

**MINUTES OF THE MEETING OF  
BROOK PARISH COUNCIL ON 20<sup>th</sup> FEBRUARY 2020**

Present: Cllr Tomkins (Chair) Cllr Betty  
Cllr Finn Cllr Jessop  
Cllr Linin Cllr Medhurst

5 members of the public and Tracey Block, the Clerk.

		To be actioned by
<b>1</b>	<b>Apologies</b>	
	There were no apologies for absence.	
<b>2</b>	<b>Declaration of Interest</b>	
	There were no declarations of interest to be made.	
<b>3</b>	<b>Minutes of the last meeting and matters arising</b>	
	The minutes of the last meeting were agreed and signed.	
<b>4</b>	<b>Matters Arising</b>	
	The speedwatch project is still on-going. Tree work on the recreation ground is in hand with the weather halting progress but this will be completed this month	
<b>5</b>	<b>Public session</b>	
	<p><b>The Honest Miller</b> – There was a discussion regarding the future of the Honest Miller, the main points being: Admiral Taverns are making it very difficult for any Landlord/Landlady to make a success of the Honest Miller. There was a short time that there was Glamping available at the pub last year and this was successful but as soon as a profit is made, the rent increased. This has been a continuing theme for the past 25 years. The problem seems to be that the more money you make the more your rent is increased. Admiral Taverns have not listed the public house as being for sale. They want to let it and they own in excess of 900 properties in total. The only public houses they appear to sell are the city centre ones. The annual rent for the Honest Miller is £22.5K with £15K required up-front and with this is a tied lease meaning that Admiral Taverns supply the wet stock. The only real option is to purchase the freehold but this is not for sale. The Honest Miller has been registered as an Asset of Community Value so if it is to be sold, the Parish Council will be made aware and have 6 months in which to place a bid. There is fear that Admiral Taverns will put in for planning permission on the site. The Pub is grade 2 listed. Currently the pub is boarded up but this does not seem appropriate for a listed building – Clerk to make contact with Ashford Borough Council. Is this a message to the village? No, this is Admiral Tavern’s business practice. There are structural repairs needed on the pub and on the Coach House and the toilets need upgrading and a disabled access toilet needs to be provided. There followed a discussion about the Landlord and Tenant Act 1954 Part 2.</p> <p><b>Heritage Officer issues</b> – A member of the public attended the meeting asking for support for their planning application because the Heritage Officer is suggesting changes that would mean no upstairs bathroom for the owners. The Architect is trying to work with the Officer in question. The Clerk suggested talking to Cllr Howard to ask for his assistance with the issue.</p>	TB

<b>6</b>	<b>Correspondence</b>	
	There was no correspondence to discuss.	
<b>6</b>	<b>Finances</b>	
	<p>a. To note/authorise the following:</p> <p>i. To note the Parish Council's Financial position  <i>The Parish Council bank balance as at 31/01/2020 was £3506.76</i></p> <p>A copy of the budget v expenditure was distributed to all Councillors.</p>	
<b>7</b>	<b>To consider any changes to the Risk Assessment</b>	
	The RoSPA report has been received and the work required highlighted.	
<b>8</b>	<b>Planning Matters</b>	
	<p>There were no new planning applications received.</p> <p>The Council had been represented by Cllr Betty at the Planning Committee Meeting on 19<sup>th</sup> February at Ashford Borough Council Offices. The site discussed was the land next to Stonebridge House.</p> <p>The Parish Council would like to thank Cllrs N Ovenden and D Ledger for their support on this application at the meeting. The Parish Council are very grateful to them for their vocal support. The Parish Council were disappointed that Cllr Howard did not attend and offer his support to this application.</p> <p>The applicant has come this far and has invested a lot of time and money so far but must work with the community with regard to the size of the properties.</p> <p>Confines are yet to be decided but should be decided very soon.</p> <p>There was discussion regarding the statutory covenant that is held.</p> <p>The Council will review how detailed the minutes are once published.</p> <p>A vote of thanks was passed to Cllr Betty for his work on this.</p>	
<b>9</b>	<b>Any Other Business</b>	
	<p>The Clerk asked if there were any plans for VE75. There are none as yet. Cllr Tomkins will organise a meeting.</p> <p>Cllr Tomkins will also arrange some litter-pick dates. More bark will need to be delivered and it was suggested that this could also be undertaken on this day.</p>	
<b>10</b>	<b>Date of the Next Meeting</b>	
	<p><b>The next meeting will be held on Thursday 19 March 2020</b></p> <p>The following meetings are:</p> <p>Thursday 9 April 2020</p> <p>Thursday 14 May 2020</p>	
	The meeting closed at 8.05pm	

Signed: .....

Date: .....