



WINCHFIELD PARISH COUNCIL

www.winchfield-pc.org.uk

| | | | |
|----------|------------------|---|---------------------|
| Chairman | • Andrew Renshaw | • Talbothays Farm, Station Road, Winchfield, Hook, Hampshire RG27 8BZ • e-mail: renshaw.aj@gmail.com | • Tel: 01252 843566 |
| Clerk | • Alison Ball | • 54 Lapin Lane, Basingstoke, RG22 4XH • e-mail: winchfieldparishclerk@outlook.com | • Tel: 01256 810649 |

MINUTES OF THE MEETING OF WINCHFIELD PARISH COUNCIL HELD ON MONDAY 16 SEPTEMBER 2019 IN WINCHFIELD VILLAGE HALL STARTING AT 7.30 PM

PRESENT: Cllr Andrew Renshaw (Chairman), Cllr Meyrick Williams (Vice-Chairman),
Cllr Louise Hodgetts, Cllr Kate Stewart
Cllr Spencer Farmer (HDC)
7 Members of the Public
Mrs Alison Ball (Clerk)

The Chairman opened the meeting by welcoming everyone with special mention for Cllr Farmer and a welcome back to the Clerk as this was her first meeting since returning from maternity leave.

1 APOLOGIES

Apologies were received from Cllr Richard Milnes-James (WPC), Cllr David Simpson (HCC), Cllr Anne Crampton & Cllr Tim Southern (HDC), Chris Griffin (Footpath Warden) and members of the Neighbourhood Policing Team.

2 DECLARATIONS OF INTEREST AND APPLICATIONS FOR DISPENSATIONS UNDER S33 OF THE LOCALISM ACT 2011

As at previous meetings, the Chairman declared his ownership (with his wife) of 45 acres of land in the parish which had been the subject of overtures from developers. He reiterated that the land is not available for development.

Cllr Williams declared his membership of Winchfield Action Group, Winchfield Festival committee and an interest in Item 9 Broadband as he would be likely to benefit from any improvement in speeds.

Cllr Kate Stewart declared an interest in Item 9 Broadband as she would be likely to benefit from any improvement in speeds.

3 MINUTES OF PREVIOUS MEETING

The Minutes of the Parish Council Meeting held on 22 July 2019 were agreed and signed as a correct record.

4 MATTERS ARISING

There were no matters arising not covered by the Agenda.

5 SHAPLEY HEATH GARDEN VILLAGE

Cllr Williams reported that following on from the report at the last meeting that Hart District Council (HDC) had announced it had been successful in its bid to join the Government's

Garden Communities programme, receiving £150,000 in this first year, the Parish Council had written to Robert Jenrick, the Secretary of State at the Ministry of Housing, Communities, and Local Government. This letter set out the concerns of the Parish Council, the principal ones being:

- The Inspector's findings following the independent examination of the Local Plan had rejected the Shapley Heath Garden Village (SHGV) proposal, which followed HDC's Garden Village Application in November 2018.
- HDC's ongoing promotion of SHGV is not supported by the Inspector's findings on the submitted Local Plan and he is quite clear that other options need to be considered in an impartial manner.
- The absence of sound justification for bringing forward SHGV, as it is not needed to meet identified housing needs, and the lack of evidence to demonstrate that the proposal is deliverable and sustainable, was confirmed by the Inspector's findings on the submitted Plan.
- The numerous shortcomings with HDC's bid when considered against the Garden Communities prospectus.
- HDC had pre-determined the plan-making process, and failed to provide the evidence to the Inspector to demonstrate that it had impartially assessed reasonable alternatives. If HDC proceeds with a Local Plan review as indicated based on SHGV as its chosen long-term growth strategy, it will irresponsibly overlook the Inspector's criticisms of the current Plan's failure to impartially assess reasonable alternatives, and continue to ignore local opinion. HDC's bid to be included in the Garden Communities programme is a further demonstration of its continuation to pre-determine the planning process.
- HDC's ongoing promotion of SHGV is not supported by the local communities directly impacted by this large-scale proposal.

Winchfield's letter had the support of eight other parish councils, and was publicly available on the Parish Council website. Cllr Williams thanked former councillor Paul Jackaman plus the team at John Boyd Planning Associates for their help in writing the letter.

The letter to the Secretary of State had been copied to the local MP, Ranil Jayawardena, who had responded setting out his own view and involvement. Cllr Williams felt that some of the response had been disappointing and he was not satisfied that the MP had fully understood all the points being made. Shortly after this response was received a letter from a policy official on behalf of the Secretary of State was also received. This was considered an unsatisfactory response and a second letter had been sent on 30 August to the MP requesting a meeting with him and to ask for his support in engaging with the Secretary of State. A response to this was awaited and Cllr Crampton had undertaken to follow this up. Copies of all the letters were publicly available.

Since the letters had been written HDC had published a paper to be considered at a meeting of Hart's Overview and Scrutiny Committee the following day (17 September). This paper outlined Hart's strategic approach to take forward the garden community programme. Cllr Williams had worked with John Boyd Planning Associates and Paul Jackaman to prepare a statement to present to the committee which would be sent to the O&S committee chairman, Cllr Ken Crookes, and copied to the eight parish councils that had been supporting the parish council, prior to the meeting. Cllr Williams intended to attend the meeting to present the statement. It was believed that representatives from the Rural Hart Association and the Winchfield Action Group would also be addressing the committee. Cllr Williams presented a final version of the statement for approval.

It was AGREED that the following statement be approved for presentation to the HDC Overview and Scrutiny Committee:

“Winchfield Parish Council comments on Paper F: Garden Community Programme

Winchfield Parish Council (WPC) requests that the O&S committee meeting on 17 Sep 2019 recommend that Paper F is withdrawn until all issues and concerns have been rigorously addressed. It is reasonable to expect a commitment from Hart District Council (HDC) that will ensure that all options for long-term growth in Hart are robustly tested in a fair and impartial manner.

WPC and 8 other Parish Councils (PCs) (namely: Hartley Wintney, Odiham, Dogmersfield, Crondall, Greywell, Long Sutton & Well, and Eversley with a decision awaited from South Warnborough) are adamant that the Ministry of Housing Communities and MHCLG has erred in awarding £150,000 to HDC for the reasons set out in our letters to the Secretary of State and our MP. HDC should suspend any activity on the programme until the concerns raised in the letters are satisfactorily resolved.

WPC also questions whether HDC’s proposed use of the funding is legitimate and in-line with what MHCLG expects it to be used for. It seems premature and irresponsible to be making decisions over the use of public funds to establish a place making/place WPC also questions whether HDC’s proposed use of the funding is legitimate and in line with what MHCLG expects it to be used for. It seems premature and irresponsible to be making decisions over the use of public funds to establish a place making/place shaping approach and governance arrangements, when the fundamental issues raised by the Inspector, Mr J Manning, over the lack of evidence to demonstrate deliverability of a new settlement as a growth option should be tested first. If the grant is not revoked, then it should only be used to test these fundamental issues in a clear and transparent way.

In approving Paper F, HDC will embark on a programme which will be at variance with the guidance provided by the Inspector post the Examination in Public of the HDC draft Local Plan. In paragraph 1.3 of Paper F HDC states *“the report does not seek to pre-* In approving Paper F, HDC will embark on a programme which will be at variance with the guidance provided by the Inspector post the Examination in Public of the HDC draft Local Plan. In paragraph 1.3 of Paper F, HDC states *“the report does not seek to pre-determine the planning position with regard to a potential new settlement in Hart as a future growth option”* However, the timetable in the HDC bid for building the first homes in 2023 is irrefutable evidence of pre-determination, given the normal time scales for new settlements of this size. HDC has therefore ignored the warning in the Inspector’s letter dated 26 Feb 19 (para. 10) *‘to uplift the housing requirement beyond 423 dpa, to deliver additional affordable housing, would result in open market dwellings being provided when there is no evidence of any need, which could lead to an imbalance between homes and jobs and unsustainable commuting patterns’*. HDC’s bid proposes building an extra 2,440 homes during the current plan period from 2023 to 2032.

Without prejudice to the above, WPC has concerns regarding the proposed governance structure. The HDC bid, para 12c, refers to ‘*agreed governance arrangements*’ but there is no evidence that these arrangements have been circulated to Parish and Town Councils for their consideration or agreement. At the Cabinet meeting on 1 Nov 2018 WPC made a statement regarding the proposed governance structure (included as an Appendix below). It was agreed at the meeting that a new group directly linked to the HDC New Settlement (NS) Working Group would be set up as the “Elected Stakeholder Advisory Group” consisting

primarily of representatives from Winchfield and Hook Parish Councils, regardless of whether CIL was introduced or that S106 still applied. This Advisory Group would have a direct input to the HDC NS group both at their invitation and also at the subgroup's request so that there would be active two-way engagement. The proposed governance structure in Paper F does not comply with this agreement.

Appendix – WPC statement to HDC Cabinet 1 Nov 2018

You know we disagree with draft Local Plan Policy SS3 and seek its removal from the Plan; therefore this statement is without prejudice in that regard.

We assume that once the Local Plan has been examined and adopted Hart DC will draw up and introduce its Community Infrastructure Levy regulations. The MHCLG Guidance on CIL, paragraphs 72, 74 and 75 are the relevant references.

Our understanding places Winchfield Parish Council and possibly Hook PC in an unique situation which merits a change to the DPD governance structure.

Winchfield Parish Council has a made Neighbourhood Development Plan and will therefore be entitled to 25% of any CIL charged on development in its Parish. This could amount to some £15m for 3000 houses given typical CIL rates. It is anticipated that Hook PC will also have a made NDP in due course. Any new settlement in the Area of Search will have houses in either or both Parishes.

Hart's draft Governance proposals for a New Settlement contain a hierarchy of committees and, given that Winchfield PC (and also Hook PC once they have a made NDP) would become a significant stakeholder if the New Settlement came about, Winchfield PC considers it should have a place on the New Settlement Working Group. It would be inappropriate given our share of CIL to be relegated solely to the Community Forum – we should be on both.

We therefore request that you table a suitable amendment to the draft Hart New Settlement DPD Governance and Resourcing Arrangements to the effect that if HDC adopt CIL then the DPD governance structure will need to be reviewed to include those Parish Councils that are directly impacted by the new settlement as members of the Working Group.”

Following approval of the above statement to the O&S committee, Cllr Williams advised that some funds needed to be set aside should a meeting or a response be forthcoming from the MP and/or the Secretary of State.

It was AGREED that £3,000 excluding VAT and disbursements be set aside from the Planning Counsel budget for any work needed in relation to the Garden Community Programme.

Cllr Farmer advised that he was a member of the Overview and Scrutiny Committee and would attend the meeting. He summarised his views on the matter and stated that the paper may receive approval so it would be important to challenge some of its content. Cllr Farmer confirmed that all the conservative group at HDC were united in opposition to the SHGV proposal as they could see the impact it would have on their local communities.

The Chairman thanked all involved and advised that a petition had been started on change.org opposing the SHGV proposal.

6 HART LOCAL PLAN

Cllr Williams reported that work on this by the Parish Council was now complete. The final responses to the proposed modifications had been submitted by John Boyd Planning Associates on behalf of WPC. It was hoped that a final letter from the Inspector would soon be forthcoming.

7 **SECTION 106 FUNDING**

On behalf of Cllr Milne-James, Cllr Williams reported that following their meeting with the HDC Joint Chief Executive, Daryl Phillips, who had offered to approach Kirkby Homes regarding the use of the s106 funds, action on this was still awaited. In the meantime the Canal Society would be approached to discuss the major project which would aim to improve accessibility to the towpath.

8 **COMMUNITY SAFETY**

Cllrs Williams and Hodgetts had recently met with Ian Janes from Hampshire County Council's Traffic Management division. During this meeting there had been a discussion about the progress with the approval for the sites for a SID. Mr Janes advised that the formal licence for each location should be issued within the next two weeks and the street furniture provided within four to eight weeks. He had kindly taken another look around the parish at the sites that had been submitted and made a couple of suggestions about moving the posts further back from the highway, which would hopefully stop high-sided vehicles hitting the SIDs once installed. HCC would be paying for any posts that needed to be moved but any extensions would be paid for by the Parish Council. Cllr Hodgetts hoped to receive a quote for this shortly but the indications were that it should not cost more than £800.

It was AGREED to allocate £1,000 from the Community Benefit Fund for works needed to ensure that the street furniture would be suitable to hold a SID.

Once the poles were made suitable to hold a SID it was proposed that one be borrowed from Mattingley Parish Council initially but that consideration be given to purchasing a SID, possibly jointly with Dogmersfield Parish Council. A team of volunteers would be needed to move the SID around the approved locations.

When the application was made to HCC for approval of sites for a SID, sites were included that had little chance of success but were submitted to raise awareness of the traffic issues. Cllr Williams and Hodgetts discussed these sites with Mr Janes to try to identify what could be done. Areas included Odiham Road, Bagwell Lane, Pale Lane / Barley Mow, The Hurst and Winchfield Hurst (by the pumping station).

Options would be explored for these locations which would all have to be community funded but with the support of HCC. Options available were included in a HCC document which would be made available via the Parish Council website. An application would need to be made for each location but Mr Janes agreed that the Parish Council could make a multi-site application under the same single application at a charge of £250. A condition of this was that there would need to be buy-in from the community. The intention was to draft some options and present these to residents for comments.

It was AGREED: (1) to allocate £250 from the Community Benefit Fund for the application to HCC for traffic calming measures; and (2) to allocate £250 from the Community Benefit Fund for publicity measures for proposed traffic calming projects.

Another project discussed at the meeting with Mr Janes was the installation of new finger posts across the parish. This would also be included under the same single application so there would be no additional cost at this time. The reinstatement of the finger post at the junction of Pale Lane / Winchfield Hurst and renewal of the existing one at Bagwell Lane / Station Road were also raised. Residents were requested to report any other missing or damaged finger posts.

Cllrs Williams and Hodgetts had also raised the subject of the current location of the 50mph restriction on the B3016 and Mr Janes had agreed to go back and review the accident records and advise if there was a case to challenge its extent as it stops short of the Dignity pet crematorium and Winchfield Court Farm where Winchfield Logs was located. Both were expanding businesses just outside the 50mph limit.

On the project to install defibrillators in the parish, Cllr Hodgetts advised that she intended to do site visits shortly at the Barley Mow and Village Hall. She requested that £600 be paid to the British Heart Foundation for the donation of a defibrillator.

It was AGREED to donate £600 to the British Heart Foundation for a defibrillator.

9 BROADBAND

Cllr Stewart reported that she had contacted Openreach and it was hoped that the project to improve speeds at Winchfield Court would be completed by Christmas.

On the service to Spratts Hatch Lane, a resident had obtained a quote for installation which had been substantially lower than a previous quote. The resident would meet with Openreach and it was hoped that the residents in seven properties in Spratts Hatch Lane would be willing to contribute.

Cllr Stewart felt that no more could be done in the rest of The Hurst area until the work was completed at Winchfield Court.

10 LITTER PICK UPDATE

Kerry Wedlock confirmed that the next litter pick would take place on Sunday, 17 November, and she already had 21 volunteers. An advert would appear in the next Contact magazine. She confirmed that Sarah Garwood would organise the refreshments.

11 HIGHWAYS

Cllr Williams advised that a meeting was due to take place on Friday, 20 September, with Hampshire Highways and Dogmersfield Parish Council to discuss highway repair and associated issues. The main items that would be raised were the 'give way' sign and road markings at Pale Lane; the removal of the kerbstones near the pumping plant; and the drainage on the corner of Bagwell Lane and Station Road.

The good news was that the missing village sign in Taplins Farm Lane had been replaced.

In early September the Lengthsman had done some work to tidy up around the bus shelter and to clean and clear vegetation from all road signs. This work had not all been completed so Cllr Williams had requested that the Lengthsman return and finish the work.

The signs on the B3016 had not been included in the list of those to be cleaned but this would be tackled as a separate job.

12 FOOTPATH REPORT

Cllr Williams said he had reported a complaint raised at the last parish council meeting about overgrown vegetation at footpath 501 near Totters Lane and Hampshire Rangers had very promptly cleared the area.

Footpath 1 up to the A30 needed some clearing but as this did not appear on the list of sites to be cleared annually it would be added to the list of jobs for the Lengthsman.

13 PLANNING

13.1 Applications received since the last meeting

The following applications had been considered and responses made since the last meeting:

19/01574/HOU Little Conifers, The Hurst *Part single and part two storey side and rear extensions.* Response submitted: Winchfield Parish Council objects to the application and draws attention to the potential harm to the heritage asset of Rose Cottage and character of the area as described in the planning officer's pre-app advice letters dated 17.6.19 and 3.7.19.

19/01642/HOU 39 Beauclerk Green *Insertion of velux window to front and velux window and dormer window to rear to facilitate the conversion of the loft to habitable accommodation and alteration of the position of the first floor side window.* 'No objection' submitted.

19/01382/HOU 6 Station Hill *Demolition of the existing shed and rear single storey lean-to extension. Proposed two storey rear and side extension and additional single storey extension, with associated vehicle parking and landscaping arrangements and proposed fenestration changes to the existing outbuilding.* Response submitted: No objection but note and support the recommendations of the bat survey report.

19/01696/HOU 6 Winchfield Court *Proposed single storey rear extension.* 'No objection' submitted.

19/01893/FUL Street Record, Old Potbridge Road *Redistribution of stockpiled soil and associated landscaping.* The meeting agreed to make 'no objection'.

The following was a pre-application and the Parish Council had not therefore been formally notified but it was added to the Agenda for information purposes:

19/01988/PREAPP *Land North of Winchfield Court, Pale Lane.* Erection of 6 dwellings, associated access, parking and landscaping.

Paul Jackaman advised that he may go to see the case officer about this application. He understood that as this was a new application all the reports, such as the bat survey, would need to be done again. He said the appeal decision on the previous applications which were refused was important because it contained details about the parking provision contradicting the policy of the Winchfield Neighbourhood Plan.

14 FINANCE AND GOVERNANCE

14.1 To appoint an internal auditor for 2019/20

It was **AGREED** to appoint Mike Platten from Farsight Consulting to act as internal auditor for the financial year 2019/20 and that the Chairman sign the letter of engagement.

14.2 Request for a Grant received from Winchfield Parochial Church Council

An application had been received from the Winchfield Parochial Church Council for funding of £1,000 for churchyard maintenance.

It was **AGREED** to award a grant of £1,000 to the Winchfield Parochial Church Council.

14.3 Review of Financial Regulations

The Financial Regulations had been reviewed in light of recommendations made by the National Association of Local Councils. It was suggested that some minor amendments be made, the most substantial of which related to section 11 Contracts. These amendments had been circulated prior to the meeting.

It was **AGREED** that the Financial Regulations be amended as recommended and be adopted.

14.4 Payments for Approval

The following payments were approved:

| | | |
|------------------------------------|----------------------|------------|
| Clerk - AB | September Salary | £287.08 |
| Clerk - AB | October Salary | £287.08 |
| Centrewire | Gates | £354.00* |
| JB Planning Associates | Planning Consultancy | £10,567.86 |
| *Payment made prior to the meeting | | |

15 CORRESPONDENCE

The Clerk advised that a folder of correspondence was available.

16 ANY OTHER BUSINESS *Report Only*

Cllr Williams requested that the Neighbourhood Plan be added to the Agenda for November as the Hart Local Plan should be finalised by then which would result in some amendments being necessary.

The Clerk reported that the external auditors had been in contact over the summer requesting additional information. This had been provided but the final report had not yet been received.

17 DATE OF NEXT MEETING

It was noted that the next meetings were due to be held on 18 November 2019, 20 January 2020 and 16 March 2020.

There being no further business, the meeting closed at 8.30pm.