

## MINUTES OF THE PARISH COUNCIL MEETING

Wednesday 21st July 2021, 7pm, Mapledurwell & Up Nately Village Hall  
Present: Parish Councillors Hugo Cubitt (Chairman), Tom Horsey, Kevin Rafferty, Colin Robertson, Alison Stent; Footpaths Warden Martin Carfrae; Clerk Susan Turner.

- 1 WELCOME AND APOLOGIES**  
No apologies received.
- 2 PUBLIC SESSION** Pre-meeting discussion held at the playing field with Chineham Tigers' Chairman and Treasurer. Chineham Tigers requested at 10-year lease – with break clauses as required – so they may be eligible for grants to improve the Mapledurwell pitch. (See 5.1 below.) Also discussed co-ordinating the grass cutting with fixtures where possible.
- 3 MINUTES OF PREVIOUS MEETING** 19th May AGM agreed and signed.
- 4 DECLARATIONS OF INTEREST** in items on the Agenda – none.
- 5 VILLAGE HALL GROUNDS**
  - .1 Chineham Tigers Contract** (Reference 2 Public Session)  
AGREED Unanimously to 10-year lease as requested by Chineham Tigers, noting benefits of stability for contact and improving the playing area. Clerk to liaise re wording of contract and break clauses.  
NOTED Parish Council costs are presently subsidised by BDBC grass cutting grant. A reduction in the grass cutting grant would amount to double taxation. But if this should happen, would require a review of costs and likely additional increase in rent.
  - .2 Using grounds with Village Hall hire** The question of those hiring the Village hall also using the Grounds was revisited following enquiries from the Village Hall Committee.  
AGREED Unanimously this should continue as a reciprocal arrangement with the Parish Council's use of the Village Hall.  
NOTED Any use of the Grounds must give priority to the Chineham Tigers.
  - .3 Pavilion** – Door threshold and down pipe to be repaired imminently, hold up with supply of materials.
  - .4 Playground** Monthly inspection completed by Kevin Rafferty and assistant with thanks. **APPENDIX I**. Annual inspection is due in November
  - .5 Tennis** New net posts to be ordered.
- 6 UP NATELY LANDS / UP NATELY VILLAGE GREEN**
  - .1** Estimates sought for breaking, removing the concrete base and other groundworks.
  - .2 Community payback team** No further update.
- 7 WATERCRESS BEDS / FROG LANE CHALK STREAM**
  - .1 Lease – review of draft Heads of Terms** as supplied by Bidwells from CCC.  
AGREED To request a true 'peppercorn' rent rather than £100 per year, and to request five-yearly break clauses throughout the period of the 20-year lease.
  - .2 Project report and proposals** Colin Robertson submitted proposals for ongoing Chalk Stream (and allotment) management. In summary as follows, also see **APPENDIX II**.

**i Allotment proposals**

1. Clear Plot 1 – Payback Team?
2. Clear vegetation around compost bins (CR)
3. Resume clearing watercourses through the allotments (Payback Team?)
4. Make one additional compost bay (CR or Payback Team) – need 3 in use and 1 overflow. Required: 3 x similar sized (close panelled) pallets plus front slats.
5. Suggestion for large scale bug hotel (bug condominium). Materials cost £40-50. (More research required – pros and cons.)
6. Suggestion for bat houses? – bird boxes (owl?)?
7. 'Sluice Gate' / Dam – Allotments Gate (South) Discussions with Alan Hutton suggest all water from both sides of the gullies running down Frog Lane used to flow through the head of the watercress bed / chalkstream. Proposal is to look at diverting more (not all) of the flow so that more runs through the head of the watercress bed at least in drier spells. Instead of 20:80 more like 50:50. Benefits: To maintain water flow is extremely beneficial for the chalkstream. Material Costs (marine plywood / weight / fixings) negligible c£30.
8. Other (for 2022)
  - a. HIWWT recommendations:
    - i small fruit orchard?
    - ii wildlife pond (on tributary of existing spring / water course)?
  - b. Wildflower planting / bulbs (vs over abundant nettle / comfrey growth)?

**ii Verge report and proposals**

1. Roadside verge by the watercress beds / chalk stream fence has been cut back by hand (CR). Enables road users to see where the fence is and allows fresh growth / wildflowers to come through.
2. Remaining verges on Frog Lane due a cut back at some point? Request to AH?
3. 'The Bog.' On the allotment side, the roadside brush, bramble etc was removed, leaving the pond very open during nesting time. Mixed hedging whips have been planted but will take some time to reach screening potential. Proposal to create a 'fedge' (cross between fence and hedge) using Osier Willow – same as used for basket weaving for its flexibility. Willow rods are planted in damp soil and weaved to form a lattice. The aim would be to screen say 75% of the 14m gap with a look-through area for passers-by (especially on foot). An 8m – 9m length Fedging kit would cost c£150-£165 for height up to 2m. Suggest c1.5m above ground (existing hedge 3m).

**iii Watercress Beds / Chalkstream**

- 1 Some of the Monkey flower has grown back this year, but other wild plants have established themselves, and those planted last year have mostly been successful.
- 2 The next phase is to use chestnut stakes to stabilise the faggotts installed earlier this year to create the island. I have secured an initial supply from Herriard. Thereafter, the aim is to clear the monkey flower from the island and plant back better! Proposal to have the island strongly planted but leave a couple of pools within the island perhaps – using Hessian sandbags and 'inert' topsoil, sand or similar (to be investigated).

Proposal: seeking approval for budget of £750 for planting out the middle island section of the stream. The 'wish list' may change as investigations, experience, supply dictate. If we have missed supplier cut-off for Autumn planting, would like to commit and advance order for early Spring 2022 (pre-nesting season).

AGREED Unanimously to proposals and funding requests. (Other than bat boxes to be further considered.) Clerk to submit a grant application to County (and potentially Borough) Councillor devolved budget.

**8 HIGHWAYS AND RIGHTS OF WAY**

- .1 Five Lanes End** Residents' emails received re the low single rail fence at Five Lanes End. The fence was originally installed by the Friends (project managed by Anne Lywood) some 20 years ago to protect the Beech trees from 'off-roaders'. Several posts have rotted and fallen, the rail is intact **APPENDIX III**.

The Footpaths Warden supported residents' suggestion that they will provide manpower if the Parish Council supplies the materials (as happened with two broken posts last year). However the Parish Council noted that this is actually over the Parish boundary in Upton Grey. Clerk to contact Upton Grey PC.

**9 PLANNING & TREES**

- .1 Parish planning applications for discussion**

21/01777/RET (Validated 24 May 2021) The Gamekeepers, Tunworth Road. Laying of hardstanding... plus lighting... [retrospective application]. The Parish Council considered its response to this application. It was noted that many local residents felt strongly about further encroachment into a green field site at the heart of the Conservation Area. Clerk to draft response and circulate for approval.

See **APPENDIX IV** for all applications relating to the Parish.

- .2 Local Plan Update** The Economic Planning and Housing (EPH) Committee will consider housing numbers and site selection in September. It seems – according to Government methodology figures – sites for a further c800 homes will be needed .
- .3 Training courses for Planning** Considering a question of whether Councillor training courses on Planning may be helpful – eg as run by HALC? Consensus that learning by experience is more useful.

**10 FINANCE**

- .1 Payments since last meeting**

9	Castle Water SE0030239174 (allotments)	£59.62
10	Castle Water TW5520677093 (pavilion) ??	£434.76
11	Clerk Salary May	£342.00
12	Martin Gosling May 2021	£327.87
13	Villager 2020/21	£766.80
14	Clerk Salary June	£342.00
15a	PGGM-Allotment-sandbags	£78.00
15b	VH car park – scalpings	£96.00
16	Martin Gosling June 2021	£327.87

- .2 Accounts to date and budget update** **APPENDIX V**.

**11 FURTHER UPDATES & REPORTS**

- .1 2023 Review of Parliamentary constituencies** Proposed new boundary lines would put Mapledurwell & Up Nately, Newnham and Old Basing in North East Hampshire (Ranil Jayawardena's) constituency. A notice was included in the July Villager – consultation is open to 2nd August. It was noted this is part of a long running saga of boundary change proposals.
- 2 Local Policing update.** Following PC Reid's retirement, the Basingstoke Inspector Hannah Luchesa, has made it clear that Mapledurwell & Up Nately (and Newnham) are considered part of Basingstoke East area. 'Technically speaking your parishes are not part of Rural South policing area but PC Reid took on your area as well due to the close ties. PCSO Ollerenshaw is the PCSO for Basingstoke East (Chineham, Old Basing, Lychpit, Sherfield on Loddon). PC Tryffena Vickery is the neighbourhoods officer for this area. 'PCs Will Butcher and Lee Stanbrook are our CountryWatch officers who continue to cover your Parishes.' To be reported in the July *Villager*.

- 12 NEXT MEETINGS** Wednesdays 7pm 15th September, 17th November.

*Meeting closed 8.30pm with thanks to all present.*

**APPENDIX I**

Playground Routine Inspection - Mapledurwell Village Hall/Recreation Area

Date: 03/07/2021 Time: 14.20

**Fencing:** Wooden fencing in good condition, nothing loose. Wire fencing, furthest from the village hall, has several loose posts, but I am unsure whether this is the responsibility of the parish council.

**Litter Bins:** I collected discarded food wrappers and a plastic cup. The area is now clear of rubbish. I have emptied the bin inside the fenced area, which was about one quarter full.

**Signage:** Legible and clean (No Dogs, and Coronavirus advice)

**Swings (1):** In good condition, surfacing in good condition, yellow safety barriers all firmly grounded and in good condition.

**Swings (2):** There is some slight cracking in the underside of the rubber seat on both swings, I do not think this is an immediate problem, but I will continue to monitor. That apart, the swings are in good condition, surfacing in good condition, yellow safety barriers all firmly grounded and in good condition.

**Rotating Item:** In good condition, surfacing in good condition.

**Rocking Items (2):** In good condition, surfacing in good condition.

**Slide:** In good condition, the housing at the top of the slide was clear of leaves.

**Climbing & Agility Items:** In good condition,

**Balance Beams & Stepping Logs:** In good condition.

**Seating:** the bench is in good condition but the seats on the pic-nic table are a little loose.

The guard rails between the swings are clean, firmly seated and in good condition. The nettles in the area beyond the playground items, furthest from the village hall, have now grow quite tall, but should not be a problem.



Signature:

Name of Inspector: K M Rafferty (With the assistance of Thomas-age 6)

**APPENDIX II – FROG LANE**

**THE BOG**



**PROPOSAL FOR OSIER WILLOW FEDGE**



**CHALK STREAM - CHANNEL AND FENCE / VERGE**



**APPENDIX III – FIVE LANES END FENCE**



## APPENDIX IV – PLANNING UPDATE – 21st July 2021

[21/01739/LBC](#) (Validated 14 Jul 2021) Arlings Tunworth Road. Replacement of all existing windows and exterior doors with new like for like design windows and doors.

[21/01951/HSE](#) (Validated 13 Jul 2021) Elm Cottage, Tunworth Road. Erection of garage and home office with loft room over following demolition of existing double garage.

[T/00353/21/TCA](#) - Little Common Cottage Frog Lane Mapledurwell Basingstoke Hampshire A T1: fell; T2 Plum: fell; T3 Blackthorn: fell. *PC response, no objection, request Blackthorn be cut back to hedge height.*

[21/01777/RET](#) (Validated 24 May 2021) The Gamekeepers Tunworth Road. 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 to serve as additional parking to serve The Gamekeepers; provision of 7 No. low-level, bat-friendly downlighters within the landscaped margin.

[21/01566/HSE](#) (Validated 07 May) 2 Canalside Cottages, Heather Lane, Up Nately. Erection of two storey rear/side extension, single storey front/side extension and conversion of existing garage to habitable space. Proposed loft conversion. Erection of outbuilding for garden store/office and cantilevered decking over canal side. *Consultation to 28th June. PC response 27th June. The Parish Council requests consideration be given to minimise and mitigate impact on the canal and the Basingstoke Canal Conservation Area.*

[21/01503/HSE](#) (Validated 30 Apr 2021) Burrough Close, Greywell Road, Andwell. Erection of two storey side extension, floor plan alterations and all associated works. *PC Response - No objection*

[21/01441/FUL](#) (Validated 26 Apr 2021) Parrotts, Greywell Road, Mapledurwell. Demolition of existing agricultural building and erection of 1 no. single storey dwelling. *PC Response - No objection*

[21/01095/ROC](#) (Validated 27 Apr 2021). The Gamekeepers Tunworth Road Mapledurwell Basingstoke Hampshire RG25 2LU. Variation of condition 1 of 19/01351/FUL to amend plan numbers to allow for change from tarmac to gravel parking area. *Note – neighbours have objected.*

[21/01103/FUL](#) (Pending, Validated 25 Mar 2021) Southville, Greywell Road, Mapledurwell RG24 7NH. Demolition of existing bungalow and construction of new three bedroom chalet bungalow. *PC Response - No objection*

[21/00827/FUL](#) (Pending, Validated 20 Apr 2021) Land Opposite Hillside, Heather Lane, Up Nately. 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. Replacement of existing shed. *Parish Council comment submitted 12th May. For info, responses from Conservation and Biodiversity both indicate problems with this application. The evidence base required by Biodiversity likely to be expensive*

[21/00839/HSE](#) (Withdrawn 19th May, Validated 29 Mar 2021) Wyvol, Heather Lane, Up Nately. Conversion of 2 bed bungalow to 4 bed chalet bungalow with extensions and alterations to the roof including dormer windows to the north and east elevations. *Parish Council comment submitted 26 April – objection re height and loss of light.*

[21/00427/FUL](#) (Pending, Validated 22 Feb 2021) Nunnery House, Tunworth Road. Erection of 1 no. 4 bed dwelling, detached garage, vehicular and pedestrian access, servicing and landscaping on land to north of Nunnery House. *PC Response submitted*

[21/00107/PIP](#) (Pending Validated 25 Jan 2021) The Farm, Tunworth Road. Application for Permission in Principle for the residential development for a maximum of 9 dwellings. *PC Response submitted – opposed.*

[20/03328/FUL](#) (Pending, Validated Fri 27 Nov 2020) Waterside, Frog Lane. Proposed redevelopment of redundant offices (& light industrial unit) to create 2no. family dwellings. *(PC response re mindful of development on river habitat / wildlife. EA 10th May still requesting full Flood Risk Assessment.)*

[20/02087/GPDOFF](#) (Prior Approval Refused 25th May) Riverview House, London Road. Proposed change of use from Class B1(a) office to Class C3 residential, consisting of 8 x one-bed flats. *PC response - request for mixed size dwellings, 1,2,3-bed, plus concern re Lyde. EA raised concerns re Lyde - 'main river' and part of site within flood zone 3.*

[20/01723/FUL](#) (Pending, Validated 29 Jun 2020) Brockwell (Paddock and Stable) Andwell Lane, Andwell. Erection of 8 no. dwellings with new service road and improved access from the highway. *PC response – concerns re environment, ecology, biodiversity - in partic re ancient woodland and Lyde.*

## APPENDIX V.I

INCOME M&UN 2021/22 - 27 June 2021										
Balance brought forward from April 1st 2021										£14,533.46
Date	Description	Precept	VH Insurance	Refund	Rec / grass cutting	Grants Other	Allotments	Bank interest	VAT reclaim	TOTAL
08/04/21	Refund-WEL-Medical (DB) Defib			£192.00						£192.00
18/04/21	Half precept	£5,012.00								£5,012.00
	BDBC - Grass cutting grant				£1,195.00					£1,195.00
2021/22	VAT to 31 Mar 2021								£773.73	£773.73
2021/22	Bank Interest							£0.39		£0.39
<b>TOTALS</b>		<b>£5,012.00</b>	<b>£0.00</b>	<b>£192.00</b>	<b>£1,195.00</b>	<b>£0.00</b>	<b>£0.00</b>	<b>£0.39</b>	<b>£773.73</b>	<b>£7,173.12</b>
										£7,173.12

  

Receipts and Payments Summary		Bank reconciliation		Interest	
Start balance	£14,533.46	Business bank access	£15,755.83	April	£0.12
Plus Income	£7,173.12	Treasurer's (cheque)	£487.04	May	£0.13
Less Expend	£5,463.71			June	£0.14
<b>End balance</b>	<b>£16,242.87</b>			July	
				August	
				Sept	
		<b>BALANCE</b>	<b>£16,242.87</b>	October	
				November	
				December	
				January	
				February	
				March	
				<b>Total</b>	<b>£0.39</b>

EXPENDITURE M&UN 2021/22 - 27 JUNE 2021														
Date	Description		Salary	Finance Admin	Training	Villager information	Maintenance Grounds	Maintenance General	Pavilion WATER	Allotments	Projects	VAT	TOTAL	
04/04/21	VH Insurance repayment-2020/21	1	BACS			£511.91							£511.91	
04/04/21	Martin Gosling - VH-leaves-2020/21	2	BACS				£60.00					£12.00	£72.00	
04/04/21	HALC (+NALC) subscription 21/22	3	BACS			£280.04							£280.04	
20/04/21	Clerk Salary April	4	SO	£342.00									£342.00	
28/04/21	Martin Gosling April 2021	5	SO				£273.23					£54.64	£327.87	
30/04/21	CR for... £197.33	6	BACS											
	B&Q - Water butt		BACS							£33.00		£7.00	£40.00	
	B&Q - paint equip - gravel board		BACS								£91.28	£18.25	£109.53	
	Homebase - wood preservative		BACS								£11.67	£2.33	£14.00	
	B&Q rough sawn timber		BACS								£28.17	£5.63	£33.80	
01/05/21	PGGM-Allotment-culvert-materials	7	BACs							£95.00		£19.00	£114.00	
07/05/21	Came&Co (ArthurJGallagher) Insurance	8	BACs			£1,171.51							£1,171.51	
18/05/21	Castle Water SE0030239174	9	DD							£59.62			£59.62	
18/05/21	Castle Water TW5520677093		DD						£434.76				£434.76	
20/05/21	Clerk Salary May	4	SO	£342.00									£342.00	
01/06/21	Martin Gosling May 2021	5	SO				£273.23					£54.64	£327.87	
17/06/21	Villager		BACs			£766.80							£766.80	
21/06/21	Clerk Salary June	4	SO	£342.00									£342.00	
27/06/21	PGGM-Allotment-sandbags		BACs					£65.00				£13.00		
	PGGM - VH car park - scalpings		BACs					£80.00				£16.00	£174.00	
<b>TOTAL</b>				<b>£1,026.00</b>	<b>£1,963.46</b>		<b>£766.80</b>	<b>£606.46</b>	<b>£145.00</b>	<b>£434.76</b>	<b>£187.62</b>	<b>£131.12</b>	<b>£202.49</b>	<b>£5,463.71</b>

  

Date	Description	Salary	Finance Admin	Training	Villager information	Maintenance Grounds	Maintenance General	Pavilion WATER	Allotments	Projects	VAT	TOTAL
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**APPENDIX V.II – REVISED BUDGET – JUNE 2021**

<b>M&amp;UN PC YEAR END AND BUDGET</b>				2021/22 BUDGET REV	
	2018/19 YEAR END	2019/20 YEAR END	2020/21 YEAR END		
					<b>EXPENDITURE</b>
SALARY	£3,120.00	£3,074.00	£3,787.20	£4,104.00	SALARY
EXPENSES			£432.00	£286.00	EXPENSES
TRAINING		£285.00		£400.00	TRAINING
Finance/Admin	£629.99	£484.99	£508.59	£1,000.00	Finance/Admin
PC & VH Insurance	£1,053.52	£1,086.49	£1,138.84	£1,150.00	PC & VH Insurance
Information/Villager	£1,161.99	£728.75	£766.80	£800.00	Information/Villager
Contract Maintn	£3,230.52	£3,278.76	£3,344.36	£3,521.34	Contract Maintn
Maintn other	£799.50	£254.33	£111.74	£1,000.00	Maintn other
Playground Inps				£250.00	Playground Inps
Water – pavillion	£337.28	£193.38	£178.41	£100.00	Water – pavillion
Allotments	£146.22	£178.99	£241.01	£500.00	Allotments
Projects				£3,500.00	Projects
Maple pond			£1,667.47		Maple pond
Village Hall			£1,511.33		
Watercress beds		£116.00	£728.46	£1,750.00	Watercress beds
Allotments			£1,934.00		
Frog Lane fencing		£2,026.53			Frog Lane fencing
Pond/phone box	£344.90	£161.83	£31.60	£67.46	Pond/phone box
Noise study					Noise study
Pavillion					Pavillion
Play Equip					Play Equip
Defib	£1,951.25		£413.76		Defib
SafeBox+roadsigns		£1,140.00			SafeBox+roadsigns
Vat expend	£1,290.58	£1,348.25	£1,853.43	£1,500.00	Vat expend
<b>TOTAL EXPEND</b>	<b>£14,065.75</b>	<b>£14,357.30</b>	<b>£18,649.00</b>	<b>£19,928.80</b>	<b>TOTAL EXPEND</b>
<b>ecast and Budget</b>				2021/22 BUDGET REV	
	2018/19 YEAR END	2019/20 YEAR END	2020/21 YEAR END		
Precept	£8,999.00	£9,269.00	£9,732.00	£10,024.00	Precept
BDBC grants					BDBC grants
General Grant					General Grant
Tax base grant	£93.00				Tax base grant
Grass Cutting Grant	£1,159.00	£1,171.00	£1,183.00	£1,195.00	Grass Cutting Grant
Tigers	£624.00	£636.00	£636.00	£636.00	Tigers
Tigers -water charge	£17.90			£30.00	Tigers -water charge
Recreation Tennis					Recreation Tennis
Tennis keys					Tennis keys
Allotments	£92.04		£204.90	£225.00	Allotments
Grants/donations orther	£2,167.25	£579.00	£1,680.00		Grants/donations orther
CIL			£7,085.70		CIL
Returned funds	£83.10	£161.83	£116.00		Returned funds
Elaine grant		£500.00	£500.00	£500.00	Elaine grant
UN Pond					UN Pond
S106 (UN Pond)					S106 (UN Pond)
Grants Pavilion					Grants Pavilion
Nose study					Nose study
VH Insurance	£511.91	£642.26	£1,253.14	£600.00	VH Insurance
Village Hall rent	£5.00	£5.00	£5.00	£5.00	Village Hall rent
Bank Interest	£0.24	£0.24	£0.97	£0.80	Bank Interest
VAT reclaim	£0.00	£2,079.81	£1,638.72	£2,200.00	VAT reclaim
<b>TOTAL INCOME</b>	<b>£13,752.44</b>	<b>£15,044.14</b>	<b>£24,035.43</b>	<b>£15,415.80</b>	<b>TOTAL INCOME</b>
<b>SURPLUS / DEFICIT</b>	<b>£313.31</b>	<b>£686.84</b>	<b>£5,386.43</b>	<b>£4,513.00</b>	<b>SURPLUS / DEFICIT</b>
<b>Balance to t/o</b>	<b>£8,460.19</b>	<b>£9,147.03</b>	<b>£14,533.46</b>	<b>£10,020.46</b>	<b>Balance to t/o</b>