



Draft Minutes of the Parish Council AGM

Date Tuesday 17th May 2016 **Commencing** 7pm **Venue** Clubroom

Present New Parish Council

John Ashworth, Ann Blyth, Paul Gaskell, June James, Gareth Wilson, Richard Wilson

Opening chair Richard Wilson **Elected chair** June James

Clerk Susan Turner; **Guests** Nick Walker, PC Reid **Members of the Public** 1

- 1 **OPENING CHAIRMAN** In the absence of outgoing Chairman Clive Pinder, it was agreed that Richard Wilson, who usually took the role of Vice Chair, should open the meeting.
- 2 **APOLOGIES FOR ABSENCE** Clive Pinder, Monica Wardrop.
- 3 **DECLARATIONS OF INTEREST** NONE
- 4 **PC REID'S REPORT** with thanks to PC Reid who again attended on his day off.
 - 4.1 **Reported incidents in the Parish since last meeting**

20.03	False / Fault burglar alarm activation – Village
23.03	Injured deer A30 Water End
25.03	Dangerous parking at junction of Millers Ark
27.03	Fight reported on A30 Nately Scures
28.03	Tree across Newnham Lane
01.04	Deer road traffic incident A30
25.04	Deer road traffic incident Ridge Lane
28.04	Damage road traffic incidents (accidents) one vehicle failed to stop
14.05	Suspicious incident Newnham Road – man in pick-up truck looking for somewhere to sleep overnight?
 - 4.2 **Reported crime in the Parish since last meeting**

Newnham	1 x Criminal Damage – number plates
	1 x Theft – number plates
	1 x Non dwelling burglary
Nately Scures	1 x Possession of drugs on M3
	1 x Non dwelling burglary Blackstocks Lane
Water End Park	1 x Non dwelling burglary
 - 4.3 **Hampshire's new Police and Crime Commissioner** A hustings was held for PCC candidates on Tuesday 3rd May at St Mary's Herriard and chaired by Clive Pinder.

The elected PCC Michael Lane (Former Navy Commodore, Conservative, from Gosport) recently took office and a meeting will be held shortly. He had previously met with the Tunworth 'focus group' including Ward Cllr Mark Ruffell on 13th April where:
'He confirmed his commitment to addressing rural policing issues as a priority. He said he would seek an early assessment of the current funding and approaches needed for rural policing. He remained open minded about exploring other methods of funding rural policing.'
- 5 **THANKS TO OUTGOING PARISH COUNCIL & WELCOME NEW COUNCIL** The Chairman endorsed the thanks and appreciated expressed at the Parish Assembly to outgoing chairman Clive Pinder and to Peter Lumley who stood down from the council. Their invaluable contributions will be greatly missed.
- 6 **PUBLIC SESSION** The chairman welcomed Joanna Bell to the meeting.
- 7 **ELECTION OF NEW CHAIR & VICE CHAIR** June James and Paul Gaskel were both nominated for Chairman. Voting was taken by show of hands with June James the Chairman by majority vote. The Parish Council congratulated June, her declaration of office was signed and witnessed by the Clerk and she took the Chair. Paul Gaskel agreed to be Vice Chair and his declaration of office was also signed and witnessed. The term of office for chair and vice chair is 12 months.

8 NEW PARISH COUNCIL All Parish Councillors took their declarations of office for the four-year term, signed and witnessed by the Clerk. **ACTIONS:** New declaration of interest forms to be filled in by all Councillors. Clerk to ensure submitted to BDBC within 28 days of election date, ie 3rd June. New signatory forms to be taken to a Lloyds branch (unless Cllr has existing Lloyds account).

9 MINUTES OF THE PREVIOUS MEETING 7th March 2016 minutes agreed & signed (proposed Richard Wilson, seconded June James).

10 INSURANCE

10.1 Renewal With advice from Peter Lumley to go with the advice of Came and Co, the Parish Council agreed to a new policy with Ecclesiastical at £388.57 plus £36.91 insurance premium tax = £425.48 (Gov increased IPT in Nov 15 from 6 to 9.5%) with a three-year tie reducing this by 5% to total £404.21. In 15/16 the premium was £407.79 with Aviva (£384.71 + £23.08).

10.2 Sums insured The Parish Council agreed that benches and mapboards /noticeboards, and the bush shelters be insured for their full replacement value so a revised quote would be required.

11 FINANCE

11.1 Cheques signed in between meetings

615	Dale Valley Training	Tree Inspection Course (June James)	£ 186
616	Roy Wood	Moles 21st Feb - 20th Mar 2016	£ 40
617	Martin Lowde	Westwood t1600 twin cylinder mower	£1,100

Cheques signed at meetings

618	Roy Wood	Moles 21st Mar - 21st April 2016	£ 40
619	Caviste	Parish Assembly wine	£ 195
620	HALC	Annual membership 16/17	£ 547
621	HALC	NALC levy to HALC membership	£ 30
622	Clerk Salary	April - May 2016	£ 547.40
623	NFU Mutual	Mower insurance	£ 166.83

11.2 2015/16 Accounts signed by Chairman and Clerk (responsible financial officer)

11.3 2015/16 Audit Form

11.3.i Annual Governance statement approved by Councillors signed by Chairman & Clerk

11.3.ii Accounting statements approved by Councillors signed by Chairman & Clerk

Action: Internal audit to be completed by Peter Brown, audit date is 18th July.

11.4 Clerks hours it was agreed should be increased.

12 OLD HOUSE AT HOME

12.1 Initial response to Planning Application A planning application for change of use (*see item 13.1 below*) was posted onto the BDBC Website on 26th April. A meeting had previously been arranged by chairman Clive Pinder with the Pub Community Steering Group and Red Oak Taverns to discuss community support for the pub in its reopening.

Clive Pinder's report from the meeting included:

- It is clear that Red Oak have NO intention of running OHAH as a pub. They claim it is unviable.
- Their clear goal is to optimize the capital they can make by getting a change of use and then most likely refurbish the pub as a home and build another home on the car park.
- If they don't get a change of use, they will negotiate with 'us' to buy the pub.
- In the meantime, they will not board up the pub.

Suggested action items

1. Clive Pinder and Dan O'Regan (Pub Community Steering Group), with support from 'Pub is The Hub' advisor, to investigate engaging professional counsel to help write a viability report.
2. Meeting with the case officer Brian Conlon and Ward Cllr Sven Godesen.
3. Investigate the 'qualification criteria' for the ACV with BDBC.
4. Retrieve the previous accounts.
5. Start a petition to register support for retaining the pub.
6. Develop a business plan for the OHAH.
7. Follow up with HALC re an application for a loan from the PWLB.
8. Draft a letter to Red Oak making clear our intentions of making an offer and laying the ground work for any appeal.
9. Arrange a residents meeting.

The Parish Council, at the end of its term in office, agreed to setting aside up to £3,000 for consultants to help prepare a case to counter the change of use application. This included engaging Anthony Miller from GVA (real estate advisory) and an advisor for 'Pub is The Hub' for a fee of between £1,000 and £1,500) to write a rebuttal letter to the Fleuret's 'Old House at Home' Viability Report.

12.2 Petition Thanks to Gareth Wilson for setting up the petition which went live on 9th May at <https://www.change.org/p/newnham-parish-council-save-our-village-pub>.

The initial on-line target of 1,000 had been achieved by 15th May. The petitions to date - including hand written - have been collated to present to the Case Officer.

12.3 Business plan Thanks to Dan O'Regan for his time and expertise in preparing this with input from Peter Lumley.

12.4 Planning consultation New Local Plan's Policy CN7 states: 'The views of the local community on any loss must be sought as part of the assessment potential to retain the essential service in question.' Residents have responded with their views and - with thanks to Chris Bingham for co-ordinating - letters of support have been received from local businesses and other local pubs.

Standard consultation ends Wednesday 18th May but case officer has granted an extension for submission of the business plan and viability reports: Clerk to draft covering letter / response summary from the Parish Council for submission by 19th. The meeting with Brian Conlon and Ward Councillors Sven Godesen and Clive Pinder has been rescheduled to 3.30pm Monday 23rd May.

12.5 Consultants 'The Parish Council agrees a cheque can be raised for Anthony Miller for up to £1,500' (see 12.1 above) proposed June James, seconded Richard Wilson, carried by majority vote. A strong viability case can be made as the Parish Council and Steering Group has access to the accounts. John Ashworth's view was that such expenditure as a proportion of the Parish Precept was indefensible. It was noted that there was a danger in viability study fees escalating and maximum expenditure of £2,000 was agreed. It was commented that Nately Scures residents were unlikely to use the Old House at Newnham - unless they by some means were to feel more part of the community. It was also commented that the Parish Council would support Nately Scures residents should a similar situation arise in Nately Scures.

The Parish Council unanimously rejected a further proposal to engage a planning consultant. Although expenditure up to £3,000 had been agreed in principle, this additional expenditure couldn't be justified given the level of community support and evidence already compiled which - it is hoped - will be sufficient to support a refusal. Action: this to be closely monitored and reviewed as necessary.

12.6 Conditional offer 'The Parish Council [or Steering Group??] is prepared to make a conditional offer immediately to Red Oak Taverns for the Old House at Home'. Proposed by Richard Wilson, seconded June James, carried by majority vote five to one in favour. Action: letter to be drafted, approved and sent to Red Oak. Suggested level of offer £200,000.

It was agreed that the strategy for a buy-out plan for the Old House at Home if needed should be led by the Pub Community Steering Group and supported by the Parish Council. However an application to the Public Works Loan Board had to be made via the Parish Council.

13 PARISH PLANNING APPLICATIONS

13.1 New applications

16/01315/FUL The Old House At Home, Tylney Lane, Newnham. Change of Use A4 Public House to C3 Residential Dwellinghouse (see 12 above).

16/01206/FUL (7th April) Land Adjoining Scures Hill, House Scures Hill, Nately Scures. Demolition of existing buildings and structures, and replacement with one detached two-storey dwelling with attached double garage together with pedestrian and vehicular access off existing shared access off Scures Hill with associated landscaping and planting. (Second of two new dwellings - 15/02851/FUL granted 18th March 2016.)

16/00742/FUL (4th March) Highview Business Park, The Barracks, Newnham. Demolition of existing buildings and erection of four x four-bedroomed dwellings and associated landscaping.

13.2 Applications pending

16/00097/OUT (13th January) Land Adjacent to Oakfield Farmhouse, Scures Hill. Outline planning application for three detached dwellings, including access.

13.3 Applications granted

16/00278/FUL (15th April, reg 5th February) Basingstoke Country Hotel, Scures Hill. Internal alterations to provide an additional 21 bedrooms and two offices plus new dormer window and additional window to west elevation.

16/00283/ROC (24th March, reg 29th January) Naishes Barn, Newnham Road. Removal of condition 7c of 13/00254/HSE to allow construction of garage on a conventional strip foundation.

15/02851/FUL (18th March, amended 8th March, reg 12th August) Land at Scures Hill House. Demolition of existing buildings and structures. Erection of one detached two-storey dwelling (amended from two dwellings) with attached double garage; access off the existing shared driveway and associated landscaping and planting.

15/04234/FUL (18th March reg 8th December) Land At Nately Scures House, Scures Hill. Erection of one detached dwelling and detached double garage with associated landscaping and new driveway.

15/03857/FUL (9th March approved subject to legal agreements, decision issued 22nd April, reg 2nd November) Land West Of Hunters, Newnham Lane. Erection of three-bedroomed dwelling with access, parking and associated amenity area. Change of use of land from agricultural to residential.

13.4 Affordable housing contributions Discussion on potential affordable housing contributions from 15/02851/FUL Land at Scures Hill House, application for two new houses, was discussed by BDBC Planning from September 2015 to January 2016. The application was amended to one house in March then approved. An application for the second house 16/01206/FUL (7th April) is now pending adoption of the new Local Plan (*see item 14 below*) – as are applications for new houses at Oakfield Farmhouse and Highview Business Park. John Ashworth reported that the Appeal Court had just ruled that affordable housing exemption for small sites is to be restored into Planning Practice Guidance.

14 BDBC LOCAL PLAN

14.1 Adoption The BDBC New Local Plan will be adopted – and the Saved Policies of the Adopted Basingstoke and Deane Borough Local Plan (1996-2011) withdrawn – at the Full Council meeting of 26th May (as per recommendation from the Cabinet Meeting of 16th May 2016).

14.2 Five Year Land Supply According to a statement dated April 2016 'in light of the Inspector's endorsement of the Local Plan (subject to modifications), the Council is now able to demonstrate that it currently has a five-year supply of deliverable sites for housing'.

15 NEWNHAM GREEN

15.1 Mower In April the Parish Council agreed to purchase a second hand mower (Westwood t1600 twin cylinder) (see item 11.1). This will stored in the village and be available for residents to use if they wish to volunteer to help in cutting Newnham Green.

The Parish Council agreed to accept the insurance policy quotation provided by NFU Mutual for a tractor policy (*see item 11*), comparable in price to that provided by Came and Co for a farm motor policy but more suited to requirements. The mower has fully comprehensive cover with third party, fire and theft. It's covered for any person driving with the permission of the Parish Council and covered on the road in connection with its work on the Green – ie to get to and from the Green, crossing the road to access different sections of the Green and also for mowing verges (would this be suitable). To be used at another site it would need to be transported on a trailer.

15.2 Spring Maintenance The Green was harrowed and rolled – with thanks to Richard Wilson – in time for the Hook Fun Run but so far has been too wet to take the mowers on. Richard agreed to put forward expenses to the Parish Council for diesel and also for a flashing orange hazard light for the tractor.

15.3 Moles Moles have been cleared from Newnham Green for time being but still present at the Barracks and also in the St Nicholas' churchyard, particularly by the gate onto Crown Lane. Action: to request Roy Wood return to the Barracks and pass his details to Jeff Ford regarding the churchyard.

15.4 Queen's birthday celebration June 12th Green to be prepared for the event being organised by Carolyn Peck and Jackie O'Regan. 'The Parish Council will contribute to the community event (£200 as per BBQ contribution in 2015)' proposed June James, seconded Richard Wilson. Action: Clerk to liaise with Carolyn Peck and Jeff Ford regarding payment and discuss similar donation for Nately Scures with Monica Wardrop. Also to include note in the Villager to please approach the Parish Council for support for other community or fundraising events and ideas.

16 HIGHWAYS

16.1 Hedges and ditches (Newnham Road) Ref Parish Assembly. 'Hedges at Ashmead force tall traffic towards the centre of the road which leads to damage to opposite ditches, notably Brambles.' County Councillor Elaine Still has confirmed that the hedges and ditches are the responsibility of the landowners. (However it was commented that should drivers make insurance claims due to damage to vehicles, it wasn't the practice of insurance companies to put this claim back to the landowners.)

Balmacara has raised the issue again of the holding ditch by Kingsbridge, Clerk to follow up.

16.2 Cones in Newnham Road left by SE Water from the bursts in the water main in February.

16.3 A30 It was agreed that the Parish Council mower couldn't be used to mow the Central reservations of the A30 – a risk assessment could not support this. The Parish Council had a contract with Lord Malmesbury to maintain Newnham Green; the A30 was a trunk road and the responsibility of Hampshire Highways. Nick Walker commented that a neighbour on the A30 had to take his own mower to clear strip in order to walk across the central reservation. There was a perception that the Parish Council was Newnham-centric and that the 'Parish' should be discussed rather than 'Village'. However there are issues specific to each community and Nately Scures issues should be raised. A big difficulty was that the major issue in Nately Scures of the A30 was outside the remit of the Parish Council.

Clerk to forward details of recent discussions with Hampshire Highways regarding the speed limit. Nick Walker mentioned the problem of the speed and noise of motorbikes in good weather (particularly Sunday mornings). Contact PC Reid again to ask about speed checks – however PC Reid is not permitted to conduct speed checks on the A30 as a pedestrian – a camera van has to be deployed.

17 BARRACKS

17.1 Project work Access track holding up well so far, issue of Highview Business Park still pending. Grass not growing at the moment – has been wet and new drainage diverts water onto the Common.

17.2 Fosters Business Park Steve Buckland of St John's Cottages emailed the Parish Council regarding late night noise and music from Fosters Business Park which he had raised with BDBC. Following report from Gareth Wilson...

'The noise coming from Fosters Business park is very much an issue that has been mentioned by all my neighbours in Kingsbridge End. Being on the corner of the turning off Old School Road we are particularly affected by the lorries which come and go literally 24 hours a day seven days a week this includes lorries that are to big for the road and hit all the trees as they turn in.

'We have heard lorries being loaded/unloaded several times at around 3am recently with loud banging and shouting. This has woken several of our neighbours as well. I believe there should be restrictions on the hours that lorries can come and go outside of normal working hours say 7am-7pm. Sundays either not at all or between 10am and 4pm. I don't know if this can be done.

'We have also been alerted to lorries parking up for the night and the drivers sleeping in their cabs on the road before the business park. And all the cars being dumped on the road and at the side of the woods by Car technicians – this is getting worse again.'

18 KINGSBRIDGE The brickwork is being re-pointed by contractors Dyer & Butler commissioned by Network Rail with the bridge being closed at night.

It seems a scheme to re-paint will involve a major job, and likely not for the immediate future.

Report from Dyer and Bulter on potential scheme to repaint: 'Old bridge will have lead paint so they need to build a scaffolding over the rail line and encapsulate the bridge to prevent contamination. One of the biggest delays is getting permission to put scaffolding up and the time to take it down. They have to send samples of the paint to the laboratories because of health and safety. They then blast the paint off having special breathing apparatus. Usually thus exposes structural defects in the steelworks so a further delay is caused. Then they spray paint and have to make sure it is hard dry before reopening.

Should the 'West of Hook' housing go ahead a new bridge will likely be needed but the site not known.

19 WATER END PARK RESIDENTS ASSOCIATION Following the AGM, with most committee members standing down and replacement volunteers not coming forward, it seems likely that Water End Park will no longer have a formal Residents Association. More Regulation has been put in place recently to protect residents of Mobile Home Parks so may be able to do without a Residents Association full time. An alternative could be more informal residents meetings being held as and when necessary.

20 NEXT MEETINGS Tuesdays 19th July, 20th September, 22nd November, 7pm Clubroom.