

AWBRIDGE PARISH COUNCIL

**Minutes of the meeting of the Council
Held in Awbridge Village Hall on
Thursday, 9th January 2020 at 7.30pm**

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

In attendance: 42 members of the public, Cllr Gordon Bailey TVBC, Fred Tucker (**FT**) Warden, All Saints Church Awbridge, Paul Airey Planning Consultant

Apologies: Cllr Roy Perry, Hampshire County Council

Clerk: Ian Milsom

Action

STANDING ITEMS

1. 1/20 Welcome, apologies for absence and declarations of interest

GJ Welcomed everyone to the meeting. Apologies as above.

2. 2/20 Public observations/questions on agenda items

A member of the public requested that the minutes of Parish Council meetings provide clearer information about the reasons for planning decisions.

Clerk

GJ advised members of the public that the agenda item regarding the proposed development in Church Lane on land adjacent to All Saints Church was being brought forward to enable the broadest input from members of the public present. **GJ** asked that individual contributions be concise, to allow as many people as possible to speak.

There were several contributions from members of the congregation of All Saints Church, some of whom live outside the Parish. These were in favour of the development.

The volume of traffic parking on the roadside in Church Lane during Sunday services and special events was highlighted. It was suggested that this will increase when, following refurbishment, the church is increasingly used as a community facility.

There was also support for the extension of the graveyard, which some residents felt is crucial to enabling those who have close ties with Awbridge to be laid to rest in the village.

There was some input from those living in Church Lane, with one resident claiming that the developer had not sought their views on the proposed development. Concern was expressed that the development will result in increased traffic in Church Lane, to the detriment of residents there.

There were additional comments regarding:

- the appropriateness of the proposed housing in terms of size, and its affordability for young families
- The number and size of houses proposed would be over-development of the site
- The subjectivity of supporting evidence submitted by the developer
- The proposed development, if approved, setting a precedent for using Policy COM9 of the Test Valley Local Plan 2011-29 to circumvent planning regulations in order to build homes outside of the settlement boundary.

NAK interposed at appropriate points in the discussion to explain:

- The purpose and process of pre-planning submissions, which enable planning applicants to ask planners if the proposal fits with local and national planning regulations and protocols. Planners will give guidance on what might be compliant and what might not be, so applicants can assess whether it is worth proceeding further.
- Policy COM 9 of the Test Valley Local Plan 2011-29, which sets out the framework for considering development which will meet community needs and help support community facilities. Development can only take place under Policy COM 9 if it is rural affordable housing, AND/OR the development is of discernible benefit to the community which is commensurate with the value of the housing proposed. There will be future questions about the types of housing and whether it fits with existing properties.
- The question facing the Parish Council tonight is whether it is equitable to lend in principle support to the development on the basis that it has the support of the community, and that the benefit accruing to the community is commensurate with the value of the residential element of the proposal.
- The Parish Council is not the arbiter of the final decision, this resting with Test Valley Borough Council as the planning authority. Even if the Parish Council gives in principle support to the development, this decision can be reversed when it views the final plans.

The developer's agent commented that the developer has carried out a cost benefit analysis, which suggests that the development will not be sustainable if the residential element of the proposal comprised of social housing. The Agent explained that if the Parish Council does not support the proposal in principle, it will not go ahead. If the proposal does move forward, there will be further opportunity for the Parish Council, and members of the public, to influence the development.

GJ drew the public session to a close and informed that the Parish Council would now move to consider its response to the proposed Church Lane development (See agenda item 5.)

3. 3/20

Reports and presentations

To receive Hampshire County Councillor, Test Valley Borough Councillor, Awbridge Members', Clerk's and Test Valley Association of Town & Parish Council delegate's reports.

NAK updated on developments relating to the trimming of the tree which is obscuring the flashing school sign on Romsey Road. Currently trying to persuade Hampshire County Council to undertake the required works. **NAK** advised that the new headmaster at Awbridge Primary School is willing to speak to the Parish Council about inconsiderate parking by parents during the school run.

IM advised that a compensation payment of £1,000 has been received from Southern Water. It was agreed to discuss, at the February 2020 meeting, how this money can be spent for the benefit of the Awbridge community.

Clerk

4. 4/20

Minutes

To confirm the minutes of the meeting held on 28th November 2019.

This item was postponed until the February 2020 meeting.

Clerk

Information update on items from the meeting on 28th November 2019 not on the agenda or included in reports:

- Historical Parish Council records
- Transfer of bank account
- Insurance claim, bench at war memorial

This item was postponed until the February 2020 meeting.

Clerk

5. 5/20

Planning

To consider planning applications notified to the Council. See Appendix 3.

Neighbourhood Development Plan

This item was postponed until the February 2020 meeting.

Clerk

Church Lane

To decide Councils response to the pre-planning submission.

The clerk circulated copies of emails submitted by parishioners.

Members of the Parish Council had a wide-ranging and prolonged discussion regarding the Church Lane development. Areas touched upon included:

The lack of rigorous information needed to reach an informed decision, for example, data relating to:

- The actual level of support for the proposal development, particularly from residents of Church Lane;
- The volume of traffic using Church Lane and the actual extent of the parking problem when the church is in use
- The number of burials and cremations over the past 5 years, which would enable an assessment of the pressure on the existing graveyard

Alternative sources of funding for the provision of a church car park and the extension of the graveyard were discussed, including a contribution from the Dioceses of Winchester and a grant from Test Valley Borough Council's Community Infrastructure Levy fund.

Concern that the Parish Council's established protocol of not speaking to developers until detailed planning applications were submitted would be compromised.

GJ moved to a vote on the proposed development. It was proposed by **PA**, seconded by **NAK** that a vote be taken on giving in principle support to the proposed development in Church Lane. Three members voted in favour, and an equal number voted against. Chairman **GJ** used his casting vote in favour of in principle support. **Motion carried.**

9.20pm Due to the time devoted to the proposed Church Lane development, GJ proposed an extension of 40 minutes in order to complete time-bound items on the agenda, the remaining items to be carried forward to the February 2020 meeting. Seconded by PA. Motion carried.

6. 6/20 Financial and Administrative

- To set the annual budget and precept for 2020/21
It was proposed by **NAK**, seconded by **KS** that the annual precept for 2020/21 shall be £8871, which equates to £24.85 per property per year. **Motion carried.**
- To receive quarter three account statements
IM circulated details of actual spending against budget.
- Bank reconciliation

This was duly signed by the Clerk and Chair, and a copy forms Appendix 3 to these minutes.

- Payroll – update on contracting out payroll administration. **Clerk**
This item postponed until the February 2020 meeting.
- To authorise payments detailed at Appendix 3. These payments were approved.
- Parish Lengthsman – to receive tasks for worksheet. **Clerk**
Postponed until February 2020 meeting.

7. 7/20 **Workplan**
The review and update of the workplan was postponed until the February 2020 meeting. **Clerk**

OTHER BUSINESS

8. 8/20 **Grants to voluntary organisations**
This item was postponed until the February 2020 meeting. **Clerk**
9. 9/20 **Correspondence received**
Postponed until February 2020 meeting. **Clerk**
10. 10/20 **Date of next meeting**
27th February 2020.
11. - **Closure of meeting** 10.00

Appendix 1

Planning Applications

19/02940/FULLS Land Adjacent Dunbridge Lane, Awbridge. Erect equestrian barn and provision of associated parking and turning area. The Council raised no objection to this application.

Outcome of previous planning applications

19/02596/FULLS East View, Saunders Lane. Erection of 5 Dwellings. **CURRENT.**

19/02701/TPOS Linton Woods, Danes Road. T1 - Scots Pine - Fell, T2 - Birch - Fell, T3 - Birch - Fell, T4 - Beech – Fell. **CONSENT subject to conditions and notes.**

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. **CURRENT.**

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

Cheque no.	Payee	Payment Amount	Reason
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000006	S Nightingale	£76.88	SLR Contract December 2019
000004	I Milsom	£1100.62	Salary & Allowances October – December 2019
000005	HMRC	£239.60	PAYE October – December 2019
000007	D Wheeler	£235.00	Installation of new notice board
000008	ADVA	£220	Hall Hire

Appendix 3

AWBRIDGE PARISH COUNCIL BANK RECONCILIATION At 19 December 2019

Prepared by Ian Milsom (Clerk and responsible officer)

Approved by Council on 9 January 2020

Barclays Community Account balance per bank statement dated 19 December 2019	£33,020.93
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Barclays Business Savings Account balance per bank statement dated 19 December 2019	£ 6,259.03
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	Total	£39,279.96
Less unpresented cheques: None		£00,000.00

Total	£39,279.96
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NatWest

25 November 2019 Test Valley Borough Council (TVBC) CIL payment	£ 1,758.75
27 December 2019 TVBC Councillor Grant Programme funding application	865.00
3 January 2019 Barclays account closure transfer (Includes compensation)	39,414.18
8 January 2020 Broughton Parish Council, share of SLR camera maintenance	230.64
Subtotal at 9 January 2020	£42,268.57
LESS NatWest unpaid item fee (Compensated by Barclays)	- 80.00
Total at 9 January 2020	£42,188.57
Cash book balance as at 9 January 2020	<u>£42,188.57</u>