li>• What protections are in place against a change of use? Cllr. Evans said that this would be subject to a planning application</li> <li>• A question was raised over whether the bowling club has the right to cross over The Cock Inn's land to access the green?</li> <li>• If the Bowling Club's application to be a potential bidder is invalid, will the Parish Council look to express an interest in being a potential bidder?</li> <li>• Is the value of the assets known? Cllr. Evans said this info is not needed in order to express an interest as part of the Interim Moratorium</li> <li>• What happens if Heineken buy it? Cllr. Evans said the moratorium process is unaffected.</li> </ul> <p>It was acknowledged that it is key that as many people as possible use the pub.</p>
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16/17/094	<p><b>THE COCK INN, HANWOOD &amp; THE BOWLING GREEN, HANWOOD – COMMUNITY RIGHT TO BIN MORATROIUM NOTICES</b></p> <p>It was <b><u>RESOLVED</u></b> that, as an eligible community group, the Parish Council wished to put itself forward as a community group to be treated as a potential bidder to purchase:</p> <p>1) The Cock Inn, Hanwood Asset of Community Value And 2) The Bowling Green, Hanwood, Asset of Community Value</p>								
16/17/095	<p><b>FINANCIAL MATTERS:</b></p> <p>i. <b>Payments for approval</b> – it was <b><u>RESOLVED</u></b> to approve the following:</p> <table><tr><td><b>Payee</b></td><td><b>Item</b></td><td><b>Chq. No</b></td><td><b>Amount</b></td></tr><tr><td>Mazars</td><td>External Audit</td><td>037</td><td>£240.00</td></tr></table>	<b>Payee</b>	<b>Item</b>	<b>Chq. No</b>	<b>Amount</b>	Mazars	External Audit	037	£240.00
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Mazars	External Audit	037	£240.00						
16/17/096	<p><b>DATES OF FUTURE MEETINGS:</b></p> <p>24th Jan 2017; 21st March 2017 at 7.30pm at St Thomas Church Extension</p>								