

Public meeting regarding Golden Lion and its future

A Parish Council view

1. Has supported/will support a plan which results in Pub reopening and thriving

Examples, e.g. 4 members of the PC are on the working group and the item has been on the council agenda every meeting since the declined planning application around this time last year. The PC has paid for surveys on the pub to try and ascertain a fair market value. The PC has written to Mr Miller in relation to the deterioration of the pub building. The PC acted as the body who registered the pub as an Asset of Community Value under the Localism Act.

2. Has an open mind about whether it becomes a community pub or a pub owned by someone else but can see advantages and risks to each

3. Key factor has to be its long term viability and success.

It needs a sound and realistic Business Plan

It will need to be able to run effectively and profitably within a reasonable amount of time

4. The Parish Council over the last 5 years have tried to act in support of the pub and its reopening even though closed.

examples as above but also paying the premises licence for the building and lobbying CWaC council for action, arranging public meetings to gauge opinion on the future of the pub when planning applications were submitted.

5. For a long time the option of selling the Parish Rooms and using the proceeds to contribute to the costs of purchase and /or renovation of the Pub should the community buy it has been around .

6. The issue of the future and sale of the Parish Rooms is however complex and more legal advice is required concerning the deeds and restrictions these bring .

The Parish Room is held in trust by the Parish Council and its successors in accordance with a legal agreement where the Parish Room has been gifted to the Parish Council back in 1924. The PC and its members should as always act in the interests of the village but as Parish Rooms Trustees must also act in accordance with the aims and objectives of the charitable purposes for which the Rooms were given.

7. The Charity Commission will need to approve any change of use of the property and land it is on.

We will need to agree a number of things with the Charity Commission

The basis on which the Rooms could be sold, at present there is a Charitable restriction on the land that it can only be used as a public hall/meeting place

It is generally agreed that the best sale price would be obtained by having outline planning permission for conversion to residential use . While this is desirable it is not guaranteed but the PC can apply to HAVE the Charity Commission approve a "Scheme".

To increase the likelihood of approval for a change of use from the charity commission the Parish Council must be able to show how the charitable objectives of the trust would still be met and how they have accommodated any outstanding issues. The Parish Council asked that the working group be mindful of these when discussing the Business Plan. Examples of such 'accommodation' may include a guarantee about appropriate meeting space for the Parish Council. It might also include an agreement around existing regular users of the Parish Room being able to access the same facilities for the same charge or a small fund from the sale of the Parish Room being available to subsidise groups presently using the Parish Room to hire alternative facilities during a defined transition period.

8. There will need to be a guarantee that in the future local people will still receive the benefit that the Parish Rooms currently offers

See above point 7

9. Consultation with local residents in relation to the Parish Rooms is required and this has to be separate to any consultation concerning the Pub

Whatever happens with the pub local residents need to be aware that quite extensive work is and will be needed on the Parish Room in the near future .A review of its feasibility and fitness for purpose is required and has been requested Notwithstanding that the PC and especially the trustees of the Parish Rooms must ensure that any action taken complies with charitable law and is in the best interests of the village. It is not as simple as Pub OR Parish Room at this stage of consultation.