

**Minutes of the Penton Grafton Parish Council meeting held on Tuesday 11<sup>th</sup> of March 2025 in the Fairground Hall at 7.00pm.**

Present: Cllr Mrs P Foster – Chairman  
Cllr Mr N Blackmore – Vice Chairman  
Cllr Mrs Z Smale  
Cllr Mr J Neal  
Cllr Mrs J Osborne  
Richard Waterman – Parish Clerk  
Clair Jenkins and Lisa Kerr – TVBC Housing Development.  
Members of the Public – Mr B Funnell, Rohnda Smith, Mr Steve Brown and .  
Mr Rex Brown.

Apologies: Cllr Mr C May, County Councillor Mr C Donnelly and Borough Councillor Mrs L Lashbrook.

**WELCOME.**

The Chairman welcomed everyone to the meeting.

**DECLARATION OF INTEREST.**

Cllr Mrs P Foster declared an interest in the Fairground Site and the Fairground Hall.  
Cllr Mrs J Osborne declared an interest in the Fairground Hall.

**AFFORDABLE HOUSING PRESENTATION – TVBC.**

Clare Jenkins and Lisa Kerr introduced themselves and spoke about conducting a Housing Survey for the Penton Grafton Parish. Points raised included:

- The development will be a small local site with a local connection criteria.
- TVBC will assist with completing a housing survey, complete all the necessary documentation working with the Parish Council. The survey forms will be on TVBC Headed paper and put into TVBC branded envelopes, addressed to each individual house in the Parish. The Parish Council will be asked to deliver the survey by hand.
- The completed forms are returned to TVBC and are in strict confidence. The Parish Council will be informed of the housing need in the Parish but no personal details.
- TVBC are keen to work with the Parish Council. A copy of the draft Survey form was given to the Parish Councillors for their approval before distribution. The Clerk will confirm with Clair and Lisa the following week if the Parish Council are happy to proceed with the Draft Survey Form.
- The whole process should take 6 to 8 weeks.

The Parish Council were all in agreement that a Housing Survey should be done. The Chair thanked Clare and Lisa for coming and looked forward to further discussion on this matter.

**MOTLEY MILL, WEYHILL, ANDOVER**

**Mixed Tenure Residential Housing Proposal – Mr S Brown and Mr R Brown**

Mr S Brown and Mr R Brown reported that they have been working with the Test Valley Planners and had submitted a Pre-Planning Application for the Motley Mill site. A draft layout plan was given to the Parish Councillors for reference.

Key Points that were discussed:

- Total Site area 1.55 acres.
- Retention of existing Motely Mill commercial premises and employment.
- Proposal for 13 residential dwellings, designed to national space standards which can be delivered within c12 months from receipt of planning.
- Scheme weighted to smaller more affordable dwellings for local people.
  - 2 x 2 Bedroom (75sqm / 807sqft)
  - 3 x 3 Bedroom (86sqm / 926sqft)
  - 2 x 4 Bedroom (115sqm / 1238sqft)
- All units will be provided with private driveway parking.
- All units will be provided with private amenity space.
- Access via existing driveway.
- Internal road designed to accommodate refuse and fire vehicles.
- 35% affordable housing.
- 65% open market housing.
- Offering the Parish Council a deliverable scheme in a highly sustainable location, providing a blended mix of social housing and small low value housing for local people.
- Offering TVBC a viable solution for much needed new housing, contributing towards their 5year housing land supply deficit.
- Delivering 10% Bio-Diversity net gain on site, through extensive replanting.
- Carbon considerate housing, with no fossil fuel heating (Air Source Heating only).
- EV charging to all houses.
- Acoustic bund Treatment to front elevation.
- Community Infrastructure Levy contributions to any open market dwellings.

The Parish Council could make no comment until a Planning Application has been submitted. However, they had no concerns at this moment in time and felt that the Draft Plans were well thought out. The Chairman thanked Mr Steve Brown and Mr Rex Brown for coming to present their plans and Parish Council looked forward to working with them on this project, the Housing Survey that will be undertaken will confirm the need in the Parish.

#### **MINUTES OF THE PREVIOUS MEETING.**

The Chairman signed the minutes of the previous meeting as a true record.

#### **Highways – Cllr Mr N Blackmore.**

The A342 traffic island and pedestrian crossing has been repaired following the damage caused by a car running over it last autumn. As you are all well aware from the correspondence I have circulated HCC have spent a lot of effort in correspondence explaining that the Parish is not entitled to a formal crossing as it does not meet the necessary criteria. As a formal crossing has not been asked for this is a waste of time. The questions I have asked continue not to be answered, and deflected. The traffic island, and pedestrian refuge need to be re-sited and improved. As HCC are currently refusing to consider this we need to determine how we pursue this. Ongoing. With all that is happening along the Hampshire section of the A342 and in particular the large housing proposals in the Ludgershall area it is my view that serious consideration should be given to improving this road to improve safety. Weyhill Bottom Crossroads – All the new signs have been erected. All that is outstanding are the solar powered flashing warning signs. A parishioner raised a

visibility concern regarding the positioning of the Brown "Lion" sign which needs looking into. Ongoing.

**CONHOLT PARK - Cllr Mrs J Osborne.**

I should like to bring to the attention of the Parish Council the Development at Conholt Park. I understand Planning Permission has been given to completely change the use of the Park.

This has however, made the Clanville Road from Weyhill Bottom Crossroads the designated route for all lorries delivering and removing materials from the site. The lorries and equipment are enormous, and the road is therefore detreating rapidly. We are witnessing up to 50-60 lorries daily Monday to Friday – 6.30am to 4pm. I have been told that the New Owner of the Estate has said that he will have the road completely repaired once the building work has been completed. I should like to know if when Planning Permission was given that this was also documented and that it will be adhered to.

This was discussed at length. Mrs R Smith will add an article in ARC on this issue and more news will be reported as it becomes available.

Cllr Mrs Z Smale reported that tankers are still using Rectory Lane despite the new more visible signs recently erected by Highways.

**Weyhill – Cllr Mr N Blackmore.**

The front walls of the bus shelter adjacent to Hardy Fair close have been removed. As well as dealing with an ongoing vandalism problem this has resulted in the shelter being more accessible for prams and wheelchairs. This is a significant improvement to the amenity.

Whilst flooding on the North side of the A342 has been significantly reduced, the bus stop area still floods. Ongoing.

The bus stop pole on the South side of the A342 is devoid of its bus stop sign and timetable. This will be pursued with the bus company. Ongoing.

The Lengthsman has cleared the path and undergrowth on the South side of the A342 between Red Post Lane and the Garage. An excellent job making a significant improvement.

New Bus Shelter on South side of A342 – This is now being pursued directly by the Parish Council. It is hoped that we can get some financial assistance towards the cost from TVBC or HCC. Ongoing.

**Fly tipping – Cllr Mr N Blackmore**

Nothing to report.

**Resilience – Cllr Mr N Blackmore.**

The generator installation is underway with the hall wiring completed. A concrete pad has been installed in the rear garden of the hall to site the generator when in use. A security anchor has also been installed. A shelter over the generator pad is under construction. There are a few more minor tasks and delivery of the generator to be completed. It is hoped to test the system out in April and for it to be fully functional by our next meeting. Ongoing.

To complete the Resilience Project, we need to install Broadband into the Fairground Hall, and on the standby power circuit. Ongoing.

The CEP is under review to reflect our current capabilities, and the insurance requirements. We now need to progress the plan into an active state. Ongoing.

The recruitment of volunteers for the CEP is ongoing, and now even more important. I attended a TVBC Community Resilience Seminar and Tabletop exercise on Saturday the 8<sup>th</sup> of March at Kings Sombourne. A very useful meeting and exercise. TVBC is playing a very positive role in encouraging Community Resilience which is to be applauded.

### **Flooding – Cllr Mr N Blackmore.**

The Upper Anton Parishes Flood Forum continue to work towards improving the flooding and sewage problems. Various maintenance tasks to the ditches in Penton Mewsey, Penton Grafton, and Weyhill Bottom have resulted in better water flow and reduced flooding risks and a lowered ground water level in Weyhill Bottom.

The Sewage Tankers are in full swing, and until SW improve the infiltration of groundwater situation this will continue. The Forum is actively pursuing SW. Ongoing Clanville Pond – The problems with this pond overflowing are being addressed. The Parish will undertake some remedial work to protect the property owned by the Cottage Charity. However, the main problem is caused by water flowing into the pond due to poorly maintained drainage ditches that are not our responsibility. Both HCC and Wiltshire Council have been approached and our MP involved. HCC have been doing some work recently. Ongoing.

### **FOOTPATHS – Cllr Mrs Z Smale.**

Cllr Mrs Z Smail reported that overgrowth has been cleared from the pavement between the Garage and Red Post Lane. The over hanging vegetation on the corner of Rectory Place has not yet been cleared. Reports have been received of an overgrown footpath from the Old Amesbury Road to the rear of the Nursing Home. Cllr Mr N Blackmore stated that that particular footpath comes to an abrupt halt at the A303, some years ago you could get across the A303 and continue with the footpath towards Ampport, due to Health and Safety this was blocked up. This was noted.

Cllr Mrs J Osborne confirmed that when the pavement was cleared leading from the A342 to Weyhill Bottom Crossroads, the pavement from Weyhill Bottom Crossroads to the School was not cleared and has now disappeared under the grass. Cllr Mrs Z Smale noted this and will report it to Hampshire Highways.

### **FINANCE.**

FINANCIAL POSITION – 11<sup>th</sup> March 2025

#### **INCOME.**

Busy Bees - Car Park Rent = £600.00  
VAT Refund = £381.00  
= **£981.00**

#### **EXPENDITURE.**

Administration	February and March	= £ 960.00
Lloyds Bank	Account Charge	= £ 24.70
Website	Hosting Fee	= £ 20.64
Lewis	Electric Gate CCTV Monitoring	£ 50.00
Flow Right	Bus Shelter	= £ 430.00
Electric Workz	Deposit Generator Installation	= £1,000.00
Ques	Quantity Surveyor Site Project	= £2,700.00
SBPC	Signage	= £ 40.00
		= <b><u>£5,225.34</u></b>

Bank Account Summary.	
Lloyds Current Account	£ 3,727.31
Barclays 10 day Account 1.5%	£ 660.52
Generator Money	£ 1,317.00
	<b><u>£5,704.83</u></b>

**PLANNING.**

24/02888/ADV N – Display of two non-illuminated banners – Land Right of Motley Mill, Weyhill, Andover – NO OBJECTION.

25/00394/FULLN – Installation of new and replacement windows, doors and rooflights – The Old Post Office, Weyhill, Andover – SUPPORT.

25/00067/ADV N – Display of 3 internally illuminated canopy fascia signs, 2 internally illuminated pod signs, 1 internally illuminated freestanding sign, 4 non-illuminated spreader boxes, non-illuminated pole signs and 4 non-illuminated car wash fascia signs – Texaco, Weyhill Service Station, Weyhill, Andover – Application WITHDRAWN.

**MEMBERS OF THE PUBLIC.**

Mrs Rohnda Smith asked if there were any plans to save the mural in the Weyhill Fair Public House?

The Chairman stated that the Parish Council have been consulting with the Developer over preserving the mural, unfortunately it has deteriorated over the years and as it is actually painted on the wall can not be removed. The Weyhill Fair Public House is to be demolished and re-build. However, that Parish Council have been able to secure a negative of a photograph of the mural which they intend to get blown up, mounted on board that will be displayed in the Fairground Hall.

The Developer has also agreed to donate the long pub sign to the village, and this will also be displayed in the Fairground Hall.

Mrs Rhonda Smith reported that the 'St Margaret's' sign has disappeared. The Clerk will report this to Test Valley Borough Council and request a replacement.

Mrs Rohnda Smith spoke about the work that Highways are undertaking at Clanville Pond. Cllr Mr N Blackmore stated that our new Parish Councillor Mr C May is our Clanville Representative and has been keeping the Parish Council informed a site meeting is planned.

**CLOSE OF THE MEETING.**

The Chairman thanked everyone for coming and closed the meeting.

**DATE OF THE NEXT MEETING.**

13th of May 2025.