

For formal approval at the next Management Committee meeting

SAVE THE BULL ACTION GROUP

MINUTES OF MANAGEMENT COMMITTEE MEETING ON 5 SEPTEMBER 2022

Present: Keith Birch (Chair)

Bob Cheshire (Treasurer)

Brian Caffarey (Secretary)

Sue Jackson (Membership Secretary)

Graham Newton

Jamie Snary

Henry Wilsher

ITEM 1: APOLOGIES FOR ABSENCE

1. Apologies for absence were received from Ian Taylor.

ITEM 2: APPROVAL OF THE MINUTES OF THE MEETING ON 26 MAY 2022

2. The minutes, which had been placed on the website shortly following the meeting, were formally approved.

ITEM 3: NEIGHBOURHOOD PLAN REFERENDUM RESULT

3. The meeting noted the result of the referendum on 23 June, which, amongst other things, gave approval in principle to building housing on the field at the rear of The Bull.

ITEM 4: PUNCH PUBS PLANS FOR THE BULL

4. As regards the proposed housing development, the meeting noted the position set out in the recent update to members. Discussions had taken place between Punch Pubs, the District Council and the Parish Council about the proposals set out in the pre-planning application which had been submitted at the end of May. Punch Pubs and their planning agents were now making some detailed changes to their plans. The intention was to hold a consultation event at The Bull, before submission of a planning application, setting out the proposals. It had also been suggested that this event should also set out the plans to invest in the pub itself. The Group had welcomed this initiative and had supported the suggestions that comments on the proposals should be collated and made public and that Punch should be asked to respond to those comments.

5. Turning to Punch's proposed investment in The Bull, the meeting noted that Alex, the licensee, was awaiting detailed plans following a visit from Punch's design staff. He had said that he hoped to receive these in September. Meanwhile, Alex had made some investment of his own in the kitchen, as well as bringing in new staff, enabling him to offer an enhanced menu, which had been widely welcomed.

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6. The meeting noted that the Parish Council continued to explore possible ways of ensuring that Punch's commitments on investment were reflected in conditions attached to planning approval.

7. It was noted in discussion that it was likely to be some considerable time before planning approval was given, even assuming a fair wind, and that this would therefore lead to a delay in carrying out improvements to the pub, given that Punch's commitments were dependent on planning approval being agreed.

8. The meeting discussed what the role of the Group should be, given that it appeared to have achieved its main aim of ensuring the continued existence of The Bull, in particular by gaining commitments from Punch Pubs to invest in the pub. GN felt that, following the approval given in the referendum, the Group had little or no power or influence and believed it had achieved all it could realistically hope to accomplish. He also said that, because he remained absolutely opposed to the housing development, he would not be comfortable continuing on the Management Committee and would wish to resign if the general view was that the Group should continue. Others felt, however, that there was a continuing role for the Group. It had the ability to monitor developments and, if necessary, to apply pressure on the parties involved; it would be able to scrutinise proposals as they came forward, make comments and alert members to perceived difficulties; it could act as a source of information, keeping members up to date with developments; and it could support initiatives at the pub where appropriate.

9. The other members of the Management Committee expressed their regret at GN's decision to resign from the Committee but thanked him warmly for all his work, noting that he had instigated the campaign to save the pub. They welcomed his willingness to be consulted informally.

ITEM 5: APPLICATION TO MAKE THE BULL AN ASSET OF COMMUNITY VALUE

10. The meeting noted that the District Council had said that they had expected a decision would be made in August but this had not happened. BrianC would contact the Council again if no decision was conveyed in the next couple of weeks.

ACTION: BRIAN CAFFAREY

ITEM 6: PROMOTING THE BULL

11. In discussion it was agreed that it was essentially down to Alex to promote The Bull but that the Group would continue to assist by lending support wherever appropriate. The threat to pubs resulting from the hike in energy prices was clearly a concern. It was suggested that, in addition, The Bull's trade was likely to be affected once work started on the housing development and that this could be a critical time for the pub.

ITEM 7: POSSIBLE PREPARATORY WORK FOR A COMMUNITY BUY-OUT

12. At the Management Committee's first meeting it had been agreed to set up a sub-group to explore how the Group might go about achieving a community buy-out of The Bull if the

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opportunity arose. However, it had become clear that Punch Pubs had no intention of selling the pub in the foreseeable future. It was agreed, in discussion, not to do any further work on this issue at present. If the situation appeared to change in future, the matter could be re-opened.

ITEM 8: OPENING THE GROUP'S BANK ACCOUNT AND POSSIBLE COLLECTION OF ANNUAL SUBSCRIPTIONS

13. The Group had been set up on the basis that members would pay a £5 membership fee, to be reviewed each year at the AGM. It had been decided, though, not to collect the fee pending setting-up a bank account for the Group. After considerable difficulty BobC had now managed to open an account. In the meantime some initial costs associated with the Group's campaign had been met by individuals. The question now arose whether, in the light of subsequent developments, the membership fee should be collected.

14. In discussion it was noted that the only foreseeable expenses were for the continued hosting of the Group's website and use of the domain name – which would not be expensive – and possibly for hiring a room for the AGM. It was also noted that collecting a subscription would involve quite a lot of work. After considering various options, the Management Committee agreed that it would not collect the subscription, with any costs being met on an ad hoc basis. The position could be reviewed when the first AGM was held, which would be before the end of November 2023.

15. BobC would look at the draft passages on banking arrangements in the Group's constitution and propose revised wording. **ACTION: BOB CHESHIRE**

ITEM 9 – DATA PRIVACY

16. SJ said that the Group had adequately safeguarded the personal information given by members but it was nevertheless important to demonstrate compliance with the data privacy requirements of GDPR. It was proposed that the Group should publish a Data Privacy Notice on the website, setting out its commitments, and that all messages to members should explain how someone could leave the Group and give an assurance that, in that event, all personal information would be deleted within a specific timeframe. SJ would prepare a draft of the Privacy Notice. **ACTION: SUE JACKSON**

ITEM 10 – DATE OF NEXT MEETING

17. A date for the next meeting would be arranged in the light of developments.

8 September 2022