

# MINUTES OF THE PARISH COUNCIL MEETING

Tuesday 4th September 2018 Cliddesden Memorial Hall 7pm

Present Parish Councillors Alan Tyler (Chair), Simon Barker, Mark Gifford, Hazel Metz, Lynda Plenty.  
Clerk Susan Turner. Guests PC Reid, Cllr Mark Ruffell, Mr Les Smith. Public c40

**1 WELCOME** Apologies Cllr McNair-Scott

**2 PC REID REPORT**

**2.1 Incidents since last meeting**

05.07 Sad death of local resident in village  
07.07 Damage-only road traffic incident (wing mirror) B3046  
08.07 Loose horse in Church Lane  
12.07 Man and woman arguing in Woods Lane  
13.07 Missing 13-year-old – all in order, staying with friends  
18.07 Domestic dispute  
19.07 Suspicious incident Century Close 4am  
28.07 Domestic dispute  
04.08 Domestic dispute  
09.08 Theft of motor cycle Jolly Farmer  
11.08 Suspicious vehicle seen near school.

**2.2 Crime 2018**

Criminal damage 5 (incl crops 3; vehicle 1; gate 1)  
Assault 1  
Theft of motor vehicle 1  
Public order 1

*PC Reid left the meeting with the thanks of all.*

**3 CLLR RUFFELL REPORT**

**3.1 Leisure park development**

Cllr Ruffell said the Leisure Park redevelopment is to be 'state of the art'. It will incorporate Milestones and is hoping to keep the ice rink. The designer outlet receives the greatest public attention.

**3.2 Manydown**

Planning application to be submitted in November. It will be a high quality development and a green development, with country park and 40% affordable housing.

**3.3 Housing figures**

The Government's standardised method of housing assessment was introduced with the new NPPF, but the details of calculation are being re-assessed. Basingstoke's housing figures increased using the original calculation, it is most likely they will still go up however the figures are worked out.

**3.4 MOTO MSA J6**

Cllr Ruffell believes the highways / traffic impact is a major issue, will cause immense problems and potential gridlock. It is now understood the applicant will engage with Highways England engineers so extra time has been given.

For signature .....

**3.5 Southlea meadow appeal**

A Government Inspector judged the Local Plan to be sound, and to date no court has decided otherwise. Cllr Ruffell advised to engage fully with all the peripheral issues, those that can be used to help defend the refusal, but also in positive terms should the Inspector be minded to approve. Sort out all the detail and couch in positive terms; say what should be happening to enable the development to fit best with the village. Unable to advise further as no first hand experience of planning appeals.

*Cllr Ruffell left the meeting with the thanks of all.*

**4 PUBLIC SESSION – No issues to raise other than Southlea Meadow.**

**Southlea Meadow Planning Appeal Public Meeting**

**4.1 Instruction to Pegasus Group**

Mr Les Smith addressed the meeting regarding his instruction to the Pegasus Group to represent residents at the Appeal. His comments included:

1. This is an important decision which will affect the whole village.
2. Also an important decision for Basingstoke & Deane.
3. If this is allowed other developers will be encouraged to follow suit.
4. The level of opposition is evidenced by 107 objections.
5. In this instance Cliddesden residents will be working alongside BDBC in defending their decision to refuse the application.
6. At the Appeal Hearing, the Inspector will hear from Thakeham, from BDBC, and then from other interested parties – which will include the residents’ perspective.
7. A Planning Consultant familiar with working with all parties at Appeal will put forward the residents’ case effectively.
8. It will benefit the Inspector and the Hearing process if fewer people speak and the key issues are presented to best effect.
9. A public meeting to explain the Appeal Hearing procedure will be held in the Village Hall w/c 25th September.
10. A healthy attendance of residents at the Hearing is encouraged, particularly on the first morning.
11. Pegasus will also provide a written submission on behalf of residents. Pegasus were engaged too late to meet the Inspector’s consultation deadline but a time extension has been agreed.

**4.2 The case for and against**

1. Thakeham are questioning BDBC’s five-year deliverable housing land supply but particularly focussing on the lower delivery rate against projections 2011 to 2017.
2. For BDBC, Catherine Fitzherbert-Brown has succeeded Lucy Page as case officer.
3. BDBC will present a robust response and demonstrate a five-year land supply
4. Reasons for objection / grounds of appeal:
  - i. The principle of development and the five-year housing land supply.
  - ii. Impact on the character of the local area.
  - iii. Impact of development on the landscape.

The objection on grounds of Highways / transport has been withdrawn.

Hampshire Highways are consultees for housing developments. To recommend refusal on Highways grounds the impact has to be shown to be ‘severe’ ie dangerous (NPPF). It is difficult to demonstrate a severe risk in a 30mph area. Traffic will be seen as secondary issue to be dealt with via traffic calming, other safety measures.

For signature .....

**4.3 Pegasus' Brief**

- i. To contact the Planning Inspectorate to request a time extension for submission.
- ii. Provide a written Appeal response on behalf of local residents, to summarise the objections submitted and to assist the inspector.
- iii. Carry out site visit to view site and its surroundings
- iv. Meeting with residents in the Village Hall to discuss strategy ahead of Hearing.
- v. Prepare for and attend the Hearing on 9th and 10th October 2018 in order to lead the Resident's submissions. (Individuals will still have the right to speak if they wish to do so.)
- vi. Provide planning advice to clients before, during and after the appeal hearing.

**4.4 Fundraising**

Contributions towards Consultants' fees are invited from anyone who would like to help cover costs, but absolutely no pressure or obligation.

*The Chairman thanked Mr Smith on behalf of residents and the Parish Council.*

*There followed a brief interlude: all members of the public left the meeting*

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**5 APOLOGIES** None

**6 MINUTES OF LAST MEETING** of 3rd July, agreed, signed by Chair.

**7 DECLARATIONS OF INTEREST** None

**8 PLANNING**

**8.1 Southlea Meadow Planning Appeal** – See 4. Public Session.

AGREED Unanimously to contribute £1,000 to Appeal fund.

ACTION Forward relevant documents to Pegasus including Parish Council submission to Appeal. Book Village Hall for Residents' meeting with Consultant.

Clerk to represent Parish Council at Hearing to commence 10am Tuesday 9th October. To outline journey of Neighbourhood Plan – process formally in place following support from Parish Assembly in May 2018.

**8.2 Neighbourhood Plan Report**

Core steering group working on draft Vision, Aims and Objectives. Plan to seek additional volunteers with specific skills for specific tasks. Neighbourhood Plan Drop-in day – first big 'Information / Consultation' day – planned for November.

**8.3 Parish Planning Applications**

Applications to note since July meeting: new application from Audleys Wood Hotel to make permanent the temporary permission for marquee. Southlea application for front porch and single story rear extension approved.

See **APPENDIX I** for all current planning application relating to the Parish.

**8.4 MOTO Motorway Service Area M3 J6**

See *Cllr Ruffell's comments in the Public Session*. Ongoing discussion with Highways England and so extra time is allowed. If the case officer is minded to recommend refusal, it seems the discussion will help clarify grounds for refusal and therefore appeal. The present agreed expiry date is 31st October.

**8.5 Pond Trees**

AGREED To instruct tree surgeon re agreed 'Amber' works to trees for end November..

For signature .....

**9 HIGHWAYS AND TRAFFIC**

**9.1 Southlea steps** Local Highways engineer has advised that HCC and BDBC are now unable to supply a handrail to steps along Southlea.

AGREED Unanimously that the Lengthsman will rebuild one set of step with two handrails, as a matter of urgency.

**9.2 Hackwood Lane single carriageway signs** Lengthsman to install when in Cliddesden *re 9.1 above*. See **APPENDIX II**.

**10 POND**

The Lengthsman cleared silt traps to the pond 11th August plus gullies surrounding and on Church Lane. Silt trap pits completely full and no evidence that the gullies have been cleared by Skanska. **APPENDIX III**.

Discussed with Local Highways Engineer and requested sight of Skanska's routine gully cleaning schedule for Cliddesden. The request has been put into Skanska but then has to go to their sub-contractor.

But the routine cleaning only includes gullies. Culverts require a separate order and Highways usually consider ponds to be the responsibility of the Parish Council.

**11 SCHOOL UPDATE**

ACTION Lynda Plenty to discuss with headmaster the requirements for school governor.

**12 WILL HAY MEMORIAL BENCH**

The Will Hay Appreciation Society wishes to donate a Memorial Bench to the Parish. The Society has suggested possible locations with connections to the old line and station. Agreed that these sites are most relevant but raise concerns for maintenance and security. Agreed that Simon Barker will discuss possible options with landowners.

AGREED By majority vote that if a site can't be found which has the support of landowners – and is to some extent overlooked and publically visible – the bench with its memorial plaque should be housed in the Village Hall for safety / security.

ACTION To establish value and advise insurers.

**13 VILLAGE HALL**

Parish Council confirmed agreement to purchase four-camera CCTV system. *See Finance for balance payment.*

**14 FINANCE**

**Cheques for signature**

- i. Signed between meetings
  - 728 All Secure Security – CCTV 50% deposit £876.41
- ii. Signed at meeting
  - 729 Personalised print Aug, Sept newsletters £136.48
  - 730 Clerk's salary Aug, September 2018 £536.04
  - 731 ST for 1&1 website Aug, Sept, Oct £ 35.96
  - 732 All Secure Security – CCTV 50% balance £876.41
  - 733 HALC – Neighbourhood Plan training £ 54.00
  - 734 PGGM – Silt Trap Waste Removal £ 78.00

**15 NEXT MEETINGS – Tuesday 6th November.**

Dates for 2019: Wed 2nd January - to confirm with Pat  
Tuesdays 5th March, 7th May (AGM), 2nd July, 3rd Sept, 5th November.

*Meeting closed at 9pm with thanks to all present*

For signature ..... Date .....

## **APPENDIX I – CURRENT PLANNING AND TREE APPLICATIONS**

### **PARISH PLANNING APPLICATIONS**

18/02436/RET (validated 21 Aug 2018) Audleys Wood Hotel, Alton Road, Winslade. Removal of condition no 5 of BDB/73056 to allow permanent retention of marquee.

18/02009/HSE **granted 23rd Aug** (validated 11 Jul 2018) 22 Southlea, Cliddesden. Proposed front porch and new rear single storey extension.

18/01249/HSE **granted 26th June** (validated 1 May) Faerie Meadows, 14 Hackwood Lane. Erection of single storey rear extension and balcony

18/01162/FUL **granted 19th June** DC Committee (validated 24 Apr 2018) Langdale Woods Lane Cliddesden. Erection of 1 no. 3 bed, 1 no. 4 bed and 2 no. 5 bed dwellings, with 4 no. carports and new access (amended scheme to 17/03218/FUL).

18/01025/HSE **granted 25th May** (validated 12 April) Cedars, Woods Lane. Erection of balcony.

17/03580/ROC (Validated 24th October 2017) Land To The Rear Of 8 Woods Lane. Removal of conditions 6 and 7 of permission 17/00656/FUL (erection of 1 no. 4 bed dwelling) relating to alterations to the existing access. Case Officer Laura Peplow

### **FARLEIGH WALLOP – INWOOD COPSE APPLICATION**

17/04222/FUL (validated 8th Jan) Land At OS Ref 460885 146376 Inwood Copse, Farleigh Lane. Change of use of land to a seasonal camp site, erection of associated amenity buildings, delivery of a Woodland Ecology Management Plan, and widening of existing access. Case Officer Russell Stock. Expiry date 9th November

### **OLD BASING – MOTO APPLICATION**

17/03487/FUL Land Adjacent to Junction 6 M3 Basingstoke. Construction of a new Motorway Service Area to comprise an amenity building, lodge, drive thru coffee unit, associated car, coach, motorcycle, caravan, HGV and abnormal load parking, and a fuel filling station with retail shop, together with alterations to the adjoining roundabout on the M3 and slip roads to form an access point and works to the highway. Provision of landscaping, infrastructure and ancillary works. Case Officer Lucy Page. Present expiry date Wed 31st October.

## **APPENDIX II. Hackwood Lane signs**





**APPENDIX III.** Pond silt traps, pipes and gully – 11th August 2018

