

## **The Minutes of a Parish Meeting of the Parish of Edington, Wiltshire held at The Priory Church on Monday 13<sup>th</sup> September 2021 at 7.30pm**

Present: The Chairman and the Clerk of the Parish Council, Sacha Crooks and Wayne Snoulton from The Three Daggers (3D), Mr Elliott, landowner and 60 members of the public including one 12 year old

Mr Pollard in welcoming all to the meeting went through the slides of the Power point presentation that he had prepared and which is attached to these Minutes. He explained that a number of representations had been submitted including 3D and that several people had confirmed a wish to speak at the meeting.

He then invited Mr Crooks to give a brief outline of the 3D proposals. Mr Crooks in opening said that, as it had been from the start of their operation in the village with the Pub since 2011, the core business was as it is now: a pub, restaurant with ancillary accommodation, farm shop and coffee shop. The number of parking spaces had been the architects design rather than an agreed number and would be reviewed. There were no plans for festivals or to significantly increase events such as weddings: no intent to be true wedding venue; but there was a need to grow the existing core elements of the business in order for it to survive which were currently limited by space and B3098 parking issues which they anticipated would be resolved if there were an element of agreement with the PC. Hence the offer that had been made in the event of the land purchase going ahead. He wanted their operations to be very much part of the village and their proposals would include maintenance of the new extended PF, safety checks, provision of some parking for the village and help towards new equipment but they would not have the expertise to maintain trees safety.

The Chairman then invited those who had asked to speak to try and limit their time to 3 minutes each. Those who spoke were Mr Shepherd, Mr Tuck, Mr Russell, Ms Vose, Mr Whiffin, Mrs King, Mrs Spicer, Mr Ridd, 12 year old Henry Miller, the Clerk reading a statement from Mrs Henning who due to family circumstances was unable to attend, Mrs Marshall and Mrs Ball.

The following are among the comments that were made:-

- That the proposal would be imposing on to green space
- Parking as suggested would bring noise closer to residential areas
- That it was not just a straight swap of land
- That as a business opportunity it was putting all eggs into one basket and thereby minimising others
- What happens if or when 3D moves on
- What about a visitor centre/museum
- That the PC has a strong bargaining hand
- Maintenance should be legally binding
- Problems over bin emptying would be exacerbated

- Seek similar restriction that are imposed on Priory Farm
- That there had been too short notice for proper consideration by the village at large
- Insufficient information
- that another alternative has been suggested in the observations already submitted that should be considered
- We have a perfectly good PF – why the need to change
- If so concerned for the village why was it closed during lockdown
- Why such a large number of parking spaces
- Concerns about the lighting that would be needed
- That the land owner had sought to buy land, or access from Weirside Court with view to developing housing but had been refused. It remained a threat and the Parish would have no control
- That there was an electronic system to control parking
- There should be a covenant to restrict the use of the land
- The farm shop was now a café and the Brewery had gone
- That what had once been derelict and unsightly had been transformed
- Parking on the B3098 at busy times was an issue, dangerous for pedestrians and this would resolve it
- That it was a good plan and should be supported
- That the proposal supports the viability of the village and the contributor was wanting the village to survive
- That there should be an agreed landscaping plan
- That this was an opportunity to look at the PF equipment's current state e.g the skatepark, the lumpy football pitch and holes in the nets; and to provide more for teenagers
- That the PC should consider carefully other options that were available – and that there is a realistic alternative to the 3D buying the field or part of it to ensure it's retention as a green space in the heart of the village; the risks that the Car park would have to the Village's status as a Small Village; that 3D might change its mind and seek development for housing;
- That the PF is a wonderful asset which will not be changed by the swap
- That concerns about parking and other potential uses of the new footprint for the 3D would be subject to planning and licensing considerations and the village was in the Special Landscape Area
- To ensure proper access to the road and to the adjoining field to the west
- That 3D is not perfect but is a wonderful asset for the village and should be supported
- Although not hugely the PF will be enlarged which is good
- that there was a risk that the PC was being naïve in its dealings with 3D
- that non patrons already used the existing parking

There being no other contributions the Chairman thanked all for their attendance and confirmed that the PC would at the Parish Council meeting on Thursday the 16th September at 7.30pm at the Parish Hall consider everything that had been said and all that had been submitted