



# WINCHFIELD PARISH COUNCIL

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## MINUTES OF THE MEETING OF WINCHFIELD PARISH COUNCIL HELD ON MONDAY, NOVEMBER 23, 2015, AT 7.30 PM IN WINCHFIELD VILLAGE HALL

**PRESENT:** Cllr A Renshaw (in the Chair),  
Cllr H Dicks, Cllr I Gavin-Brown, Cllr P Jackaman and Cllr M Williams  
7 members of the Neighbourhood Plan Committee  
Mr A Clark (Chairman HDATPC), Mr D Turver (WeHeartHart)  
9 members of the public  
Mrs C Johnson (Clerk)

### 1 APOLOGIES

Apologies were received from Cllr Southern (HDC), Cllr Crampton (HDC), Cllr Glen (HCC) and PC Franks.

### 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 (WAG) in connection with items 8 and 9.

A dispensation was granted in May 2015 to all Councillors to participate in all discussions and decisions by this Council relating to the emerging Local and Neighbourhood Plans and associated matters until May 2019.

### 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 MINUTES OF PREVIOUS MEETING

The Minutes of the meeting held on September 21, 2015, were accepted and signed as a correct record.

### 5 MATTERS ARISING

#### 5.1 Solar farms (item 11)

It was noted that work had started on the solar farm at Oakfield Farm in Taplins Farm Lane.

The Chairman reported that the application 15/01614/FUL for a solar farm at Trimmers Farm (Beggars Corner) had been refused by Hart Council largely because it had been deemed that views from the Deer Park in Odiham would be compromised. It was understood that the applicant was likely to appeal against the decision.

### 6 COMMUNITY SAFETY

Nothing reported.

## **7 PARISH LITTER PICK ON NOVEMBER 29, 2015**

A progress report from Kerry Wedlock, which had been circulated to Councillors, was noted with thanks for her efficient organisation of this event. 20 people had so far volunteered to help.

## **8 LOCAL PLAN**

The Chairman reported that the District Council was about to issue a consultation document 'Refined Options for delivering new homes' which included, as Option 3, the focusing of growth on a new settlement at Winchfield. All Parish Councils had been invited to send representatives to a briefing meeting with the Planning Department on December 2.

David Turver of the 'WeHeartHart' campaign outlined concerns that the District's notional site capacity figures were inconsistent with the SHLAA evidence base; that the brownfield criteria used were over-strict; that there was insufficient discussion of infrastructure costs; and that with a SHMA review underway which could affect the overall housing requirements the consultation was ill-timed.

The Chairman stressed the need for as many people as possible nevertheless to respond to the consultation. An information session would be held on Sunday, December 6, in the Village Hall.

As agreed at the last meeting, John Boyd of JB Planning Associates had been appointed to help formulate the Parish Council's response. It was proposed and unanimously agreed that should obtaining Counsel's opinion be recommended by Mr Boyd this would be pursued. Expenditure of up to £10,000 from the Planning Counsel Fund was approved for this purpose.

It was decided to hold the next meeting of the Council on January 6, 2016, to consider and approve the Council's response.

## **9 NEIGHBOURHOOD PLAN**

### **9.1 Minutes of meetings of the Neighbourhood Plan Committee, October to November**

The minutes of the meeting of the Neighbourhood Plan Committee held on October 7, 2015, and of the Village Engagement session held on October 18, 2015, were received.

### **9.2 Draft Neighbourhood Plan**

Cllr Jackaman expressed the view that the latest version of the draft plan (6.1) still needed significant work on draft policies and other matters and was therefore not yet ready to be sent to a consultant for a 'healthcheck' prior to the next stage in the process which would be the pre-submission consultation with interested parties.

It was decided to discuss his concerns in depth at the next meeting of the Steering Committee to be held on November 25. The final version agreed by the majority view of that meeting would then be sent to the Neighbourhood Plan Independent Examiner Review Service (NPIERS) co-ordinated by the Royal Institution of Chartered Surveyors for allocation of a reviewer.

### **9.3 Environmental Analysis Studies of Hart District**

Cllr Williams reported on exploratory discussions between interested parties and Environment Systems and Reading University regarding the proposal to undertake an ecosystems assessment in Hart with a particular focus in and around the Winchfield area. Interest from the local CPRE branch, which would be hosting a follow-up meeting, was welcomed.

## **10 ODIHAM & NORTH WARNBOROUGH NEIGHBOURHOOD PLAN**

The receipt of the pre submission consultation copy of this Neighbourhood Plan was noted with interest. No comments were made.

## **11 ELECTORAL REVIEW OF HAMPSHIRE DRAFT RECOMMENDATIONS**

The draft recommendation to include Winchfield in the Hartley Wintney division with effect from the 2017 elections was noted with approval.

## **12 HUNGERFORD FARM SOLAR FARM**

Planning permission had been granted. It was agreed that the Chairman sign the Community Benefit Agreement which will give Winchfield an annual income of around £3,000 for up to 25 years. It was

noted that Dogmersfield will receive around £2,000 per annum as it shares a boundary with the development.

### 13 PARISH LENGTHSMAN

The Hartley Wintney Lengthsman had started working on tasks in Winchfield at the beginning of November. An agreement between the two Parish Councils based on that of the previous year and at the same rates had been prepared for signature by the respective Chairmen.

### 14 BEAUCLERK GREEN

The Chairman invited Nicola Capon to give an update on the progress of her negotiations on behalf of residents with Bewley Homes and the District and County Councils to achieve adoption of the development. With commitment by all parties to take a constructive approach, the long-standing problems relating to the District Council adopting the drainage ditch on the southern boundary were on the verge of being resolved by agreement to re-route it. With this done, she hoped that adoption of the road by the County Council would proceed.

The Chairman congratulated Nicola on her success in resolving the seemingly impossible impasse which had existed for so long.

### 15 PLANNING APPLICATIONS

The following applications had been considered since the last meeting and no objections raised:

**Winkworth Business Park, London Road (15/02201/REM):** Application for reserved matters pursuant to outline consent 14/01093/OUT for erection of 5 dwellings comprised of 3 x 4-bed detached houses and 2 x 5-bed detached houses: Appearance, scale, layout, landscaping and access.

**Briarswood, The Hurst (15/02279/HOU):** Single-storey rear extension to form additional habitable accommodation to the current two-storey detached residential dwelling.

**Land adjacent to Rose Cottage, The Hurst (15/01972/FUL):** Erection of a two-bedroom cottage with associated parking -*revised details re visitor parking*. It was noted that the application had been recommended for refusal by the Case Officer.

**Land at Trimmers Farm, Totters Lane (15/01614/FUL):** Temporary construction intended to stand for 25 years of a ground mounted solar array having a generating capacity of 10MWp with ancillary equipment including inverter cabinets, transformers and a sub-station. *Revised details - increased boundary along the brook and relocated substation near Paynes Cottage.*

The following application was considered at the meeting and no objections were raised:

**Land at north side of Winchfield Station, Station Road (15/0251/PRIOR):** Base station installation

### 16 FINANCE

#### 16.1 Statement for the period 21.09.15 to 19.11.15

##### Deposit Account (Lloyds)

21 Sep	Balance	£37,519.13
	Interest: Oct/Nov	3.13
19 Nov	<b>Balance</b>	<b>£37,522.26</b>

##### Current Account (Lloyds)

21 Sep	Balance		£771.08
	C Johnson Salary	Exp15/14	£480.00
	HMRC...PAYE	Exp15/15	£120.00
	C Johnson Expenses	Exp15/16	£32.43
07 Oct	HDC uncontested election expenses	Exp15/17	£51.04
09 Oct	NP Grant from Locality		£5,075.00
30 Oct	CPRE Hampshire S137 grant	Exp15/18	£200.00
	Oak Design NP flyers & V5 printing	Exp15/19	£158.00
	Getmapping plc mapping survey	Exp 15/20	£600.00
19 Nov	<b>Balance</b>		<b>£4,204.61</b>

19 Nov

TOTAL deposit and current accounts

£41,726.87**Comparison with 2015/16 Budget**

<b>Budget heading</b>			<b>Allocation</b>	<b>Spend to date (ex VAT)</b>	<b>Available</b>	
Clerk's Salary			£2,400.00	£1,200.00	£1,200.00	
Training			£50.00	£0.00	£50.00	
Subscription to SLCC			£80.00	£0.00	£80.00	
Hire of Village Hall for meetings			£60.00	£0.00	£60.00	
Stationery/post/tel/publications etc			£175.00	£38.10	£136.90	
Insurance			£290.00	£265.00	£25.00	
HALC/NALC Subscriptions			£255.00	£244.00	£11.00	
Audit & Information Commission fees			£210.00	£175.00	£35.00	
Section 137 payments			£400.00	£200.00	£200.00	
Grants (Churchyard maintenance)			£600.00	£600.00	£0.00	
Contingencies			£350.00	£100.00	£250.00	
			<b>Total A</b>	<b>£4,870.00</b>	<b>£2,822.10</b>	<b>£2,047.90</b>
<b>Reserves</b>	<b>Balance</b>	<b>Added</b>	<b>Balance</b>	<b>Spend to date</b>	<b>Available</b>	
<b>Earmarked funds</b>	<b>03.07.15</b>	<b>09.10.15</b>	<b>19.11.15</b>	<b>(ex VAT)</b>		
Basingstoke Canal	£250.00		£250.00	£250.00	£0.00	
Election Expenses Contingency	£1,000.00		£1,000.00	£46.55	£953.45	
Events <i>new</i>	£200.00		£200.00	£0.00	£200.00	
Maintenance	£130.00		£130.00	£0.00	£130.00	
Neighbourhood Plan	£2,361.10	£5,075.00	£7,436.10	£1,588.00	£5,848.10	
Parish Lengthsman	£1,720.00		£1,720.00	£0.00	£1,720.00	
Planning Counsel	£26,250.00		£26,250.00	£500.00	£25,750.00	
Retirement Gratuity A	£1,218.00		£1,218.00	£0.00	£1,218.00	
Retirement Gratuity B	£852.00		£852.00	£0.00	£852.00	
Street Lighting	£2,250.00		£2,250.00	£0.00	£2,250.00	
Website Development <i>new</i>	£450.00		£450.00	£6.98	£443.02	
Winchfield Festival 2016	£300.00		£300.00	£0.00	£300.00	
	<b>Total B</b>	<b>£36,981.10</b>	<b>£5,075.00</b>	<b>£42,056.10</b>	<b>£2,391.53</b>	<b>£39,664.57</b>
<b>Unallocated surplus</b>	<b>Total C</b>					<b>£14.40</b>
				<b>Total A + B + C</b>		<b>£41,726.87</b>

**16.2 Requests for Grants and Donations**

It was resolved to make a grant of £200 under Section 137 of the Local Government Act to Hampshire & IOW Wildlife Trust for their Loddon and Eversley Heritage Area Project.

**16.3 Payments for approval**

The following payments were approved:

C Johnson	Salary Oct/Nov/Dec payable 19.12.15	£480.00
	Expenses*	£51.22
HMRC	PAYE...payable 19.12.15	£120.00
M Garwood Ltd	Hi-vis jackets for Litter Pick payable from Events Fund	£84.96
SLCC	Clerk's Membership fee	£77.00

## **17 CORRESPONDENCE**

### **17.1 Hugo Fox: request for feedback re Parish Website**

Councillors were appreciative of the new website provided by Hugo Fox and the planning applications tracking section. It was suggested that the Council location map be based on the Chairman's address rather than the Clerk's.

**17.2** The other items of correspondence detailed in the Clerk's report were received and noted.

## **18 OTHER BUSINESS**

### **18.1 Query re density of development at Beauclerk Green**

Christine Strudwick of the Neighbourhood Plan Steering Committee asked if anyone had any knowledge of the density of the housing on this development.

### **18.2 Hungerford Farm Covenants**

Notwithstanding that the covenants made in 2003 on this land restricting use to agricultural and leisure activities had not been included in subsequent deeds, Cllr Jackaman intended to pursue their application to any future development proposals.

## **19 DATE OF NEXT MEETING**

Wednesday, January 6, 2016.

**There being no further business, the meeting closed at 9.55 pm**