

Minutes of the Ampert Parish Council meeting held on Monday 10<sup>th</sup> January 2022, 7.15pm at  
**East Cholderton Scout Hall.**

Present: Cllr C Harris – Chairman, Cllr S Coke - Vice Chairman, Cllr A Montagu, Cllr T Grimshaw, Cllr Mrs S Baker, Cllr Mrs T Hawkings-Byass, Cllr Mrs S Richardson, Cllr Mrs D Stephenson & Cllr T Redpath.

Also present

Mr T Hartigan (non-voting member)  
Mr Peter Harvey  
Test Valley Borough Councillor Mrs M Flood.  
Heather Bourner – Parish Clerk  
41 Members of the Public

### **1 Apologies:**

Apologies for absence had been received from TVBC David Coole.

### **2 Declarations of Interest**

There were no declarations of interest.

### **3 Application for lawful development certificate- Haydown farm**

Cllr Harris outlined the application and explained either the application could be dealt with by issuing a lawful development certificate or an application for full planning will be required. TVBC Maureen Flood confirmed TVBC are the planning authority who will make any decision, the Parish Council are consultees as are all members of the public. The central question being is the proposed development permitted development or not.

One of the applicants described the plans for a microbrewery which will be a very small enterprise using locally sourced ingredients. The intention is to produce small amounts of beer for sale direct to the consumer, most by off sales although there will be some consumption on site. He gave some statistics about another microbrewery which is a larger enterprise than Breach Farm is intended to be, and confirmed there have been no complaints about this enterprise in the eleven years it has been trading.

A second applicant described how he had submitted business plans along with plans of the buildings to TVBC asking them if this was an application that could be considered under permitted development. The response from TVBC was that the farm buildings could be changed in accordance with permitted development and subsequently work commenced. A short while later TVBC planners visited the site and advised that an application for a lawful development certificate was required. This was subsequently submitted.

**The members of public present were given the opportunity to ask questions or pass comments. Details as follows**

Could any other business be considered by the landowner? If so, this could open the option for businesses from outside the area being considered.

If permitted development is allowed on this site for this enterprise does this mean other business can make similar applications

Can the Parish Council give some details of the criteria that TVBC will use to decide if this can be permitted development?

Does the change of use depend on what activities are proposed?

Development of a business is not just the building there are the surrounding works to such things as the car park.

One area of the barn has already been developed into a business - is this relevant? It was confirmed this was storage for the operatic society provided free as a goodwill gesture.

Some of the buildings were being used and were therefore not redundant, some of this may have been non-agricultural storage.

How much water would the brewery use? Answer, less than the average household of two adults

Has due consideration been given to animals near the site and the increase in traffic?

Concerns raised that in due course business may expand.

Why is there parking for 25 cars if this is to be a small enterprise. Business did not need 25 parking spaces however there is room to park up to 25 cars if needed.

Concerns about noise and trespass if the brewery is open late at night and how this could affect neighbours.

Concern that statistics given relate to businesses in towns and are not comparable to a business in the country.

Concerns raised about additional litter created by possible café also on site.

Comment that a great deal of detail has been given about a brewery but is East Cholderton the right place for this. Why was a successful business moved from the previous location?

Urge Parish Council to seek further details, an environmental impact assessment is required in particular in relation to waste management, a traffic impact assessment in particular on the single-track lane to the farm, and a conservation study on wildlife is required. A request that TVBC should come and view the site.

Change of use to this the first business could set a precedent which if allowed may lead to other businesses gaining permission to trade, the danger being the whole area becoming light industry when it is a rural site.

A local petition has been seen by 90% of households in the in East Cholderton and 80% of those who have signed do not want a brewery.

Will the business require large vehicles to deliver goods, expectation was 1 transit van per week, 2 small ridged lorries per month.

Comment that the Parish Council needed to treat the matter both sensitively and with transparency given that one of the applicants works closely with the Parish Council.

Having heard from all those present who wished to speak the Parish Council agreed to meet to discuss the matter after all members had the opportunity to review the recently submitted document providing further details about the brewery. Details of their decisions would be made public as soon as possible.

#### **4 Public Participation**

There were no other issues raised by the public present.

#### **5 Co-option of new Parish Councillor**

The appointments committee had considered the applications expressing an interest in joining the Parish Council. After deliberations Cllr Stevenson proposed Peter Harvey be co-opted to the Parish Council. This was seconded by Cllr Baker. All Agreed. The Clerk provided all the necessary forms for completion.

#### **6 Minutes of previous meetings & matters arising**

**Resolved:** The minutes of the meetings held on 15<sup>th</sup> November were confirmed as a correct record subject to one amendment and signed by the Chairman. Proposer Cllr Coke seconded Cllr Richardson. All in favour.

#### **7 Specific reports**

**Principle & Process-**Cllr Coke had nothing to report.

**The Fen & Green-** Cllr Harris reported that bulbs have been planted around the green and at the fen.

Cllr Richardson reported that new goal posts have been installed- Cllr Baker said lots of positive comments have been made regarding the new equipment.

**Footpaths-** Cllr Mrs Hawkings-Byass said she had received a report of fallen tree at top of Sarson Lane which she will arrange to be cleared.

**Communications** - Cllr Baker reported plans to rebuild Monxton & Amport Village Hall are progressing, enforcement action to prevent the Black Swan building falling into disrepair is to be taken by TVBC, and avian bird flu has been found in a nearby village.

She said that following concerns raised during a recent power outage she believes a community resilience plan would be of significant benefit and would be happy to lead on this. She asked other Parish Councillors to consider helping.

Finally, she asked that all Councillors write a short pen picture of themselves along with details of their portfolios to be published on the Parish Council website.

**School Liaison** – Cllr Baker confirmed she is in regular communication with the school and detailed various events being held. In particular children will be participating in cycling proficiency on the roads around the school between 12<sup>th</sup> & 14<sup>th</sup> of January and a virtual quiz is to be held on the evening of 14<sup>th</sup> January to raise funds for the creation of a garden in the churchyard which will be used by school children.

**Neighbourhood Plan**- Cllr Stephenson reported that an approach had been made to TVBC to begin the process of drawing up a plan. Some specific wording was required to the application and this was discussed and agreed. Cllr Harris formally proposed the Parish Council begin the process of drawing up a neighbourhood plan to include the whole of the Parish Council area as defined by its boundary. This was seconded by Cllr Coke. All agreed. The Clerk will submit the required application.

**Highways** – Cllr Redpath had circulated a report which provided a proposed plan of action, to address some of the areas of concern throughout the parish, in particular into speed awareness signs and the possibility of a reduced speed limit. He said lots of research was required and there was a need to engage with the community to gather views. He will work with Cllrs Stevenson and Baker to develop the plan.

### **8 Southern Water over pumping & water quality**

Cllr Grimshaw reported that in the last two months, the weather has been kind and water levels have not yet risen significantly, suggesting tankering may not be required until the end of January or subsequently. He also confirmed work has been taking place in the parish to line sewers which has seen some road closures. Finally, he confirmed the next meeting of the pan Parish Councils and Southern Water was to take place on 17<sup>th</sup> January and a full report will be given at the February Parish Council meeting.

### **9 Solar Farm Plans**

Cllr Montagu confirmed the planning application for the solar farm has been submitted to TVBC. He also confirmed legal documents regarding the community benefit are being processed.

### **10 Avenue of Trees**

Cllr Harris confirmed the subcommittee working on this project have drawn up a planting plan and made an application to TVBC for tree preservation orders to be placed on the trees as they are planted. A bank account for donations to this project is in the process of being opened. It is hoped planting will take place in February.

At the November meeting Cllr Richardson proposed a tree be planted and dedicated to Her Majesty Queen Elizabeth to commemorate the Platinum Jubilee. This could be part of the tree avenue or on the village green. Cllr Harris had talked to a local tree expert for advice on where a good location would be and is awaiting details.

### **11) Defibrillators**

Cllr Richardson agreed to speak to the manager of the local garden centre again about the possibilities of siting a defibrillator at their premises.

### **12 Clerks report**

The Clerk confirmed the training session for all Councillors on 4<sup>th</sup> February 2022 had been cancelled by the HALC trainer as they are not currently offering face to face training in view of the surge in COVID cases. She confirmed online training was available to individuals.

All agreed that a group session would be preferable and this will be re visited later in the year.

The Clerk confirmed the Parish Council dedicated website is now live and reminded Councillors to let her have any reports they wished to be posted.

The dedicated email service is now also ready for use and it was agreed that this service should be used for Parish Council business. The Clerk will send all councillors details on how to use the service.

The precept request has been submitted to TVBC.

### 13 Finance

The bank balance as 30/12/2021 was as follows:

Lloyds treasurers £22686.97

Lloyds deposit £12221.26

### Payments

**Resolved:** that the following payments be approved,

H Bourner salary	£369.15
HMRC	£92.29
H Bourner exp.	£35.06
Sue Richardson	£86.52
Business Stream	£16.00
Clive Hutchinson	£1600.00

Retrospective	
H Bourner salary	£369.15
HMRC	£92.29
Eclipse pest control	£140.00
2 <sup>nd</sup> Andover Sea Scouts	£160.00
Kinex electricity	£22.94
Kinex electricity	£9.57

### 14 Borough & County Councillor Reports.

**HCC Chris Donnelly** was not present

**TVBC David Coole** had sent apologies.

### TVBC Councillor Maureen Flood reported

#### Andover-Vaccination Centre

Vaccinations at Andover's Chantry Centre are continuing thanks to the Primary Care Network, alongside support from Test Valley Borough Council.

Andover Chantry Centre walk in vaccination availability for those eligible check at: Find a walk-in coronavirus (COVID-19) vaccination site - NHS ([www.nhs.uk](http://www.nhs.uk))

#### Test Valley Borough Council Emails

##### Sign up to our email at [www.testvalley.gov.uk/emails](http://www.testvalley.gov.uk/emails)

The council has launched a new email update system. The system allows regular useful information to be sent out to those who choose to subscribe and can be personalised as users select their preferences.

Events, bin collection dates and countryside information are just some of the updates being sent out. Users of My Council Services will have had a one-time email to notify them of this new service, asking them if they would like to subscribe. Their details are not stored on the system and they have to opt-in to receive these new updates and can unsubscribe at anytime.

### 15 Planning

The following decisions by TVBC were noted:

21/02765/FULLN-erect detached garage, garden store, ancillary accommodation and vehicular access with gates- White Cottage, Keepers Hill- refused

21/03292/TREEN- crown thin beech- Copper Beeches, Monxton Road-no objection

**Resolved:** that the planning advisory committee's approval on the following applications were endorsed:

21/02304/FULLN & 21/02305/LBWN- Revised application to convert Amport House to a hotel- comments sent to TVBC

21/03594/TREEN- pollard ash-Victoria Cottage, The Green-no objections

21/03625/FULLN- single storey extension and replacement front door-Meadowside, Wiremead lane -no objections

21/03697/FULLN- two storey extension-Kimber, Sarson Lane-no objections

22/00004/TREEN- fell 2 x Ash, 1 Spruce and remove Beech hedge, Brooklands, East Cholderton-no objections

### **Update on Ampert House**

Cllr Harris confirmed that the TVBC officer is hoping the application will be considered by the planning committee in January. However, they are still waiting for some consultee comments and details from the architect which may delay any hearing.

### **16 Any other business –**

Cllr Harris confirmed Robert Talbot Rice has chased Openreach again for news on the prices for installation of fibre to the premises on properties on the Weyhill Exchange. He confirmed The Abbots Ann exchange installation is making progress.

Cllr Harris said he would be meeting a group of local residents shortly to discuss the proposal put forward by The Hawk to extend the parking at the front of the pub. He will report further at the next Parish Council meeting but confirmed the pub is keen understand whether the Parish Council is supportive of the proposals put forward.

Finally, Cllr Harris said the Parish Council welcomes new ideas from Councillors and others at all times. Some suggestions have been made recently which include possibly extending the playground facilities, or even investigating a village or parish shop. He suggested a Parish Council member be appointed as a Projects Officer to consider any suggested projects conceptually IE If there is a demand, can the project be delivered, and who will be responsible for the project going forward. This can be a standing item on each agenda. All councillors were asked to consider the idea and provide comments at the next meeting.

### **17 Date of next meeting**

**The next meeting will be on Monday 21<sup>st</sup> February 2022, 7.30pm at 2<sup>nd</sup> Andover Sea Scout Hall, East Cholderton.**