

**ASSETS OF COMMUNITY VALUE AND LOCAL HERITAGE LIST  
COMMITTEE held at COUNCIL CHAMBER - COUNCIL OFFICES, LONDON  
ROAD, SAFFRON WALDEN, CB11 4ER, on MONDAY, 21 JUNE 2021 at 2.00  
pm**

Present: Councillor C Day (Chair)  
Councillors J Evans and P Lees

Officers in attendance: C Edwards (Democratic Services Officer), C Gibson (Democratic Services Officer), J Hill (Planning Policy Officer) and E Smith (Solicitor)

Public Speaker: D Tunmer (C Tunmer and M Wellings also in attendance).

**ACV12 APOLOGIES FOR ABSENCE AND DECLARATIONS OF INTEREST**

Apologies for absence were received from Councillors Freeman and Pepper.

**ACV13 MINUTES OF THE PREVIOUS MEETING**

The minutes of the meeting held on 22 April 2021 were approved.

**ACV14 NOMINATION OF THE STAG AS AN ASSET OF COMMUNITY VALUE**

The Planning Policy Officer presented a report asking Members to consider the nomination of The Stag public house, Little Easton, as an Asset of Community Value (AoCV). The nomination had been made by Little Easton Parish Council.

The Planning Policy Officer outlined the necessary criteria that needed to be established for an asset to be considered as an AoCV. She said that the public house was split between 50% bar and 50% restaurant and confirmed that the field at the rear of the public house was excluded from the nomination but that the nomination had been recommended for listing.

There were no questions from the public speaker at this point.

In response to various questions relating to a recent submission of a planning application for a residential development to the rear of the property, the Legal Officer said that this was a separate consideration and was of no relevance to the nomination. Further discussion then took place relating to the access to the public house car park and clarification of boundaries. Mr Tunmer confirmed in response to a question from the Chair that one of the buildings shown on the plans was an old chicken shed that was used for storage.

Mr Tunmer then gave his presentation. He said that he was opposed to the nomination and that an AoCV was not necessary; he said that he was concerned

that approval as an AoCV could hinder the outstanding Planning Application for the field at the rear of the public house. He said he was concerned that the number of local events taking place in the public house had been exaggerated and that most local residents did not regularly support the public house. He also commented that there was a good village hall at Little Easton. He said that he had supported the landlord throughout the pandemic; he had originally purchased the public house in 2013 and the lease would be renewed in February 2022 for a further six years and that this would prevent any change of use as his intention was to continue to maintain the public house as a going-concern.

It was further confirmed that approval of an AoCV would not affect the on-going planning application and that any listing was not a listing in the sense of a heritage listing.

Mr Tunmer said that he would have had no objection if the application had just been to nominate the public house without the car park.

*Members of the public left the meeting and the Committee retired to make its decision at 2.55pm.*

Before a decision could be reached a number of emails in support of the application were received. As a result it was decided to defer a decision in this matter in order to hear additional representation before the nomination is determined. The meeting will be reconvened.