

MINUTES OF THE PARISH COUNCIL MEETING

Wednesday 22 November 2023, 7pm, Mapledurwell & Up Nately Village Hall

Present: Parish Councillors Hugo Cubitt (Chairman), Tom Horsey, Kevin Rafferty, Colin Robertson, Alison Stent. Clerk Susan Turner. Guests Footpaths Warden Martin Carfrae

BDBC Councillors for the Local Plan Update Presentation; members of the public c 10

1 **WELCOME** all to meeting

2 **LOCAL PLAN UPDATE APPENDIX I**

Presentation and discussion with Council Leader Cllr Paul Harvey, and Portfolio Holder for Strategic Planning and Infrastructure Cllr Andy Konieczko on the Local Plan Update 'Manydown is done' almost... all on track to exchange in December.

Development will be 'infrastructure first', the first 'reserved matters' housing applications likely for end 2024 early 2025. Now appointing developers for 3,520 houses which is good news to put in front of the Local Plan examining Inspector.

The Draft Plan will be published for consultation in January, and will include most though not all of the development sites as the Draft put on hold last year. Makes sense to build on work done before. Need to move forward now, to have Local Plan Update approved by Summer 2025.

The present lack of five-year housing land supply means Officers and Development Control have reduced scope to refuse development deemed unsuitable, and developers are putting forward and succeeding with schemes which would not normally be considered for approval. Moving forward with the Local Plan Update is the most efficient means of regaining an up-to-date land supply.

At present Local Planning Authorities have no ability, as confirmed by legal advice, to do other than use the Standard Method for calculating housing numbers. While all parties wish to reduce the housing from 850dpa (dwellings per annum) throughout the Plan Period up to 2040, there is no means of achieving this that would be accepted by an Inspector.

A stepped approach to annual delivery – reducing numbers to 693pa for the first five years – will give more time for major sites infrastructure and to negotiate with water companies and the EA to improve water management and the water quality of our rivers.

The issue of water quality, supply and treatment, has been raised by many Councillors and community groups. There are major challenges for chalk streams each side of the borough.

Local Plan Update Policies seek to improve the quality of our rivers, and also to require the highest standard of build and energy efficiency for domestic and commercial buildings. For these Policies to be approved by the Inspector, high levels of public support will be vital to counter certain claims of unviability by developers.

When the consultation is published, it is for all to consider its Policies and respond, where you agree, where you disagree, and where you think a Policy may not be strong enough.

Borough Councilors left the meeting with thanks from all

3 **PUBLIC SESSION**

Concern raised re criminal damage centred on the BOATs (Byways Open to all Traffic) to Five Lanes End. Parish Council relayed the Police request for every incident be reported on the Hants Constabulary website with as much information as possible; photos, number plates. Parish Council can't give permission to close off the lanes. County has powers to make temporary orders to close roads or rights of way. To consider making request to change designation of BOAT to bridleway but will require lengthy process/consultation.

ACTIONS Clerk to advise PCSO Andy Jones. Chairman to discuss with adjacent landowner.

4 **MINUTES OF PREVIOUS MEETING** of 20 September agreed and signed

5 **DECLARATIONS OF INTEREST** in items on the Agenda, none

6 **PLANNING**

.1 **Parish planning applications APPENDIX II**

Applications of note since last meeting

[23/02728/LDEU](#) (Validated 31 Oct 2023) The Old School House, Greywell Road, Up Nately. Certificate of lawfulness for the existing use of agricultural land as residential.

This a lawful development application for existing use subject to evidence relating to length of time the land used as extension to garden and supported by statutory declarations.

For signature (p1 of 4)

[23/02653/FUL](#) (Validated 23 Oct 2023) The Farm, Tunworth Road, Erection of 1no. four-bed house with associated garage, car parking driveway and stable building.

Ongoing Parish Council objection to development of this site considering sensitivity of the location at entrance to Conservation Area. This due to impact on Heritage assets – notable and listed buildings and the Conservation Area; setting of Heritage Assets; intrusion into rural landscape 'Gap' south of Greywell Road between Conservation Area and M3.

Appeals submitted

- APPEAL LODGED – The Gamekeepers, Hardstanding etc.
- APPEAL VALIDATED – Blaegrove Cottage (HSE and LBC). Single storey rear extension including excavation works to rear garden and erection of a new retaining wall.
- APPEAL IN PROGRESS Land Adjacent To Blaegrove House. PIP for the erection of 1 no. dwelling. [APP/H1705/W/23/3321916](#)

.2 Tree (TCA) applications – No objection to recent tree applications.

.3 Update on Manydown [APPENDIX III](#). Press release of 03 Nov... Cabinet decision of 13 Nov to: 'Delegate authority to the Executive Director Corporate Services & Assets (S151 Officer) etc..., to complete the purchase of Manydown North land.'

.4 MSA J6 MOTO application update Email received from Old Basing Parish Council (10 October 2023) recognising Local Parishes' collective opposition to the proposal.

Further note from Old Basing that: 'We have contacted our Planning Consultants to seek advice on what further steps should be taken by the Parish Council. They do not feel at this stage that they can add value and that our objection, coupled with many others, is a sensible & proportionate response.'

7 ALLOTMENTS AND CHALK STREAM

.1 Allotment update

- i Proposal for Community orchard Medlar (*Nottingham*), Plum (*Victoria*), and Damson (*Farleigh*) and Cherry (*Summer Sun*) – three or four in total. These all self-fertile and UK-bred varieties. Height / spread after three to four years 2.5m to 3.5m on average (if not maintained at lower heights). Will be in addition to the Quince trees planted last year and the Elderberry, Greengage, and Crab apple already in situ.

(Medlar is like quince, should thrive in high water table. The cherry is good for 'the north and more exposed areas' (ie frost pockets like ours), the plum's blossom is 'frost resistant and can be grown in the north', and the damson is 'productive even in cold, wet climates'.)

Cost c £25-£30 per trees plus stakes, ties, protection, rootgrow, delivery = £200 in all.

AGREED As proposal and to request funding from County Councillor devolved budge.

TO NOTE Oak saplings planted in area set aside for Orchard. Original intention this a 'nursery' and the Oaks be found new homes. Small bushes now but will create a thicket in time.

AGREED They be transplanted to the Up Nately Land.

- ii Proposal for Standpipe boxes *Colin Robertson teport*. Three new boxes needed, one for new plot and two replacement – all for new tenants.

Temporary solution for the winter makes use of old twin-wall drainage pipe stuffed with straw and topped with bubble wrap and rubble sacks. Come Spring these should ideally be replaced by longer term boxes to provide all-year-round protection. Buying off the shelf doesn't seem an option and the pipes are all different heights / configuration so will need to be home made.

AGREED Budget of £200.

- iii Willow coppicing scheduled for February.

- iv Allotment gateway Additional scalping needed for inside the gate; a soft area is tyre-marked from community payback vehicles.

- v Frog Lane in vicinity of allotment gateway – Opposite the gates the road remains shored up above the river. The verge by the gate which was built up with sandbags is constantly run over but the culvert mouth still intact and the road not flooding by the gateway. The two short sections of rail fence denoting the road edge where the stream runs under the road remain intact.

.2 Chalk stream update [APPENDIX IV](#)

AGREED Request to County Councillor devolved budget towards chalk stream planting for additional sedges and reeds c£180

For signature (p2 of 4)

8. VILLAGE HALL GROUNDS**.1 Playground**

i New picnic bench Funding application to Ward Cllr Community Grant for £899.17 for new picnic bench plus installation at playground. Application approved by Ward Councillors.

ii New bark pit Proposal submitted to BDBC for S106 funding (see Finance 10.3).

.2 Tennis courts Two quotes received so far for resurfacing, large price range. Noted that difference processes employed to resurface, different life spans, one process just binds and rolls new surface. Awaiting further quotes.

.3 Chineham Tigers

Invoice for 2023/24 (third year of contract) = £714 (an increase of 5%) plus water charge.

Water Bill 2022/23 (meter 82095493) = £155.99 (compared to £152.30 for previous year).

Parish Council reading of 12 November 2022 = 0842.55.8

Castle Water reading 22 September 2023 = 0847 – [T] Meter Read - Visual

Water Bill = 01 Sep 2022 - 28 Feb 2023 = £94.97

01 Mar 2023 - 31 Aug 2023 £61.02 TOTAL £155.99

9. FINANCE & GOVERNANCE**.1 Accounts to date **APPENDIX V******Payments since last meeting**Payments to date

29	Martin Gosling – Contract September	£405.40
30	ADS Builders – Pond clearing-inv2	£4,500.00
31	WAT Stacy & Partners – Muckaway from pond clearing	£1,200.00
32	Clerk – Salary Sept	£299.50
33	HMRC – PAYE-July-Aug-Sept	£66.00
34	Peter Barker – Allotment shed repair	£160.00
35	HugoFox – Website hosting	£122.28
36	SayItWithWood – Chestnut Stakes for Allotment trees	£47.52
37	Martin Gosling – Contract October	£405.40
38	Clerk – Salary October	£365.60
39	Celtic Wildflowers – Chalk Stream Planting	£237.32

Income of note since last meeting – Half Precept £5,421.

Bank reconciliation to date (18 November) = £11,074.74

.3 S106 funding 'equipped play' allocation Proposal submitted for funding of £3,447.16 towards bark pit, overall cost of c£4K.

£1,018.55 contribution from BDB/77030 Land at Kolkinnon House to be used asap for 'improvements to existing children's play area in form of enhancing accessibility and quality of the provision'.

£2,428.61 from BDB/74968 with a later refund date of December 2025, for 'improvements to the children's play area at the recreation ground, enhancing accessibility and quality of the play provision – improve on the play value of the multiplay unit.'

.3 Grounds maintenance contract Current contract price £4,100 (last year increased by 5% rather than by earlier standard 2%). An additional 5% = £4,305.00.

NOTE Discussion with contractor re detail of contract and if any areas for discussion or suggested changes for next year. Noting maintenance contract runs January to December.

.4 Budget and latest estimate 2023/34 Latest estimate for this year shows a balance at Year End of c£10K, with a surplus on the year of c£1.5K. **APPENDIX VI**

NOTES The Latest Estimate presumes that this year's income CIL funding is spent.

The overall Y/E surplus is a result of a portion of last year's VAT being included in this year's reclaim, plus cumulative years' insurance contribution from Village Hall.

The Year End figure otherwise about in line with budgeted deficit.

NOTE The latest estimate shows £25K turnover exceeded and so requirement for external audit.

.5 Precept request

The Precept request for this year was for 5% increase on previous total = £10,842. In real terms this equated to c3.5% increase due to an increase of 4.7 on the Tax Base.

Current year Precept = £10,842 / 299.9 = £36.15 per band D household, an increase of £1.09 per band D household on 2022/23. (Double this for band H and half for band A.)

For signature (p3 of 4)

For 2024/25, a further 5% increase would equate to a Precept of £11,385.

On this year's tax base /299.9 = £37.96 per Band D Household, an additional £1.81 per annum per Band D Household. The 2024/25 tax base to be published in January.

- .6 Draft budget 2024/25** presented to the meeting based on a Precept request of £11,385 as described above shows a deficit of c£1.7K on the year. This not taking into account any potential for grant funding other than the confirmed BDBC grass cutting grant, or for additional expenditure to resurface tennis courts or for new playground bark pit.

PRECEPT REQUEST TO BE CONFIRMED January meeting; form to be completed and signed.

10 VILLAGE MAINTENANCE AND HIGHWAYS

.1 Mapledurwell pond clearing

TO RECORD – Thanks to the Friends of St Mary's for managing this project on time and on budget.

*Note in the October Villager – The Friends of St Mary's are delighted to announce that the refurbishment of the Mapledurwell pond is complete (almost). The grass needs to regrow and some Irises will be replanted – in baskets to control their spread. This is the first refurbishment in over 35 years; it was required as the pond had become overgrown and full of silt, with only a small covering of water. It has been dredged, relined and refilled with spring water. We would like to thank Tom Stacy for his support, and Adam Andrews from ADS builders for their amazing effort to deliver a fantastic job within budget and on time. We hope it will be enjoyed for many years to come by the village and its visitors. *The Friends of St Mary's**

- .2 Direction sign** at the pond. The question of restoring the direction finger signs has again been referred to HCC Highways (action Alison Stent).

.3 Up Nately Green

- i Reference transfer of Oak saplings at 7.1 above.
- ii AGREED the bank to the rear of the pond to be included within general maintenance.

.4 Lengthsman tasks

1. Grip clearing with digger starting from Canal Reach along Greywell Road westwards.
2. To clear ditch alongside Mapledurwell Church road where pushed in by bin lorry.

.5 Footways and public footpaths

- i Footways at the Hatch / Hollies As logged on HCC website
Old Greywell Road pedestrianised section Location Greywell Road, Mapledurwell – Reference 21684902 – HCC update 06/09: 'Work Passed to Contractor... normally within two months'.
'Adopted Footpath – Greywell Road to London Road Location, Dummy UK PMS site. Reference 21689325 – HCC update 04/09 – 'Work passed to contractor... normally within six weeks'.
- ii Pavement by Greywell Road M3 to A30 Logged on HCC website
M3 A30 Enquiry 21687707 Enquiry Type: Footway/Cycleway Defect Location: GREYWELL ROAD
 HCC update 08/09: 'We have assessed... and can confirm Hampshire Highways is not responsible for this issue. We have forwarded this matter to the Borough Council for them to assess.
 'Basingstoke and Deane are responsible for the weed control on behalf of Hampshire Highways. The overgrown branches are with the Highway Engineer for inspection.'

UPDATE That none of the above so far been done.

- iii Parish Rights of Way report

FP 11 As crossing the fields between Frog Lane (behind allotments) to Tunworth Road.

TO RECORD THANKS to Martin Carfrae and Charlotte Hutton for again repairing the stile.

FP 1 to motorway reported now much less overgrown but due to vegetation die back, not because of being cut back. This path is the request list for HCC to cut next year.

11. FURTHER REPORTS / UPDATES

- .1** NOTED The white railings on Greywell Road at the Lyde crossing have been repaired.

- .2** TO RECORD THANKS John Maclean for embarking on a project to produce an information booklet / a welcome pack for Mapledurwell.

12. NEXT PARISH COUNCIL MEETINGS in the Village Hall meeting room:

Third Wednesday of alternative months, 7pm: 24th January, 20th March, 15th May (AGM / Parish Assembly), 17th July, 18th September, 20th November

Meeting closed at 8.30pm with thanks to all

For signature (p4 of 4) Date

APPENDIX II M&UN PARISH PLANNING UPDATE – 18 Nov 2023

APPLICATIONS SINCE LAST MEETING

T/00525/23/TCA (Validated 17 Nov 2023) Hampshire County Council (HCC) have identified an Ash tree with large dead branches overhanging Blaegrove Lane which constitutes a highway hazard. Please see the location plan with the location of the tree marked with an X, also HCC's letter to Mrs Parsons with a picture on Page 3 of that letter showing the location. The tree is on the boundary of the field adjacent to Old School House. Both the field and Old School House are owned by Mrs Pamela Parsons. Permission is sought for the removal of the dead branches overhanging Blaegrove Lane and any other part of the tree which is identified as unsafe by the company engaged to do the work. The tree is due to be inspected on Saturday 02 December by Chris Brennan of Brennan Landscapes.

23/02753/HSE & 23/02812/LBC (Validated 15 Nov 2023) Rye Cottage, Turnworth Road. Replacement of a wood burner and installation of flue.

23/02728/LDEU (Validated 31 Oct 2023) The Old School House, Greywell Road, Up Nately. Certificate of lawfulness for the existing use of agricultural land as residential.

23/02653/FUL (Validated 23 Oct 2023) The Farm, Turnworth Road, Erection of 1no. four-bed house with associated garage, car parking driveway and stable building.

23/02589/HSE (Validated 17 Oct 2023) Old Church Cottage, St Mary's Church Road. Demolition of a chimney, a replacement dormer window on the East elevation, erection of a dormer window on the West elevation, replacement ground floor window and bi-folding doors, and proposed juliet balcony on the South elevation.

23/02518/LBC (Validated 09 Oct 2023) W A T Stacy And Partners, Priory Farm. Application for consent following unauthorised demolition of Listed Building due to fire damage.

APPEALS

APPEAL LODGED 23/00055/REF (Lodged 01 Sep 2023) The Gamekeepers. Laying of hardstanding to provide access to the cesspit for the pump-out lorry and to enable the dray lorry to make deliveries clear of the highway; the hardstanding also as additional parking to serve The Gamekeepers; provision of 7 No. low-level, bat-friendly downlighters within the landscaped margin.

APPEAL VALIDATED 23/00045/REF (Validated 15 Nov 2023) 23/00046/REF (Validated 06 Nov 2023) Blaegrove Cottage, Blaegrove Lane. Single storey rear extension including excavation works to rear garden and erection of a new retaining wall.

APPEAL IN PROGRESS <https://acp.planninginspectorate.gov.uk>

APP/H1705/W/23/3321916 Start date 24 October 2023. Interested party comments by 28 November 2023.

BDBC ref 23/00027/REF Land Adjacent To Blaegrove House, Blaegrove Lane. Application for Permission in Principle for the erection of 1 no. dwelling

APPLICATIONS PENDING / RECENTLY DECIDED

T/00402/23/TCA (**Approve** 26 OCT, Validated 20 Sep 2023) Glebe Cottage, Turnworth Road. Black Poplar (T1) - reduce crown by approx 5m and lateral spread by approx 3m. Finished dimensions of approx 14m in height by 6m in spread. Ash (T2) - reduce crown by approx 3.5m and lateral spread by approx 2m. Finished dimensions of approx 8.5m in height by 5m in spread. Red Cedar (T3) - reduce crown by approx 3m. Final dimensions approx 9m in height.

23/02103/FUL (**Pending** 18 Aug 2023) Land Adjacent To Twine Rose Cottage, Heather Lane. Demolition of existing outbuilding and erection of residential dwelling with garage.

T/00308/23/TCA (**Approve** 13 Sept, Validated 03 Aug 2023) Elizabeth House, Greywell Road, Up Nately. Group T1: Small dead elms, fell T2: Hazel, (shown in photo 1), we would reduce by approximately 2.5 - 3m to bring back in line with the kerb. All branches pruned will be cut to suitable growth points. T3: Large dead tree, approx. 12 metres tall (difficult to identify a species), fell T4: Ash (fraxinus excelsior), to reduce the branches extending over the roof of Elizabeth house by approximately 3m. This will help mitigate the chance of large branch failure, as these branches are on a co-dominant stem of the ash

continued

tree, that is leaning in the direction of the building. T5: Windblown dead hawthorn, fell Group T6: Approximately 8 Oaks (*quercus robur*) and 1 sweet chestnut (*castanea sativa*). All roughly 18-22m tall. These trees are all over hanging the roof, and in many cases multiple branches are touching the roof of Elizabeth House. We would like to reduce these branches laterally by 2.5-3m, and in doing so create a 3 metre clearance of the roof. We would also remove deadwood over the roof of the building. T7: Declining, ivy clad hawthorn. Situated on the steep bank behind Elizabeth House, this tree is leaning towards the building and is in a state of decline, with around 20% leaf coverage of the canopy. It is tall for a hawthorn at approximately 8m in height, with a 2m spread. We would like to fell this tree to mitigate the potential hazard. T8: Oak (*quercus robur*), approximately 19 metres in height. To remove hazardous deadwood and also to reduce the lowest 2 branches by 2m. These branches are a little over-extended, protrude significantly from the canopy line of the tree, and are over the busiest area of the business premises, with the bin area, and frequent activity beneath them. I feel the reduction is justified considering the frequency of targets below. N.B I would have included more photos in the application, but all of the photos I have taken of the trees, apart from the one of the hazel, are over the 10 megabyte limit.

23/01951/HSE (Pending 02 Aug 2023) Arlings, Tunworth Road. Erection of replacement garage outbuilding (including workshop and storage space) - Further application following refusal of 22/03317/HSE on 30 May 2023. 23/01951/HSE (Validated 02 Aug 2023) Arlings, Tunworth Road. Erection of replacement garage outbuilding (including workshop and storage space) - Further application following refusal of 22/03317/HSE on 30 May 2023.

23/01858/HSE and 23/01859/LBC (Granted 02 Oct, Validated 08 Aug 2023) Eastrop Cottage, Heather Row Lane. Erection of a single storey extension to East elevation and demolition of end wall.

23/01236/FUL (Pending 15 May 2023) Brockwell (Paddock and Stable) Andwell Lane. Erection of three dwellings and provision of landscaping. (PC objection as previous application for eight houses and as per Inspectors' dismissal) Landscape objection. Tree Service recommends that the applicant provide the Planning Authority with a BS5837 survey that is focussed on the trees/hedge along the frontage of the application site. Biodiversity - no objection conditions.

23/01042/FUL (Pending 18 May 2023) W A T Stacy And Partners, Priory Farm. Demolition of two storage buildings/structures and the erection of two new barns. PC, positive view.

23/00962/TDC (Pending 10 May 2023) Nunnery House, Tunworth Road. Application for Technical Details Consent relating to the design, access, landscape, services and scale of the barn in accordance with Permission in Principal ref 20/00009/PIP for conversion of agricultural building to 1 no. dwelling. PC objection - This new application removes windows without changing the internal specification and so will not be of good design. Also some windows remain on the south elevation, and while the Parish Council appreciates that the visual impact on the road and on neighbour amenity is reduced compared to the previous application, impact remains. As such, the Parish Council continues to request refusal, and to request that the building be redesigned so that it is oriented away from the road with no windows, light pollution, domestic intrusion to the South of the building.' Further comment on access.

23/00725/FUL (Granted 19 Sept Validated 21 Mar 2023) Swan Hill Nursery, Greywell Road, Mapledurwell. Conversion of two storey tractor shed and storage building to residential annex to the main house. Addition of a stairwell on the side of the existing building to allow access to the upper floor.

22/02416/FUL (Grant 12 Oct, ref DC Wed 11 Oct, Validated 26 Aug 2022) Extensions to Riverview House including creation of an additional floor and a 3 storey rear extension to provide 9 additional one-bedroom flats. PC: Objection on basis all one-bed flats. Old Basing supportive in this objection (submitted response to this effect). Called in by Cllr Cubitt. Case Officer requested further information re flood prevention, environmental impact - this been main issue, now resolved. Mix of dwellings not a discussion point.

22/02210/RET (Pending 05 Aug 2022) Priory Farmhouse. Variation of Condition 2 of 15/04301/FUL to allow continued use as Class E children's nursery to 31/08/2032. PC: no objection

21/00827/FUL (Withdrawn 25 September, Validated 20 Apr 2021) Land Opposite Hillside, Heather Lane. Change of use of land to form secure dog walking area and off road parking area for 2-3 cars. Erection of gate and 1.8m fence around perimeter of site. Replace existing shed..

APPENDIX III.I BDBC PRESS RELEASE 03 NOVEMBER 2023

CABINET SET TO FINALISE MANYDOWN LAND DEAL AS NEXT STEP TO DEVELOPMENT

The final steps to close the deal to buy land at Manydown, enabling development to start there, are set to be agreed by Basingstoke and Deane Borough Council's Cabinet.

The freehold purchase needs to be completed before construction work can start on the north Manydown land in Basingstoke, originally bought under a long lease, with an option to purchase the freehold, by the borough council and Hampshire County Council in 1996.

At a special meeting on Monday 13 November, the borough council's Cabinet will consider a report setting out the structure of a proposed agreement to move forward with the purchase of the land from the Manydown Company.

The borough council's Cabinet Member for Major Projects and Regeneration Cllr Onnalee Cubitt said: "Getting the Manydown deal done has been a key priority for us as a Cabinet since we took control in May. We are really pleased to have made such positive progress over the last five months, as we've focused on these negotiations. Manydown is a significant opportunity to bring much-needed homes through a well-planned approach, delivering infrastructure and facilities that meet our communities' needs.

"We are on the home straight to finally closing this complex deal, after extensive and long-running negotiations. Decades after the lease on the land was bought, this will mean planning for construction can start in earnest."

Hampshire County Council's Cabinet has already agreed delegated authority to its senior officers to take forward the proposals relating to the purchase of land in the north Manydown area.

Leader of the County Council Cllr Rob Humby said: "The borough council's proposal to move forward with the purchase of the land at Manydown north reflects the decision made by the county council's Cabinet in October and is a welcome next step towards development in the Manydown area. There is still further work needed before any purchase can be finalised, including the completion of legal and financial due diligence activity. However, we are committed to working with the borough council to take forward negotiations to that end."

Once the terms of the purchase, which are commercially sensitive, have been agreed by both councils the legal and financial documents can be drawn up to complete the deal.

The councils are in a partnership with master developer Urban&Civic, part of global charitable foundation the Wellcome Trust, to develop new communities at Manydown.

The site has outline planning permission for a new community of up to 3,520 new homes, a 250-acre countryside park, two primary schools with land reserved for a potential secondary school, two local centres, businesses, shops and community facilities.

Following outline planning permission being granted, the partnership has been progressing the work needed to submit further planning applications to set out more detail on the development as a whole and the initial phase, in terms of design and site access arrangements.

Preliminary survey work started on the Manydown site in March 2021 as part of a series of early investigations to better understand the site, including the precise location of utility supplies, archaeological trenching, drainage tests and further detailed ground investigations.

In April 2023, planning permission was approved by the borough council's Development Control Committee for the temporary construction access junctions as a first step in supporting the permissions and access needed to start work on site.

APPENDIX III.II DECISIONS TAKEN BY BDBC CABINET ON 13 NOVEMBER 2023

1. Delegate authority to the Executive Director Corporate Services and Assets (S151 Officer) in consultation with, Project Director Manydown and Chief Operating Officer MGC LLP, Head of Law and Governance and Monitoring Officer and Cabinet Member for Major Projects and Regeneration to work with Hampshire County Council officers (and our mutual external advisors) to conclude negotiations with The Manydown Company Ltd and related companies (including Manydown 2018 Limited and Passdown Property Company Limited), in line with the principles set out in Confidential Appendix 1 and, subject to completing the necessary due diligence, and following a Gateway Review, to complete the purchase of the Manydown North land.
2. Approve the principle of the identified changes to the Joint Venture contractual agreements (as summarised in Confidential Appendix 1) to enable the Manydown North land acquisition to be concluded and delegate authority to the Executive Director Corporate Services and Assets (S151 Officer) in consultation with, Project Director Manydown and Chief Operating Officer MGC LLP, Head of Law and Governance and Monitoring Officer and Cabinet Member for Major Projects and Regeneration to work with Hampshire County Council officers (and our mutual advisors) to agree any minor amendments and finalise the agreements.
3. Approve the scope and principles of the Overarching Business Plan (OBP) and Key Phase 1 Business Plan as summarised in the report and provided at Confidential Appendix 5 and 6, also subject to the Manydown Garden Communities LLP approval and delegate authority to the Executive Director Corporate Services and Assets (S151 Officer) in consultation with, Project Director Manydown and Chief Operating Officer MGC LLP, Head of Law and Governance and Monitoring Officer and Cabinet Member for Major Projects and Regeneration to agree any minor amendments and finalise in accordance with the contractual agreements.
4. Delegate authority to the Executive Director Corporate Services and Assets (S151 Officer) in consultation with, Project Director Manydown and Chief Operating Officer MGC LLP, Head of Law and Governance and Monitoring Officer and Cabinet Member for Major Projects and Regeneration to authorise release of the MDV LLP 2023/24 Budget, subject to a cap of £1.5M being released for spend until the freehold transfer to MGC LLP has been completed.
5. Delegate authority to the Executive Director Corporate Services and Assets (S151 Officer) in consultation with, Project Director Manydown and Chief Operating Officer MGC LLP and Cabinet Member for Major Projects and Regeneration to consider any recommendations or comments arising from the Manydown Overview Committee to inform the Gateway Review process outlined at Recommendation 1.

APPENDIX IV – CHALK STREAM




APPENDIX V – ACCOUNTS TO DATE

INCOME M&UN 2023/24 - 18 NOV											
Balance brought forward from April 1st 2023											£8,477.04
Date	Description	Precept	CIL	Grants	Rec / grass cutting	Allotments	Chineham Tigers	Bank interest	VillageH contra	VAT reclaim	TOTAL
03/04/23	BDBC Ward Cllr Community grant			£269.44							£269.44
24/04/23	Half precept	£5,421.00									£5,421.00
03/04/23	BDBC - Grass cutting grant				£1,219.02						£1,219.02
09/05/23	BDBC - CIL (Waterside, Frog Lane)		£3,706.26								£3,706.26
12/06/23	Allot-plot2					£20.00					£20.00
25/09/23	Half precept	£5,421.00									£5,421.00
02/10/23	Friends donation – pond			£7,500.00							£7,500.00
2022/23	Bank Interest							£63.95			£63.95
2022/23	VH contra (lease)								£5.00		£5.00
TOTALS		£10,842.00	£3,706.26	£7,769.44	£1,219.02	£20.00	£0.00	£63.95	£5.00	£0.00	£23,625.67
											£23,625.67
<div> <div> Receipts and Payments Summary – Start balance £8,477.04 Plus Income £23,625.67 Less Expend £21,027.97 End balance £11,074.74 </div> <div> Bank reconciliation Treasurer's £720.78 Business bank access £10,353.96 BALANCE £11,074.74 </div> <div> Interest April £3.91 May £4.43 June £7.72 July £9.70 August £9.14 Sept £10.67 October £6.02 November £12.36 December January February March Total £63.95 </div> </div>											
											£0.00

EXPENDITURE MAPLEDURWELL & UP NATELY PARISH COUNCIL 2023/24 - 15 NOV

APRIL TO NOVEMBER 2023					Salary	Finance Governance	Expenses	Villager	Maintenance		Playground Inspection	Allotments	Project grant-funded	Project CIL	Project Pond	VH contra	VAT	TOTAL
	Invoice date	Paid date	Payee	Description					Grounds	General								
1	28/04/23	28/04/23	Martin Gosling	Contract April					£337.83								£67.57	£405.40
2	2022/23	31/05/22	Clerk	Expenses 2022-23			£216.00											£216.00
3	27/04/23	23/05/23	HALC (5640)	HALC/NALC-subs23/24		£290.56												£290.56
4	April	23/05/23	Clerk	Salary April	£365.60													£365.60
5	May	30/05/23	Clerk	Salary May	£365.60													£365.60
6	28/04/23	30/05/23	Martin Gosling	Contract May					£337.83								£67.57	£405.40
7	30/05/23	31/05/23	Gallagher	Insurance		£1,538.43												£1,538.43
8	30/05/23	31/05/23	Playsafety Ltd	RoSPA inspection						£85.50							£17.10	£102.60
9	03/01/23	12/05/22	Castle Water-DD	SE0030239174-Allot							£137.44						£27.49	£164.93
10	16/06/23	16/06/23	Peter Brown	Internal audit x2		£150.00												£150.00
11	June	01/07/23	Clerk	Salary June	£299.60													£299.60
12	A-M-J	01/07/23	HMRC	PAYE-Apr-May-June	£66.00													£66.00
13	06/06/23	03/07/23	Villager	Print& Editor 2023-24			£953.00											£953.00
14	29/06/23	01/07/23	Bidwells	Rent - Chalk stream		£100.00												£100.00
15	June	26/07/23	Martin Gosling	Contract June					£337.83								£67.57	£405.40
16	July	27/07/23	Clerk	Salary July	£365.60													£365.60
17	July	28/07/23	Martin Gosling	Contract July					£337.83								£67.57	£405.40
18	02/08/23	02/08/23	ICO	Data Protection Reg		£35.00												£35.00
19	18/08/23	18/08/23	ICO (to be refund)	Data Protection Reg		£35.00												£35.00
20	08/08/23	18/08/23	CR AndwellBrewer	Gift / recognition							£47.34						£9.46	£56.80
21	08/08/23	18/08/23	RW-Screwfix	15mm stop-cock							£3.91						£0.78	£4.69
22	18/08/23	18/08/23	WEL-Medical	Defib pads delivery						£9.95							£1.99	£11.94
23	Aug	29/08/23	Martin Gosling	Contract August					£337.83								£67.57	£405.40
24	21/08/23	31/08/23	PGGM	Bus shelter materials						£285.00							£57.00	£342.00
25	Aug	08/09/23	Clerk	Salary Aug	£365.60													£365.60
26	01/09/23	09/09/23	BDO LLP	External audit 22/23		£315.00											£63.00	£378.00
27	14/09/23	14/09/23	Girling Pipeworks	Allot water connect									£1,400.00				£280.00	£1,680.00
28	14/09/23	15/09/23	ADS-Builers	Pond cleraing-inv1										£2,750.00			£550.00	£3,300.00
29	Sept	29/09/23	Martin Gosling	Contract September					£337.83								£67.57	£405.40
30	28/09/23	28/09/23	ADS-Builers	Pond cleraing-inv2										£3,750.00			£750.00	£4,500.00
31	28/09/23	30/09/23	WAT.Stacy&Ptns	Muckaway from pond										£1,000.00			£200.00	£1,200.00
32	Sept	30/09/23	Clerk	Salary Sept	£299.50													£299.50
33	A-M-J	30/09/23	HMRC	PAYE-July-Aug-Sept	£66.00													£66.00
34	06/10/23	06/10/23	PeterBarker	Allotment shed repair							£160.00							£160.00
35	09/10/23	14/10/23	HugoFox	Website hosting	£101.90												£20.38	£122.28
36	25/10/23	25/10/23	SayitWithWood	ChestnutStakesAllot								£39.60					£7.92	£47.52
37	Oct	30/10/23	Martin Gosling	Contract October					£337.83								£67.57	£405.40
38	October	01/11/23	Clerk	Salary OCT	£365.60													£365.60
39	13/11/23	15/11/23	Celtic Wildflowers	ChalkStreamPlaning									£202.32				£35.00	£237.32
		2023/24	VH	Lease (contra)												£5.00		£5.00
				TOTAL	£2,661.00	£2,463.99	£216.00	£953.00	£2,364.81	£294.95	£85.50	£348.69	£241.92	£1,400.00	£7,500.00	£5.00	£2,493.11	£21,027.97
APRIL TO NOVEMBER 2023					Salary	Finance Governance	Expenses	Villager	Maintenance Grounds	General	Playground Inspection	Allotments	Project grant-funded	Project CIL	Project Pond	VH contra	VAT	TOTAL
	Invoice date	Paid date	Payee	Description														
£21,027.97																		

£21,027.97

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TREASURERS ACCOUNT 30-90-53 00320474
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£ 720.78 Current balance

£720.78 Available funds ?

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BUS BANK INSTANT 30-90-53 02887900
PARISH CNCL OF MAPLEDURWELL/UP NATELY

£ 10,353.96 Balance

						M&UN TO DATE, BUDGET & LATEST ESTIMATE			2023/24	2023/24	2024/25			
2020/21		CIL	2021/22		CIL	2022/23		CIL	18-Nov	2023/24	CIL	LATEST EST	BUDGET	BUDGET
YEAR END		2020-21	YEAR END		2021-22	YEAR END		2022-23	TO DATE	2023-24	2023-24		JAN 23	NOV 24
£3,787.20			£4,104.00			£4,104.00			SALARY	£2,661.00		£4,507.20	£4,507.20	£4,507.20
									Salary increase 22/23			£187.20		
£432.00						£216.00			CLERK EXPENSES	£216.00		£432.00	£325.00	£325.00
									TRAINING			£300.00	£300.00	£300.00
£508.59			£897.95			£438.61			Finance/Admin	£925.56		£925.56	£850.00	£900.00
£1,138.84			£1,171.51			£1,272.34			PC & VH Insurance	£1,538.43		£1,538.43	£1,300.00	£1,600.00
£766.80			£766.80			£766.80			Villager	£953.00		£953.00	£1,000.00	£1,000.00
			£209.37			£895.70			Community					
£3,344.36			£3,976.54			£3,623.49			Maintn contract	£2,364.81		£4,100.00	£4,100.00	£4,305.00
£1111.74			£639.00			£710.00			Maintn other	£294.95		£1,000.00	£1,000.00	£1,000.00
			£278.00			£80.50			Playground Insp/Maint	£85.50		£1,100.00	£100.00	£100.00
£178.41			£434.76						Water – pavillion					
£241.01			£153.81			£828.74			Allotments	£348.69		£500.00	£500.00	£500.00
													£1,500.00	£1,500.00
			£1,305.00						Tennis Courts					
			£222.68		£222.68	£7,003.50		£7,003.50	Up Nately Land					
£1,667.47			£758.00		£758.00				Five Lanes End					
£1,511.33		£877.50							Village Hall					
£728.46			£568.61			£3,962.71		£3,962.71	Watercress beds					
£1,934.00		£804.00							Allotments (projects)	£1,400.00	£1,400.00	£3,706.26		
			£1,205.37		£1,205.37				Frog Lane	£241.92		£500.00		
£31.60			£28.33						Playground					£3,964.80
£413.76									MAPLE POND	£7,500.00		£7,500.00		
						£19,894.25			VILLAGE HALL					
£1,853.43			£1,585.46			£6,616.08			Vat expend	£2,493.11		£2,493.11		
£5.00			£5.00			£5.00			Village Hall contra	£5.00		£5.00	£5.00	£5.00
£18,649.00		£1,681.50	£18,310.19		£2,186.05	£50,417.72		£10,966.21	TOTAL EXPEND	£21,027.97	£1,400.00	£29,747.76	£15,487.20	£20,007.00
										2023/24	CIL	2023/24	2023/24	2024/25
2020/21			2021/22			2022/23		CIL	18-Nov	2023/24	CIL	LATEST ESTG	BUDGET	BUDGET
YEAR END			YEAR END			YEAR END		2022-23	TO DATE	2023-24	2023-24	23	JAN 23	JAN 23
£9,732.00			£10,024.00			£10,325.00			Precept	£10,842.00		£10,842.00	£10,842.00	£11,385.00
									Grass Cutting Grant	£1,219.02		£1,219.02	£1,206.95	£1,231.21
£1,183.00			£1,195.00			£1,206.95			Tigers			£714.00	£714.00	£750.00
£636.00			£648.00			£680.00			Tigers-water charge			£155.99	£160.00	£160.00
			£129.90			£152.30			Allotments	£20.00		£180.00	£180.00	£180.00
£204.90			£155.34			£213.14			Allot Water-contribu			155.62	100	100
£1,680.00			£500.00			£1,000.00			Donations	£7,500.00		£7,500.00		
£500.00			£500.00			£587.20			Grants County Cll			£500.00		
£7,085.70		£7,085.70	£1,569.72		£1,569.72	£6,292.97		£6,292.97	Grant Ward Cllr	£269.44		£1,168.61		
									CIL	£3,706.26	£3,706.26	£3,706.26		
									S106					£3,447.16
									VILLAGE HALL					
£116.00			£192.00			£17,360.88			Returned funds					
£1,253.14						£983.00			VH Insurance			£1,800.00	£1,200.00	£1,000.00
£0.97			£1.47			£26.82			Bank Interest	£63.95		£75.00	£50.00	£50.00
£1,638.72			£773.73			£7,445.07			VAT reclaim 2022/23			£756.47	£756.47	
									VAT reclaim 2023/24			£2,493.11		
£5.00			£5.00			£5.00			Village Hall rent	£5.00		£5.00	£5.00	£5.00
£24,035.43		£7,085.70	£15,694.16		£1,569.72	£46,977.33		£6,292.97	TOTAL INCOME	£23,625.67	£3,706.26	£31,271.08	£15,214.42	£18,308.37
£5,386.43		£5,404.20	£2,616.03		£616.33	£3,440.39		£4,673.24	SURPLUS / DEFICIT	£2,597.70	£2,306.26	£1,523.32	£272.78	£1,698.63
£14,533.46		£5,404.20	£11,917.43		£4,787.87	£8,477.04		£114.63	Balance	£11,074.74	£2,420.89	£10,000.36	£10,786.58	£8,301.73
						£851.37			VH owing					

APPENDIX VI.II – BUDGET (larger scale)

		M&UN TO DATE, BUDGET & LATEST ESTIMATE			2023/24 LATEST EST	2023/24 BUDGET JAN 23	2024/25 BUDGET NOV 24
2022/23 YEAR END	CIL 2022-23	18-Nov	2023/24 TO DATE	CIL 2023-24			
£4,104.00		SALARY	£2,661.00		£4,507.20	£4,507.20	£4,507.20
		Salary increase 22/23			£187.20		
£216.00		CLERK EXPENSES	£216.00		£432.00	£325.00	£325.00
		TRAINING			£300.00	£300.00	£300.00
£438.61		Finance/Admin	£925.56		£925.56	£850.00	£900.00
£1,272.34		PC & VH Insurance	£1,538.43		£1,538.43	£1,300.00	£1,600.00
£766.80		Villager	£953.00		£953.00	£1,000.00	£1,000.00
£895.70		Community					
£3,623.49		Maintn contract	£2,364.81		£4,100.00	£4,100.00	£4,305.00
£710.00		Maintn other	£294.95		£1,000.00	£1,000.00	£1,000.00
£80.50		Playground Insp/Maint	£85.50		£1,100.00	£100.00	£100.00
£828.74		Water – pavillion					
		Allotments	£348.69		£500.00	£500.00	£500.00
						£1,500.00	£1,500.00
£7,003.50	£7,003.50	Tennis Courts					
		Up Nately Land					
		Five Lanes End					
£3,962.71	£3,962.71	Village Hall					
		Watercress beds					
		Allotments (projects)	£1,400.00	£1,400.00	£3,706.26		
		Frog Lane	£241.92		£500.00		£3,964.80
		Playground					
£19,894.25		MAPLE POND	£7,500.00		£7,500.00		
		VILLAGE HALL					
£6,616.08		Vat expend	£2,493.11		£2,493.11		
£5.00		Village Hall contra	£5.00		£5.00	£5.00	£5.00
£50,417.72	£10,966.21	TOTAL EXPEND	£21,027.97	£1,400.00	£29,747.76	£15,487.20	£20,007.00
					2023/24 LATEST ESTG 23	2023/24 BUDGET JAN 23	2024/25 BUDGET JAN 23
2022/23 YEAR END	CIL 2022-23	18-Nov	2023/24 TO DATE	CIL 2022-23			
£10,325.00		Precept	£10,842.00		£10,842.00	£10,842.00	£11,385.00
£1,206.95		Grass Cutting Grant	£1,219.02		£1,219.02	£1,206.95	£1,231.21
£680.00		Tigers			£714.00	£714.00	£750.00
£152.30		Tigers-water charge			£155.99	£160.00	£160.00
£213.14		Allotments	£20.00		£180.00	£180.00	£180.00
		Allot Water-contribu			155.62	100	100
£1,000.00		Donations	£7,500.00		£7,500.00		
£587.20		Grants County Cll			£500.00		
£699.00		Grant Ward Cllr	£269.44		£1,168.61		
£6,292.97	£6,292.97	CIL	£3,706.26	£3,706.26	£3,706.26		
		S106					£3,447.16
£17,360.88		VILLAGE HALL					
£983.00		Returned funds					
		VH Insurance			£1,800.00	£1,200.00	£1,000.00
£26.82		Bank Interest	£63.95		£75.00	£50.00	£50.00
£7,445.07		VAT reclaim 2022/23			£756.47	£756.47	
		VAT reclaim 2023/24			£2,493.11		
£5.00		Village Hall rent	£5.00		£5.00	£5.00	£5.00
£46,977.33	£6,292.97	TOTAL INCOME	£23,625.67	£3,706.26	£31,271.08	£15,214.42	£18,308.37
£3,440.39	£4,673.24	SURPLUS / DEFICIT	£2,597.70	£2,306.26	£1,523.32	£272.78	£1,698.63
£8,477.04	£114.63	Balance	£11,074.74	£2,420.89	£10,000.36	£10,786.58	£8,301.73
£851.37		VH owing					