**MINUTES OF THE EXTRA ORDINARY MEETING OF INGESTRE WITH TIXALL PARISH COUNCIL**

**on Wednesday, 16 March 2022 at 10.30am, in Tixall Village Hall**

**Present**: Cllrs: Mr Malcolm Sindrey (Chairman), Mrs Sue Haenelt (Vice Chairman) representing Tixall, Mrs Nicola Woodhouse and Mr David Lees representing Ingestre.

**25/22 APOLOGIES:** Cllr Mrs Parrott

**26/22 PUBLIC OPEN SESSION**

5 members of the public were present. 1 member declared an interest in the Orangery – Chair of Trustees for Friends of Ingestre Orangery.

**27/22 PLANNING APPLICATION FOR INGESTRE ORANGERY**

Chairman welcomed all to the meeting, confirmed purpose of meeting was to consider the Planning Application, as lodged by Ingestre Orangery for an extension to operating hours from current arrangements of:

Monday – Sunday 9.00am – 10.00pm

Unless otherwise first approved in writing by the Local Planning Authority

to the following:

Monday – Thursday 9.00am – 10.00pm

Friday and Saturday 9.30am – 11.30pm

Sunday 10.00am – 8.00pm

Unless otherwise first approved in writing by the Local Planning Authority

Chairman invited members of the public to comment.

**Public no.1**

It was noted that residents wished to preserve the Orangery as a community resource; Orangery business plan was flawed; parking was a serious cause for concern; venue had limitations; Ingestre are promoting venue as a wedding venue, which brings in a huge amount of business; noise limitations imposed on original planning application; parking – no provision for Orangery. Later hours will attract different people, becomes a night club, with more noise and disruption – found broken glass left in road. Ingestre is a quiet community, not suitable for use as a wedding venue. Scope for other revenue streams to be capitalised, feels have opted for easy route.

Dangerous for road users; safety issue for horse riders and pedestrians.

Will devalue area for community.

Not in favour of application.

**Public no.2**

Supports all of previous comments. Advised that when previous application was approved, it was never sold to community as a wedding venue. Not in favour of new applications and will be submitted comments to planning authority.

Chairman advised all residents to do this, as grounds for Parish Council to comment are limited.

Chairman pointed out original planning application did state that venue could be used for the following:

* Community hall
* Conference space
* Non-residential education & training centre
* Private functions (weddings)

**Public no.3**

Moved into area in February 2022, for wife’s health and is currently refurbishing property to ensure suitability for her needs. Roads are currently unfit for usage and is pursuing this separately with SCC.

Believes junction with Gt Haywood/Ingestre is an accident black spot.

Use of Orangery as a wedding venue could be open to challenge in light of funding provided by National Lottery.

**Public no.4**

Expressed empathy with Orangery and what it is trying to achieve, however, will be objecting to application. Various grounds for objections: crime & disorder; parking/turning facilities; listed buildings; conservation area; increase in anti-social behaviour; light pollution; safety risks to residents and wedding guests.

Believes Orangery is going in wrong direction – not a community-based asset.

**Chair of Trustees**

Newly elected Chair – Jan 2022 – volunteer. Orangery wants to be part of the wider community, not just Ingestre. Offer a number of community activities for the benefit of all. No desire to create harm for anyone. Acknowledged regrettable event in Sept 2021 – not managed well.

Application for extension of times has tried to show some compromise, by reducing Sunday operating times. 10 weddings booked this year – can provide dates for residents. Need to make Orangery financially viable, guests do not want to leave at 10.00pm.

Open to explore other options, happy to meet with residents separately.

Chairman asked why was 10.00pm acceptable in 2018, yet it is not now?

Feels Trustees were short sighted at that time.

Chairman thanked all attendees for their time and comments and encouraged them all to submit their own comments to SBC. Public left at 11.22am.

Cllrs took a vote and 3 Cllrs voted in favour of an objection being submitted on the following grounds:

* Parking
* Road access/safety
* Impact on surrounding area
* Effect in listed buildings/conservation area

1 Cllr abstained

It was resolved that the Clerk will draft a proposal for consideration before final submission to Planning Authority.

Meeting closed at 11.55am

**Action - Clerk**