



# WINCHFIELD PARISH COUNCIL

www.winchfield-pc.org.uk

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Clerk	• Alison Ball	• 54 Lapin Lane, Basingstoke, Hampshire RG22 4XH • e-mail: winchfieldparishclerk@outlook.com	• Tel: 01256 810649

## MINUTES OF THE MEETING OF WINCHFIELD PARISH COUNCIL HELD ON MONDAY 24 JULY 2017 IN WINCHFIELD VILLAGE HALL STARTING AT 7 PM

**PRESENT:** Cllr A Renshaw (in the Chair), Cllr H Dicks, Cllr L Hodgetts, Cllr P Jackaman and Cllr M Williams

26 members of the public

Mrs A Ball (Clerk)

### 1 APOLOGIES

Apologies were received from Cllrs Crampton and Southern (HDC), Cllr Simpson (HCC) and members of the Neighbourhood Policing Team.

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

A dispensation was granted in May 2015 to Cllrs Renshaw, Dicks, Jackaman and Williams and in May 2017 to Cllr Hodgetts to participate in all discussions and decisions by this Council relating to the emerging Local and Neighbourhood Plans and associated matters until May 2019.

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.

Cllr Jackaman declared an interest in item 4 as he lived next door to the proposed development site and in item 8 as he would likely benefit from any improvement to broadband speeds.

Cllr Dicks declared an interest in item 5 as he lived next door to the proposed development site and in item 16.2 as clerk to the Burial Ground at St Mary's and a member of the Parochial Church Council.

### 3 PUBLIC PARTICIPATION WITH REGARD TO ITEMS ON THE AGENDA

The Chairman invited members of the public to participate in any of the ensuing discussions through the Chair.

### 4 PRESENTATION ON DEVELOPMENT PROPOSALS AT WINCHFIELD COURT

The Chairman welcomed Steven Brown, from planning consultants Woolf Bond, and Simon Haskett, from Belgrave Homes, to the meeting. They had put up two plans for the meeting to look at; the first showed development proposals that were refused by Hart District Council (HDC) in 2014 and the second showed the current proposals for the land north of Winchfield Court.

Mr Brown gave details of the scheme that was proposed in 2014 and outlined the reasons for refusal of planning permission. He went on to explain how the current proposal addressed these issues. It was advised that a public exhibition would be held on Thursday 27 July in the Village Hall for residents to come and ask questions of various specialists who would be in attendance.

In answering questions from members and the public Mr Brown provided the following details:

- The public space allocated on the site would be for the general public, not just residents of the development;
- There would be 40 percent affordable homes on the site;
- It was anticipated that HDC would soon be releasing credits for the Bramshot Farm SANG and this would allow the developer to comply with its requirements to provide SANG land;
- In a pre-application letter to HDC Mr Brown had stated that some of the policies in the Hart Local Plan were out of date and he stuck by this opinion stating that case law supported it;
- The site would be accessed by a brand new entrance;
- The impact on the local roads had been assessed as negligible and highways experts would be available to answer questions at the public exhibition;
- A total of 51 parking spaces were proposed for the site including garages and car ports;
- He would look into the suggestion that the area now proposed for development was allocated as public open space by the developer of Winchfield Court;
- A refuge area for animals was included in the application;
- He said he was unaware of the proposed Elvetham Chase development.

Mr Brown confirmed that feedback forms would be available at the exhibition which could be taken away and handed to those unable to attend.

The Chairman encouraged all to attend the public exhibition. He advised that the Parish Council had supported the previous proposal in 2014 but that things had now changed, including the development of the Neighbourhood Plan and the lifting of any housing targets for the village in the current Local Plan. The Chairman thanked Mr Brown and Mr Haskett for their attendance.

## **5 DEVELOPMENT PROPOSALS ADJACENT TO THE BARLEY MOW**

The Chairman advised that on 14 July he had received an email, without any prior notification, outlining proposals for development of the land adjacent to the Barley Mow including the cricket green. The email included two proposals; one for seven houses along Pale Lane, the other for 23 houses across the site. The email asked if the Parish Council would be supportive of a development of all or part of the land.

The Members all agreed that this area was not suitable for development and the Chairman agreed to respond stating this. It was noted that both areas were registered as Assets of Community Value and could therefore not be sold without giving the community six months to raise funds to bid in competition with other prospective purchasers.

## **6 FASTER BROADBAND SPEEDS**

This item had been added to the Agenda at the request of Barrie England, Secretary of Winchfield Court Residents Limited. He was in attendance and advised that the nearest BT fibre enabled cabinet was at the western end of Station Road which was too far away for residents of Winchfield Court and other dwellings in the village to access the service it provided.

Mr England had done some research into possible solutions and had found that satellite equipment could be installed and a government subsidy of £350 per household was available for this but it would be expensive for all but the smallest monthly use. An alternative would be some kind of community funding to extend the fibre network. Funding of up to 50 percent of the cost of a superfast broadband solution, up to £1,650 per household, was available but this would still leave the other 50 percent to be funded either by residents or another source. Mr England had been in touch with BT who had suggested that a representative could come to speak to residents.

Mr England asked the Parish Council if it could help to find out who in the village would be interested in this and if, once a better idea of costing was known, the Parish Council could help meet costs involved.

Cllr Williams advised that this was also an issue in Spratts Hatch Lane which fed off a cabinet in Crookham Village. He was aware that residents could go for 4G direct from the mast and he had found prices to be competitive with broadband.

Cllr Jackaman confirmed that he would be happy to be involved with this project and to be part of the meeting with BT.

It was agreed that a letter be written to the local MP, Ranil Jayawardena, to take up the matter on behalf of residents and request that BT supply fibre optic cable to the cabinet next to the bus shelter at the Winchfield Hurst junction.

## **7 EFFECTS OF B3016 ROAD CLOSURE**

The Chairman was pleased to advise that he had received an email from South East Water stating that it was hoped the works to replace the water main along Odiham Road would be finished and the road opened by the end of the following week, 4 August. He noted that there had been problems with the diversion signage which he had tried to get improved.

## **8 COMMUNITY SAFETY**

The Parish Council had previously approved the purchase of a SID but this had not progressed due to a lack of volunteers. In order for this to be successful a small team of volunteers would be needed to install and move the SID and to collect and report on data. It was agreed to put a note in Contact.

## **9 SOLAR FARMS COMMUNITY BENEFIT PAYMENT**

The purchase of the SID and the work on replacing the gates on the footpaths with kissing gates were being funded from this money. Any other suggested projects should be submitted to the Parish Council for consideration.

## **10 FOOTPATHS REPORT**

Cllr Williams advised that following a request to Hampshire County Council repairs to the steps on footpath number 2 under the M3 were due to be carried out any day.

Since the last meeting letters had been sent to the landowners of part of footpath no.3, which formed part of the Three Castles Path, and to the landowner of part of footpath no.8 asking whether they would permit the Parish Council to replace the gates on their land. A grant would be applied for to improve the Hook 1 footpath near the corner of Murrell Green which was often wet.

A meeting would be taking place on Wednesday 26 July with the local Ramblers to discuss their involvement in the project.

An email had been received from a member of the public stating that vegetation overgrowth on footpath 502 was an issue. This footpath was included as a priority for cutting by HCC in January 2017. Action on this would be checked with HCC.

## **11 HART LOCAL PLAN**

The Chairman advised that the most recent consultation by HDC on the Local Plan had ended on 9 June. The Parish Council, with consultants JB Planning Associates, had submitted a very lengthy and detailed response which was available on the website. Officers at HDC were now going through all responses and it was not expected that there would be any further details until September at the earliest. All responses to the consultation would appear on the HDC website in due course including any responses by developers wishing to build in the area. This could provide a useful insight into why they believed development was suitable in Winchfield.

The proposal in the current Local Plan included a new settlement at Murrell Green. If Members at HDC were minded to change this it would likely be subject to another Regulation 18 Consultation which would delay the Plan and could result in an application for a judicial review.

It was agreed that, whilst it was unlikely there would be any action before the next meeting, a budget of £5,000 be approved for anything that might arise in relation to the Local Plan.

## **12 USE OF FUNDS FROM QUEEN'S 90<sup>TH</sup> BIRTHDAY PARTY**

Kerry Wedlock reported that the original committee of five had met and decided that the funds raised at the Queen's 90<sup>th</sup> Birthday Party should be used to purchase a weather vane for the village. The vane would depict a church, canal boat and steam train to reflect all aspects of the village.

A company had been sourced to make the weather vane but it was proving difficult to find a suitable location. Originally it had been thought that the mound by the bus shelter would be the best location as it was central and surrounded by houses which might provide some security. However this was also a problem as the vane would need a clear view of the sky to produce the best silhouette. Alternative locations were being considered including the central triangle by the Hurst. This would need the agreement of HCC and Ms Wedlock agreed to take this up with HCC with the Chairman's support. A member of the public at the meeting suggested the roof of the village hall as an option.

## **13 MINUTES OF PREVIOUS MEETING**

The Minutes of the meeting held on 22 May 2017 were accepted and signed as a correct record.

## **14 MATTERS ARISING**

### **14.1 Potbridge Scrapyard, Totters Lane (item 13)**

Cllr Williams asked if there was any update on this. The Chairman responded advising that this was still causing problems with large numbers of vehicles parked on the highway in various states of disrepair, Footpath 15 was still completely blocked by vehicles, and vehicles were parked on the donkey paddock. This was an ongoing issue and the legal process was continuing.

A member of the public asked why the Police were not taking any action against unregistered vehicles parked on the highway.

### **14.2 Matters arising (item 5.2)**

Cllr Dicks asked the Chairman if he had looked into the construction of the ditch at Pale Lane at the new entrance to the Country Park and if anything had been done about the fly tipping in this area. The Chairman advised that the entrance was owned by Berkeley Homes and it was unlikely to be handed over for a year. If the entrance could be adopted as highway land there would be more control over the fly tipping. The Countryside Manager was aware of the potential issue with the ditches.

It was agreed that a letter be written to Berkeley Homes asking that they deal with the fly tipping and that, as the entrance was probably within the boundary of Elvetham Heath Parish Council, they be asked if they would like to co-sign the letter.

## **15 PLANNING APPLICATIONS**

### **15.1 Applications received since the last meeting**

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

**17/01057/AMCON St.Marys Park, Dilly Lane, Hartley Wintney** Application Reference Number: 12/02427/MAJOR Date of Decision: 24/06/2013 Condition Number(s): 16 Conditions(s) Removal: Variation to timetable for delivering playing fields and pitches. No comments.

**17/01276/PRIOR Old Rectory, Bagwell Lane** Prior Notification requirement under Part O of the GDPO for the change of use of Agricultural Building to a flexible use within shops, financial services, restaurants and cafes, business, storage or distribution, hotels, or assembly or leisure - Change of use of agricultural grain store to storage and distribution (B8). The effect on highways will be minimal and there will be no effect on noise, flooding or contamination. No comments.

**17/01436/PREAPP Site Adjoining Oaklands, Potbridge Road, Odiham** Advice for change of use and re-development of scrapyard and land used as storage unit to create 5 dwellings and holiday lodge park. No comments.

**17/01017/FUL Winchfield Lodge, Old Potbridge Road** The conversion of the existing lodge into 4no. residential dwellings, with the erection of 4no. residential apartments and 8no. detached dwellings, all with associated car parking and landscaping. Part retrospective application consisting of minor design amendments to the previously approved application reference 13/00720/MAJOR: objection. Further consultation on Amended Drainage Plans. Cllrs Renshaw and Jackaman to draft wording to object to the application to be submitted before the deadline on 10 August.

**17/01619/HOU The Chase, Station Hill** *Replace existing chain link fence with proposed acoustic timber fence.* No comments.

(NOTE: during the discussion on planning applications, in response to a question from a member of the public, the Chairman advised that from 1 August HDC would no longer be sending letters notifying neighbours of planning applications. Residents would need to register online to receive email notifications of planning applications in their area.)

## 16 FINANCE

### 16.1 Statement for the period 17.05.17 to 17.07.17

#### Deposit Account (Lloyds)

16 May	Balance			£33,050.12
9 June	Interest: June		£1.40	£1.40
4 July	Transfer to Current Account		-£15,000.00	-£15,000.00
10 July	Interest: July		£1.24	£1.24
10 July	<b>Balance</b>			<b>£18,052.76</b>

#### Current Account (Lloyds)

16 May	Balance			£7,043.68
24 May	A Ball: Expenses	Exp 17/4	£35.55	-£35.55
	Came & Co – insurance premium	Exp 17/5	£280.00	-£280.00
	DWCV Horticultural Society – Grant	Exp 17/6	£200.00	-£200.00
	ECAS – Internal Audit Fee	Exp 17/7	£201.00	-£201.00
	HALC – Affiliation fees	Exp 17/8	£242.00	-£242.00
	HALC – HR fee	Exp 17/9	£180.00	-£180.00
	HCC – Basingstoke Canal Grant	Exp 17/10	£250.00	-£250.00
	H Dicks – Expenses	Exp 17/11	£60.90	-£60.90
	K Wedlock – Litter Pick Expenses	Exp 17/12	£43.90	-£43.90
	C Johnson – Domain Name renewal	Exp 17/13	-£19.18	-£19.18
	PCC Grant	Exp 17/14	£600.00	-£600.00
25 May	Alison Ball – May Salary	Exp 17/15	£345.83	-£345.83
25 June	Alison Ball – June Salary	Exp 17/16	£270.84	-£270.84
3 July	Transfer from Deposit Account		£15,000.00	£15,000.00
4 July	JB Planning Associates	Exp 17/17	£13,988.46	-£13,988.46
17 July	<b>Balance</b>			<b>£5,326.02</b>

**TOTAL** deposit and current accounts

**£23,378.78**

Invested at Cambridge & Counties Bank

£42,000.00

Invested at Hampshire Trust Bank

£30,000.00

**TOTAL FUNDS**

**£95,378.78**

### Comparison with 2017/18 Budget

Budget heading	Allocation	Spend to date (ex VAT)	Available
Clerk's Salary	£5,000.00	£887.51	£4,112.49
Training	£300.00	£0.00	£300.00
Subscription to SLCC	£80.00	£0.00	£80.00
Hire of Village Hall for meetings	£80.00	£0.00	£80.00
Admin costs	£650.00	£104.61	£545.39
Insurance	£290.00	£280.00	£10.00
HALC/NALC Subscriptions	£450.00	£392.00	£58.00
Audit & Information Commission fees	£510.00	£201.00	£309.00
Section 137 payments	£600.00	£200.00	£400.00
Grants (Churchyard maintenance)	£600.00	£600.00	£0.00
Contingencies	£475.00	£0.00	£475.00
<b>Total A</b>	<b>£9,035.00</b>	<b>£2,665.12</b>	<b>£6,369.88</b>

Reserves	Balance	Spend to date	Available
Earmarked funds	01.04.17	(ex VAT)	
Basingstoke Canal	£250.00	£250.00	£0.00
Community Benefit Fund	£48,466.12	£0.00	£48,466.12
Election Expenses Contingency	£953.45	£0.00	£953.45
Events (Litter Pick)	£179.38	£43.90	£135.48
Maintenance	£301.29	£0.00	£301.29
Neighbourhood Plan	£1,098.06	£191.00	£907.06
Parish Lengthsman	£1,731.80	£0.00	£1,731.80
Planning Counsel	£48,355.10	£13,534.95	£34,820.15
Pension (new Clerk) <i>new</i>	£300.00	£0.00	£300.00
Street Lighting	£2,250.00	£0.00	£2,250.00
Website Development	£443.02	£0.00	£443.02
Winchfield Festival 2018	£300.00	£0.00	£300.00
Office Equipment	£850.00	£0.00	£850.00
<b>Total B</b>	<b>£105,478.22</b>	<b>£14,019.85</b>	<b>£91,458.37</b>

**Total A + B** **£97,828.25**

**Money at bank** £95,378.78

**VAT to date to be reclaimed** £2,786.21

**Total** **£98,164.99**

**Less Total A+B** **(£97,828.25)**

**Current surplus/working balance** **£336.74**

### 16.2 Request for Grants and Donations

A grant to Winchfield Parochial Church Council (PCC) towards the cost of maintaining the graveyard of £600 had been approved at the meeting on 22 May 2017. At that meeting it had been agreed that an additional grant be considered as the PCC had indicated a need for further funds. It was agreed that an additional grant of £400 be made to Winchfield PCC for 2017/18 and that £400 be vired from the

Office Equipment Budget to the Grants budget for this. It was agreed that in future years a grant of £1,000 be included in the budget.

(NOTE: Cllr Dicks declared an interest in this item as the clerk to the Burial Ground and a member of the PCC. He took no part in the discussion or decision.)

### **16.3 Payments for Approval**

The following payments were approved:

A Ball	Salary: July 2017 (10 hours + 10 hours holiday) + 12 hours overtime in May	£395.83
	Salary: August 2017	£270.84
	Salary: September 2017	£270.83
	Expenses	£38.40
Cllr O M Williams	Expenses: Land Registry Fees and Petrol to Planning Meeting	£36.63
Winchfield PCC	Grant	£400

### **17 CORRESPONDENCE**

Items of correspondence detailed in the Clerk's report were received and noted.

### **18 ANY OTHER BUSINESS**

The Chairman reported that Nicola Capon had been working hard on the road adoption at Beauclerk Green. In a recent email she had advised that Bewley Homes had agreed to do all the works to bring the roads up to adoption standards. Thanks were expressed to Nicola for her hard work and determination on this. It was agreed to write her a letter expressing this thanks and that this be included as an item on the agenda for the next meeting.

### **19 DATE OF NEXT MEETING**

**Monday, 25 September 2017 – time to be confirmed**

**There being no further business, the meeting closed at 8.40 pm**