

**STOKE FERRY PARISH COUNCIL**  
**Minutes of the Extraordinary Meeting held on**  
**Wednesday 14 October 2020 at 7.00 pm, Virtually online via Zoom**

**Present:**

**Cllr Sue Lintern (Chair)**

**Cllr Stuart Collins**

**Cllr Andrew Hayward**

**Cllr Trudy Mann**

**Cllr Donna Stocking**

**Helen Richardson (Parish Clerk and Financial Responsible Person)**

**Also, in Attendance**

Public – 4

Cllr Colin Sampson, Borough Council of Kings Lynn and West Norfolk

Cllr Martin Storey, Norfolk County Council

Stephen Ward and Alan Lury, Chair of the Bluebell Pub Campaign

**196/20 Openness and Transparency Notice**

The Chair read the notice.

**197/20 Aggressive and Abusive Behaviour**

The Chair read the notice.

**198/20 To Receive and Consider Acceptance for Apologies of Absence**

Apologies were received and accepted from Cllr Kit Hesketh-Harvey (Vice-Chair); Cllr Mandy Leamon; Cllr Gail Reeve and Cllr Janet Taylor (all personal reasons).

**199/20 To Receive Declarations of Interest from Members**

Cllr Trudy Mann declared an interest regarding the Bluebell public house at item 200/20 and 201/20.

**200/20 To Receive an update on the Bluebell Campaign**

Stephen Ward Chair of the Bluebell Campaign group shared that they had successfully received a bursary from the Plunkett Foundation which was seed funding to undertake preparatory work involving a full commercial survey the following Tuesday and as soon as it was received they would progress forward.

He shared the following:

- The campaign had gained excellent coverage in the newspaper and the press.
- Alan was working on the share scheme to provide assurance to investors and its structure.
- The Business Plan was near completion for submission to the Plunkett Foundation for funding of £100k which would get the project going. They needed to submit it by the end of the month and it would include details about the 'more than a pub' community benefit aspects.
- During the property survey there had been two other interested parties present looking around and the campaign group were very encouraging of them. The Campaign Group were aware of several interested parties such including one couple who had submitted a tenancy offer though it had been rejected. If there were various

other interested parties the campaign would be incredibly supportive of them to open the pub and do anything that could be done to support them.

- There had been a high amount of village enquiry into the second planning application which was encouraging to see.

The Parish Council thanked Stephen for his update.

**201/20 To Approve Response to Planning Consultation as follows: 20/01530/F Change of use from public house to single detached residential dwelling at Bluebell Inn Lynn Road Stoke Ferry King's Lynn Norfolk PE33 9SW**

The Chair shared that a second Planning application had been submitted for change of use from a public house to a single dwelling in respect of the Bluebell Inn.

The Chair proposed that the Council object for the same reasons as detailed before with additional key points. The Chair read the submission of the Campaign Group on the planning portal to the Council for information.

The Parish Council wished to highlight the most recent correspondence on the matter and request that the points raised in the following documents be noted as part of the objectional points as it firmly agreed that it still holds true for both the past application and for this new application.

- Appendix A the Parish Council's Letter to the Planning Inspectorate dated 12<sup>th</sup> March 2020
- Appendix B the Subsequent refusal from the Planning Inspectorate regarding the Planning Appeal of the same application previously submitted to BCKLWN Planning Department. Particular areas to highlight within this document are:
  - that it is the only public house in the village and on a main route.
  - resistance to the loss of the community facility unless suitably provided elsewhere of which there are none.
  - loss of employment.
  - evidence of village support when in operation.
  - nearest public house is 1.5 miles away and other public houses further away still and unlikely to be used as a community facility for Stoke Ferry.
  - lack of public transport out of the village with no alternative locations within walking distance.

These documents fully outline the reasons that the Stoke Ferry Parish Council continue to be of the opinion and resolve that they would still wish to lodge an objection to this planning application but also wish to highlight the following additional new planning consultation comments:

- The Owner of the Bluebell Inn at the end of August 2020 offered via email the Parish Council a loan of a £100k on the provision that the Council accepted it by end of September 2020, and the Parish Council responded to advise that it would not be able to work within any timeframe such as that stated and there would be a need for a village wide consultation regarding funding. The BCKLWN Planning Team should note that the Stoke Ferry Parish Council are interested in finding ways to help the Bluebell Campaign Group whichever way that it would be able to, and with community approval.
- It would be run as a community not-for-profit public house which would dispel any points made on level of profit.

- Further housing development projects in the village as the Planning Team will be aware, will vastly increase the need for this community facility and improve further the viability of those schemes and the public house.
- There had been a comment by the Owner that they looked at other commercial uses for the property but it would not be viable, however the survey outlined that they were not looking to make it commercially viable and were looking to make it a community pub.
- The application states that Stoke Ferry is a 'small village' in correspondence, however every single planning application that the Parish Council receives declares that Stoke Ferry is a 'Key Rural Service Centre' and therefore it is not a small village. This is also a reason outlined in the Planning Inspectors decision.
- It is important that the village becomes self-sufficient particularly in light of recent months and if we lose another facility there is the likelihood that we could become a satellite to Downham Market, for which it will not be possible to freely commute due to a limited bus service.
- There is a condition on the property to state that whoever purchases it has to pay the current owner a percentage should it have a change of use within the next 50 years of around 20% of the value sold. These conditions that the owner is attaching to the sale or lease of the Bluebell Inn makes it impossible for anyone looking to take the property on as a viable proposition. This overage is stated within the terms and conditions of the sale and it is the belief of the Parish Council that this is to further deter its sale as a public house.

The Parish Council agreed that there was no reason to change the outcome of its decision to object with a very active community group in place and a good community response which are the signs of a very positive beginning for the creation of a community pub into a reality for the current residents of Stoke Ferry and those who reside here in the future.

It was agreed that the content of the above be included in a response to the Planning Department consultation.

Cllr Colin Sampson confirmed that should there be a need for him to call it in he would do so on the and he would discuss it with officers on what their recommendation would be.

The Chair commented that they were concerned that the applicant could continue to lodge an application which only recently had been refused by the planning inspectorate. It was noted that there had been 54 public comments on the Planning portal regarding the application and all but three were objections.

**RESOLVED:** That the Council Object to the Planning Application 20/01530/F Change of use from public house to single detached residential dwelling at Bluebell Inn Lynn Road Stoke Ferry King's Lynn Norfolk PE33 9SW. (Cllr Sue Lintern proposed, Cllr Andy Hayward seconded, all were in favour).

**202/20 To Adjourn the meeting to allow for public comments**

There were none.

**203/20 To Confirm the Date of the Next Ordinary Meeting – Wednesday 11 November 2020 at 7 pm. (Note one week later).**

It was noted.

Meeting closed at 8.00 pm