

**AWBRIDGE PARISH COUNCIL**

**Minutes of the meeting of Awbridge Parish  
Council held in Awbridge Village Hall,  
on Thursday, 28<sup>th</sup> November 2019 at 7.30pm**

**Present:** Cllrs Jackson (Chair) Seymour (**KS**) (Vice Chair), Coggon (**DC**), Adams-King (**NAK**), Sheppard (**AS**) Allen (**PA**)

**In attendance:** 2 members of the public, Fred Tucker (**FT**) All Saints Church Warden, Paul Airey, Planning Consultant

**Apologies:** TVBC Cllr Gordon Bailey

**Clerk:** Ian Milsom

**STANDING ITEMS**

**Action**

**1. 56/19 Welcome, apologies for absence and declarations of interest**

**GJ** welcomed everyone to the meeting. Apologies as above. There were no declarations of interest.

**2. 57/19 Reports and presentations**

**NAK – As Test Valley Borough Councillor**

**Planning.** Applications remain subject to nitrate neutrality issue. Estimated that there are more than eighty applications awaiting a scheme of mitigation. A scheme of mitigation will eventually be found, which may involve a developer contribution to water treatment to eliminate/reduce nitrates from discharged water.

Where an application has been refused simply on nitrates, it can be re-submitted when a solution is found. Where there are additional reasons for refusal, these will still have to be addressed by the applicant.

***Scheme of delegation*** – Test Valley Borough councillors can call in applications to the Area Planning Committee (APC) where the officer's recommendation is to approve and there is an objection. Councillors may not call in to APC if recommended for refusal.....

**NAK** advised that he has been asked to visit neighbours of the East View, Saunders Lane development and confirmed that he will not take part in any subsequent consideration of this application by the parish council.

**Clerk**

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**Stanbridge Earls.** Numerous complaints received, including contractors working evenings and weekends at the site and the level of the playing fields being affected due to the dumping of spoil. **NAK**, in his role as TVBC councillor, will be meeting with the Head of Planning to discuss these and other issues.

**NAK** informed that Stanbridge Earls developer had submitted a licensing application for alcohol consumption and the provision of entertainment. This was to cover the Manor House and the grounds and would have impacted on the area of the complex where the most vulnerable residents live. The application for the grounds has now been withdrawn, but it seems likely that the Manor House will be marketed as an events venue.

**Kents oak.** No further application going forward.

### **Road Safety**

The flashing speed sign on Danes Road is now obscured by foliage from a tree. The owner of the tree is refusing to trim it and claims that the highway authority did not seek his permission to site the sign adjacent to his home. **NAK** suggested that the Lengthsman undertake this tree work. **Agreed.**

**KS**

### **3. 58/19 Public observations/questions on agenda items**

**Remembrance Sunday.** **FT** highlighted that the newly erected flagpole at the war memorial was very well received by attendees at the remembrance ceremony. Parishioners also noted that the damaged public bench adjacent to the memorial had been replaced.

**FT** informed that one of the concrete chain posts at the war memorial is damaged and needs attention. It was agreed to add this to the Lengthsman's worksheet.

**KS**

### **Proposed development on land adjacent to All Saints Church, Church Lane, Awbridge.**

The developer's agent, **PA**, talked about the proposal, emphasising that in order to help meet the requirements of Test Valley Local Plan Policy COM9 (Community Led Development), the support of the parish council is needed.

**PA** has supplied to the parish council information linked to the pre-planning application and is happy that this is now circulated to a wider audience within the community. TVBC has been invited to test the viability of the planning proposal and the developer is providing funding to enable TVBC to use the services of an independent assessor.

**PA** suggested that the proposed development could form part of the Awbridge Neighbourhood Development Plan. **NAK**

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responded to this by saying that the NDP was not sufficiently advanced to make this a feasible option.

**FT** added information about the long-term plans of All Saints Church which are relevant to the proposed development. Met recently with church architect. Vision is to bring the church up to modern standards in terms of community use. Have visited church in Petersfield who have gone down this road in order to learn from their experience. Will be looking at enabling community use of All Saints for concerts, theatre and conferences. Provide a regular coffee shop and a meeting place for older people. Provide facilities for use by Awbridge school. These developments are likely to increase future volume of traffic in Church Lane.

It was agreed that the contact for further information and to comment on the Church Lane development, will be the parish clerk.

**.4. 59/19 Minutes**

To confirm the minutes of the meeting held on 3<sup>rd</sup> October 2019.

It was proposed by **GJ**, seconded by **NAK** that the minutes of the meeting held on 3 October be accepted as an accurate record of the business conducted.

Information update on items from the meeting on 3<sup>rd</sup> October 2019 not on the agenda: -

- Flagpole. This has now been installed.
- Purchase of filing cabinet. It was agreed that a new filing cabinet was not required and that parish council records should be held electronically.

Historical records stored in the current filing cabinet to be accessed, sorted and passed to the Hampshire Archive and/or Romsey History Society as appropriate.

**5. 60/19 Planning**

To consider planning applications notified to the Council.  
See Appendix 1.

**Neighbourhood Development Plan (NDP)**

Questionnaire ready. Discuss circulation, possible early in the New Year, with Action Hampshire.

**NAK** advised that the way is now free for the parish council to drive forward the NDP. **NAK** and **DC** will meet to discuss process.

**NAK/  
DC**

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**PA** asked how Sherfield English are progressing with their NDP. **NAK** advised that this is moving on apace, however they benefit from a volunteer with detailed planning knowledge. Wellow are at a similar stage with their plan but, again, they have the support of a large NDP committee.

#### **Church Lane development**

**DC** is not happy with the rigour of the justification that has been put forward and suggested that a significant minority are against the development, feeling that the housing proposed it is not of the type needed in the parish. **DC** expressed the view that further clarification is needed regarding the role of the parish council, together with a deeper understanding of parishioners' views, before it can reach an informed decision.

**NAK** provided background and contextual information. Although the view of the planning officer was that under policy COM9 (Community Led Development) of the Test Valley Borough Council (TVBC) local plan the parish council should lead, proposals can be headed by interested parties, for example the Parochial Church Council (PCC), provided that they can demonstrate that there has been extensive parish council and community involvement and the proposals are supported.

TVBC needs to look at the value of the development against the benefit to community. Developer claims the proposal is cost neutral.

**NAK** cautioned the parish council on tying its hands. Whilst it may see that the proposal has community benefit, accepts that it falls within Policy COM 9 and agrees that the location is appropriate, it still needs to be satisfied that there is clear community support. If concerns are expressed, these can be considered within a cost-benefit framework. If the parish council concludes that the costs exceed the benefits, it can decline its support. In these circumstances the developer would have to address the concerns and resubmit the application.

**NAK** re-iterated that there are only two routes to overcome the fact that the land in question should not be developed:

Policy COM9 – Community led development  
Policy COM8 – Rural affordable housing

**NAK** raised the question as to whether the parish council currently needs the breadth of information suggested by **DC** in order to offer in-principle support, given that the full planning application will be subject to cost-benefit analysis and the consideration of any material planning objections.

In the course of a broad discussion several questions were raised/points made about:

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- The extent of the parking problem in Church Lane when the church is in use
- When the capacity of the graveyard is likely to reach a critical phase
- Should the Church be responsible for sourcing any land required for extension of the graveyard and the provision of additional parking facilities?

**GJ** wants a decision at the parish council's meeting on 9 January 2020. Decide prior to this date what information is required to enable a decision to be reached. Make it widely known that the Church Lane proposal will be on the agenda for the January 2020 meeting.

## 6. 61/19 Financial and Administrative

- Transfer of bank account. This remains ongoing
- Bank reconciliation – see Appendix 3
- Contracting out payroll administration. Only one quotation received to date. Bring forward to January 2020 meeting. **Clerk**
- To authorise payments. Payments detailed at Appendix 3 were authorised
- Parish Lengthsman. The following tasks were agreed: **KS**
  - Remove foliage obscuring speed sign in Danes Road
  - Repair concrete chain post at the war memorial
  - Tidy up fallen tree trunk at Saunders lane
- Parish Council Workplan – Add Church Lane development and NDP update. **Clerk**

It was noted that the insurance claim against the bench at the war memorial has not been settled; and that Southern Water has not paid the £750 community donation arising from the disruptive works to replace the water main has not been paid.

The clerk to chase both.

**Clerk**

## OTHER BUSINESS

### 7. 62/19 Parking at Cowleas Cottages

**NAK** explained the problem and outlined the proposed solution, which would involve laying Grasscrete on the grassed area adjacent to 29-33 Cowleas Cottages. The resulting car park spaces would not be allocated. Residents will have to be consulted on this proposal. The total cost will be around £41,000 including land search and legal costs. This could, in principle, fall within the terms of the Test Valley Borough Council Community Infrastructure Levy fund. It was agreed that the clerk will assist in the preparation of a grant application to the TVBC CIL fund.

**Clerk**

**GJ a**

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sked if half on verge, half on road parking could be similarly facilitated when Hampshire County Council carry out the scheduled footpath repairs in early 2020. Looking at After April 1<sup>st</sup>

**Awbridge Parish Council Standing Order No1 z. 'Meetings shall not normally exceed a period of two hours'. GJ proposed an extension of 10 minutes in order to conclude the remaining business. Resolved.**

- |            |              |  |             |
|------------|--------------|--|-------------|
| <b>8.</b>  | <b>63/19</b> | <b>Correspondence received</b><br>The clerk drew attention to the email circulated to Members recently about the consultation on strengthening police powers to tackle unauthorised encampments.<br><br>It was agreed that <b>DC</b> will pull together a parish council response and circulate to Members for response prior to submission. | <b>DC</b>   |
| <b>9.</b>  | <b>64/19</b> | <b>Date of next meeting</b><br>9 <sup>th</sup> January 2020  |             |
| <b>10.</b> | <b>-</b>     | <b>Closure of meeting</b>  | <b>9.45</b> |

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## Appendix 1

**Planning Applications**

**19/02596/FULLS** East View, Saunders Lane. Erection of 5 Dwellings. Closing dates for comments 4 December 2019. <https://view-applications.testvalley.gov.uk/online-applications/applicationDetails.do?keyVal=Q058ATQCFS100&activeTab=summary>

It was the Council's decision to **Object** to this application on the grounds that it contravenes two policies in the Test Valley Local Plan 2011-2019:

***Policy E1 Environment***

- a) Should integrate, respect and complement the character of the area in which the development is located in terms of layout, appearance, scale, materials and building styles.  
c) Should be laid out to provide connectivity between spaces and a positive relationship between public and private spaces.d) Makes efficient use of the land whilst respecting the character of the surrounding area and neighbouring uses.

***Policy LHW4 (Amenity)***

Development will be permitted provided that:

- a) It provides for the privacy and amenity of its occupants and those of neighbouring properties. b) In the case of residential developments, it provides for private open space in the form of gardens or communal open space which are appropriate for the needs of residents.

**19/02701/TPOS** Linton Woods, Danes Road. T1 - Scots Pine - Fell, T2 - Birch - Fell, T3 - Birch - Fell, T4 - Beech - Fell

The Council's decision to this application was **No Objection**.

**19/02494/LBWS** Coles Farm Cottage Awbridge Hill Awbridge Romsey Hampshire SO51 0HF. Extend chimney to a height of 1.8 metres and provide chimney pot.

The Council's decision to this application was **No Objection**.

**Outcome of previous planning applications**

**19/02230/FULLS** Hilltop Farm, Newton Road, Newton. Single Story side extension to form extended living accommodation. **PERMISSION** subject to conditions & notes.

**19/01563/FULLS** Kents Oak Rest Home Kents Oak Awbridge SO51 0HH. Partial demolition and conversion of existing care home to detached house with attached car port and erection of two further detached residential units with attached/detached car ports. **CURRENT**

## Appendix 2

**Cheque payments for authorisation**

<b>Cheque no.</b>	<b>Payee</b>	<b>Payment Amount</b>	<b>Reason</b>
200237	S Nightingale	£230.64	SLR Contract Sept/Oct/Nov
200238	D Wheeler	£810.00	Install flagpole & public bench

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