

Minutes of the Parish Council Meeting

Monday 16th August 2021, 7.30pm, Heckfield Village Hall

Present: Parish Councillors Keith Alderman (Chairman), Guy Chessell, Adam Knight, Jennifer Roberts, Douglas Wheeler; Clerk Susan Turner.

Guests: Robin, JBM Solar project leader for Bunkers Hill; Theo from Meeting Place Communications (JBM PR Company); Ward Cllr Anne Crampton, County Cllr Tim Davies, County Cllr Jonathan Glen; Candy Burnyeat WVPS, WVPS members; Tony and Jackie Foster from Bunkers Hill; members of the public 5

2021.

77 WELCOME, APOLOGIES, INTRODUCTIONS

Apologies Jan Hughes, Daniel Hayman, Sally Bullen.

78 PUBLIC SESSION

.1 JBM Solar

- i. Re site selection, JBM outlined the advantages, as they see, of the Bunker's Hill site: Available grid connection, capacity, and infrastructure on site. Relatively few houses within the site, low grade agricultural land, current farm use can link in with solar use, but less intensive so without the fertiliser inputs causing nitrate and phosphate runoff. The solar site will improve water quality and it will protect from any other form of development. Much of the site is contained within trees and hedgerows. JBM consider this to be a suitable location. Noted that the JBM project manager is from an Environmental Science background.
Re 'mitigation', panels will be set back 25metres from the Brenda Parker way, a corridor with wildflower planting will be open to public use; there will be bird and bat boxes, provision for bees. Looking to achieve 30% net uplift in biodiversity. Counter argument expressed by residents most affected, and the WVPS, that the views and character of the Valley will be altered beyond recognitions: the whole west of the Valley will change. Noting JBM's choice of words that this is a Greenfield site, as a matter of record it won't be green fields if cover with panels.
- ii Question raised as to who is responsible for environmental 'mitigation'? JBM confirmed that this is put out to a maintenance contract or a contract with the landowner. There will be a legal obligation to maintain as a matter of condition.
- iii JBM noted they had agreed the suitability of view points across the site with the Hart Landscape Officer. Question raised: 'Is there a right to a view?'. Answer, not as such, but impact on, and views from, Public Rights of Way is a material planning consideration
- iv The operation of the site will be tendered to a solar developer, legally binding operation and maintenance contract - decommission fund has to be in place. Cllr Glen asked if this was the only JBM scheme in the vicinity; JBM confirmed that is. Cllr Glen asked about the companies JBM sold on to – what happens if these companies go out of business? JBM responded they sell the project to a buyer and funding backer, so two levels – both reputable companies. Life expectancies of the panels is now 40 years, may be odd one needs replacing.
- iv Noted that processes are subject to profit. Comment made that the world is suffering due to 'profit before purpose'. JMB said the project was ecologically sound. Re COP26 principles absolutely it complied. Re putting solar panels on roofs, yes agreed should put on new build but that won't get us to net zero. Every single LPA will need four or five sites like this to meet its carbon reduction targets. Also delivering 30% uplift in biodiversity.

- v Question re height and angle of the panels, at 3m high, they will shade the ground? JBM responded panels oriented east to west, with 4 to 5 metres between, they have worked with ecologists and they are so designed for that reason; some solar companies don't do this. The panels are sufficiently spaced and sufficiently robust to allow for cattle as well as sheep grazing between them. Also seven metres is allowed at the end of the rows. (Noted that this is akin to the NFU sites.)
- vii Regarding the public right of way, the Fosters confirmed that the plans adhere to the correct line of the footpath as per the Hampshire definitive map. All the hedging and fencing they have put in and self funded over the past 15 years; there are hedges along most of the boundaries, 1,000 metres of hedging has helped reduce sediment runoff to the river. They emphasised the nitrogen and herbicides which now won't be used which will improve the overall quality of the Whitewater. The land taken is water meadow and presently arable requiring high input. Will now be 200 sheep – two or three fields sheep (low input) – grazing among the panels and rotated around the site.
Decisions were made to take panels back from the Whitewater area. The deer fencing allows for additional crossing points. When JBM proposed first layout, panels came all way to B3349, asked them to set back; the same at Bunkers Hill Cottage and the field in front Borough Count.
- vi Confirmed that over 49.9MW is a nationally infrastructure scheme; below this, a local planning decision. The new NPPF makes it much easier to go to central government and bulldoze through local opinion. JBM prefers to go via the LPA, do have to consult – and weigh up decision, giving the power to the LPA is the best way to determine development. Not say this scheme perfect and recognise never get everyone's support. But suitable schemes will have gone through hoops to achieve LPA support; no objections have been received from Statutory Consultees. National Government very positive on solar farms re latest (July 2021) NPPF, there will be a need to accept these farms. Confirmed that this electricity generation will go into the National Grid, not to meet a local allocation or particularly for local supply.
- vii Further information as requested will be supplied in writing.

The Chairman thanked and the audience applauded JBM for the presentation. The majority of those attending for the Solar discussion left the meeting with the thanks of the Parish Council.

79 MINUTES OF PREVIOUS MEETINGS

- i. Of 19th July. Agreed and signed.
- ii. To ratify decisions of remote meetings of May AGM, June and July 2021. Agreed and signed.

80 DECLARATIONS OF INTEREST In items on the Agenda – None

81 SHOULDER OF MUTTON – UPDATE Guy report. Re Plunkett and numbers

Guy Chessell reported that the Community Group is researching means of fundraising and also means to ascertain present value of pub. Tavern Propco are presently not moving from their book price for the pub and not engaging.

Response to the local consultation (Hazeley villages) was very positive – 49 responses from 45 houses in Hazeley Lea and 30 in Hazeley Bottom, 28 of whom were interesting in investing. Support from the Plunkett Foundation requires wider engagement and bigger numbers.

AGREED to support wider consultation.

82 MATTINGLEY GREEN

- .1 **Arboricultural reports** forwarded for Mattingley Green (West of B3349) are Tree Safety reports – ie for trees that may cause a threat to people or property – and cover trees growing adjacent to the roads. There is a 2015 survey which recommends a 'walkover' survey every 12 months, followed by a 2018 survey recommending subsequent three-year interval in tree inspections.

For signature

.2 Draft Heads of Terms

AGREED Inspections and associated works for tree safety should continue to be the landowner's responsibility. For the Parish Council to take these on is not a viable proposition. The Parish Council is looking for a license to enable environmental management of the larger site which should complement and be in addition to tree (road safety) responsibility. This is in line with our original request.

83 RIGHTS OF WAY**.1 Footpath reports**

- 1 FP 13 Thanks to Chairman for strimming – from Vicarage Lane to Glebe Wood. The paths within the wood reported to be OK. To request PGGM cut back along the track.
- 2 Himalayan Balsam. Cllr Davies made contact with Hart's Countryside Manager, re possible support (for next year) with working parties.

.2 SID report – Both devices up and working on the B3349.**84 PLANNING****.1 New applications since last meeting**

21/01926/HOU (Validated 16 Jul 2021) Thackhams Farm, Bottle Lane. Erection of a single storey side extension. *Parish Council response: no objection.*

21/01592/PRIOR (Validated 19 Jul 2021) Lynchmere Cottage, Reading Road. Change of use of agricultural building into a two bedroom dwelling. (*Permitted development.*)

See **APPENDIX I** for all applications relating to the parish.

.2 Bunkers Hill Solar – see Public Session.

TO RECORD: The Parish Council's thanks to JBM for travelling to speak to the meeting and for a passionate and well-informed presentation. Await additional written responses. See **APPENDIX II** for questions submitted by the Parish Council.

.3 Bramshill House Filming continues, no update re the Planning application.**85 JUBILEE PARTY 2022**

Note received from Anne Crampton (9th August) that: 'No information has come from the Lord Lieutenant of Hampshire as yet. The "big lunch" which is National is on the Sunday but little further information on the Jubilee website. Hart is awaiting guidance.' A 'benefice' event suggest, would require field parking.

86 FINANCE**.1 Payments since last meeting**

19 Clerk Salary July	£432.60
20 PGGM Maintenance Contract July.	£274.00

.2 Accounts at 16th August **APPENDIX III****87 FURTHER REPORTS / UPDATES****.1 Hound Green** Concerns raised by Douglas Wheeler re the safety of the Oaks on Hound Green. He noted that with wet winters, dry spells in summer, boughs can come down without warning. The trees were assessed and deemed safe last year. Clerk to request further checks.**.2 Hazeley Heath** Cows now the Heath – Jennfer Roberts noted that they are 'across the RSPB part, and I believe on the Hart part. I think that the GPS signal will keep them away from the bottom bridle path and top footpath'. Posted on Mattingley Matters.**.3 Police Liaison meeting**

- 1 Policing Priorities Quarterly Meeting Thanks to Jennfer Roberts for attending. See **APPENDIX IV.**

88 NEXT PARISH COUNCIL MEETINGS

Monday 7.30pm – 20 Sept, 18 Oct, 15 Nov.

Meeting closed at 9pm with thanks to all present.

APPENDIX I

PARISH PLANNING UPDATE 16th August 2021

21/02124/PREAPP (Validated 13 Aug) The Barns, Aldermoor Farm. New outbuilding adjacent to existing outbuilding for operation of a beauty treatment business

21/01926/HOU (Validated 16 Jul 2021) Thackhams Farm, Bottle Lane. Erection of a single storey side extension.

21/01592/PRIOR (Validated 19 Jul 2021) Lynchmere Cottage, Reading Road. Change of use of agricultural building into a two bedroom dwelling.

21/01722/HOU (Pending 22 June) White Ladies, Hazeley Bottom. Erection of garage with ancillary annexe accommodation following demolition of the existing garage.

21/01757/PRIOR (Pending 30 Jun 2021) Bartletts Farm, Reading Road, Mattingley. Change of use from agricultural building to two dwellings.

21/01735/CA (Approved 27th July,) Orchard House, Mattingley Green. T1 Fell one red Maple

21/01183/FUL (Pending, 21 Jun) White Ladies, Hazeley Bottom. Erection of a stable block.

21/01520/FUL (Pending, 18 June) Kilbricken, Hazeley Heath. Erection of a timber store shed.

21/01315/PREAPP (Opinion issued 27th July) Land Adjacent To Cherry Trees, Hazeley Heath. Four bedroom house/ bungalow.

21/01102/HOU (Granted 4th Aug, , Validated 26 Apr 2021) Heath House, Hazeley Lea.

Erection of a replacement front porch and alterations to front roofslope, part single part two storey side extension, two storey rear extension following demolition of existing kitchen and utility at ground floor and bedroom at first floor, conversion of loft to habitable accommodation to include the removal and raising of the roof, erection of two dormer windows to front and two dormer windows to rear, insertion of two windows to ground floor side and one window to first floor side and replacement of flat roof on garage with pitched roof and blocking up one window to side.

21/00532/PREAPP (Pending 01 Mar 2021) Bannisters Farmhouse. Mattingley Green.

Combined kitchen-dining-living space within a contemporary extension including a glazed partition to create a study internally. Removal of existing conservatory and reinstatement of first floor windows.

OUT-OF-PARISH APPLICATIONS

21/00552/FUL (Pending, Validated 8th Mar 2021) Bunkers Hill Farm Reading Road Rotherwick. Solar Farm and battery stations together with all associated works, equipment and necessary infrastructure. Public comments - 282 objections, 5 supporting. Conservation response received.

19/01288/FUL (Pending, Validated 08 Mar 2021) Bramshill House. Temporary change of use of land and buildings to enable use for film-making (sui generis use) for 2-years to include construction of temporary film sets and supporting activities including storage and parking. Consultation to 9th April. PC comment: *'This proposed use is likely to generate some heavy traffic. Please to avoid Plough Lane.'* *'No comment'* from English Heritage; *'Objection'* from NE re SPA. *'Holding objection'* from HCC Highways, requiring revised plans and condition. Tree Officer not objecting but need to assess, demonstrate awareness of trees in locality of filming and measures to protect, NT don't object but a long list of care and considerations to abide by.

APPENDIX II.I

Bunkers Hill questions to JBM Solar

for Mattingley Parish Council meeting

Monday 16th August 2021, 7.30pm

Planning proposals in Hart for 49.9MW solar farms on greenfield sites are receiving considerable opposition (Bunkers Hill, Chosley Farm, Ford Farm). It's understood that those opposed are often more vocal than those supporting. However...

1. Given consensus on the importance of generating Green energy, does the level of opposition not indicate that the proposals and strategy for larger greenfield sites, including this application, should be reconsidered?

One source of opposition seems to be a perception that solar farm proposals are motivated by profit above wider environmental and community issues.

- 2 Pegasus' Statement of Community Involvement argues the economies of scale now require solar farms of this size in order to be cost effective (Bunkers Hill 70ha, 49.9MW). However a quick Google search shows solar farms of a variety of sizes and many much smaller than this one? A proposal has recently been put forward for a solar farm in Preston Candover for 47ha and 28MW; also for Holt Lane in Hook for 34ha and 22MW.

How can JBM demonstrate that a 49.9MW solar farm is needed to be cost effective as opposed to maximising profit above other concerns?

- 3 Can JBM please explain how grid capacity and connection constrains where solar farms can be sited and how big they are?
- 4 Is it correct that 49.9MG is presently the maximum size that can be agreed by a local planning authority?

Looking online, there are numerous invitations for landowners to commit their land for solar farms, eg <https://www.leaseyourland.co.uk>: 'Are you ready to maximise income from your land? Earn up to £1000/acre - index linked - for 40 years.'

<http://www.propnews.co.uk>. 'Rents can be as much as £1,000 - £1,500 per acre compared to farming rents of e.g. £100-150 per acre.'

- 5 To what extent do high land rents drive the need for economies of scale as described?

Hart's Local Plan has an agreed spatial strategy for housing development, but doesn't have such a spatial strategy for Solar Farm developments. Local Plan Policy NBE10 'renewable and low carbon energy' references AECOM's *North Hampshire Renewable Energy and Low Carbon Development Study*, dated March 2010 and which discusses the potential for solar power incorporated into new and existing development.

- 6 Given this lack of any agreed up-to-date energy strategy, or spatial strategy for solar farms, would JBM agree that Hart Councillors (and Officers) are lacking an independently assessed evidence base and agreed strategy to inform their decision?
7. Would JBM agree that the North Hants study should be updated as a matter of urgency to inform Hart Councillors' decision making?

It was very recently reported in 'Planning' – Energy and Environment Bulletin that 'Council approves solar farm proposing 273% biodiversity net gain' – A 29-hectare solar farm on a greenfield site in South Norfolk has been approved after planning officers found that the benefits of the scheme, including a biodiversity net gain of more than 270 per cent, would outweigh the temporary loss of agricultural land.'

APPENDIX II.II: QUESTIONS TO JBM SOLAR (CONT)

8. Are there any reasons why JBM Solar would consider this not to be viable?

It is evident that good conditions for biodiversity require variety of habitat. Asking an Upper Thames Butterfly Conservation moth expert – he described how a regularly and uniformly mown solar farm was one of the worst things for biodiversity.

9. Can you describe what the cutting regime would be for grass around the solar panels? Could it include a variety of cutting times and grass heights to accomodate different species? Is there a maximum height for vegetation so as not to interfere with the panels?
10. Sheep grazing was mentioned but not much discussed. Would this be a matter for the landowner or part of the JBM land management plan?

In response to the planning application consultation Mattingley Parish Council focussed on potential and argument for wildlife / biodiversity benefit. The response was informed by advice from Hampshire and Isle of Wight Wildlife Trust on best practice for solar. It is evident that so much depends on ongoing habitat management. And considering the importance of provision for varied habitats, including for moths and other insects as the basis of so many food chains.

11. Who is responsible for future management for wildlife / biodiversity, what scrutiny is there, and what funding is set aside for this?
12. Many solar farm proposals include a 'community benefit fund'. Would this be a feature of this proposal and could such a fund be set aside for ongoing biodiversity improvement?
13. A view often expressed from ecologists and environmentalist is that 'solar panels, yes, but on buildings, not on green fields'. How would JBM answer this?
14. How is this 'greenfield' proposal more efficient – in terms of making effective use of land – than engaging with developers and putting the solar panels on every roof of all new housing and commercial developments? Would that also not work for economies of scale?
15. Does JBM plan to provide information boards regarding the solar farm which can be accessible from the public footpaths? And could these also include information on the other environmental benefits, and the wildlife to be seen on the site?

APPENDIX III

MATTINGLEY PARISH COUNCIL - INCOME 2021/22 - 16th AUG

Balance brought forward 1st April 2021						£27,213.78
Date	Item	Precept	Grants	VAT	Interest	Total Receipts
16/04/21	VAT reclaim 2019-21			£1,839.20		£1,839.20
15/04/21	Parish Precept	£12,000.00				£12,000.00
	2019/20 Bank interest 2021/22				£43.90	£43.90
TOTALS		£12,000.00	£0.00	£1,839.20	£43.90	£13,883.10

£13,883.10

RECEIPTS & PAYMENTS SUMMARY

Bal brought forward 1st April 2019	£27,213.78
Plus income	£13,883.10
Minus expenditure	£4,508.60
Balance	£36,588.28

BANK RECONCILIATION

Club, charity, trust	£1,049.21
Bus instant access	£35,539.07
TOTAL ACCOUNTS	£36,588.28
Balance	£36,588.28

Your accounts

[Make a quick transfer](#)

Last login: 16 August 21 (4:37)

Mattingley Parish Council

> **Coronavirus (COVID-19) information:** If you've been impacted by coronavirus and need financial help, please read our useful information page.

**Club, Charity
And Trust
Account**
30-96-29, 00778969
[View a mini
statement](#)

Available funds: **£1,049.21**
[Make a payment](#)
[Make a transfer](#)

[Set up standing order](#)

**Business
Instant
Access**
30-96-29, 07266599

£35,539.07
[View full statement](#)
[Make a payment](#)
[Make a transfer](#)

MATTINGLEY PARISH COUNCIL - EXPENDURE 2021/22 - 16th AUG

Date	Supplier	Description	Salary	Finance Admin	Expenses	Community/ Donations	Maintn Contract	Maintn General	Project	VAT	TOTALS
19/04/21	1 BACs HALC	HALC /NALC 2021/22		£278.58							£278.58
20/04/21	2 BACs PGGM	Green bus shelter-move							£200.00	£40.00	£240.00
20/04/21	3 BACs PGGM	Memorial maintenance						£66.00		£13.20	£79.20
28/04/21	4 SO PGGM	Maint Contract April 2021					£228.33			£45.67	£274.00
29/08/21	5 SO Hart Foodbank	Ref SIDs APRIL 2021				£50.00					£50.00
30/04/21	6 BACs Susan Turner	Salary April 2021	£432.60								£432.60
07/05/21	7 BACs Came&Co	PC Insurance		£813.02							£813.02
07/05/21	8 BACs WVPS	Subscription				£50.00					£50.00
07/05/21	9 BACs ST for Land Registry	Deeds - Raun House		£6.00							£6.00
28/05/21	10 SO PGGM	Maint Contract May 2021					£228.33			£45.67	£274.00
28/05/21	11 SO Hart Foodbank	Ref SIDs May 2021				£50.00					£50.00
28/05/21	12 BACs Susan Turner	Salary May 2021	£432.60								£432.60
28/05/21	13 BACs PGGM	Ply and fixings FP21 Bridge						£95.00		£19.00	£114.00
21/06/21	14 BACs GC for SurveyMonk	For Shoulder questionnaire							£320.00	£64.00	£384.00
27/06/21	15 BACs Susan Turner	Salary June 2021	£206.60								
27/06/20	16 BACs HMRC	Tax-April-May-Jun-2021	£226.00								£432.60
28/06/21	17 SO PGGM	Maint Contract June 2021					£228.33			£45.67	£274.00
28/06/21	18 SO Hart Foodbank	Ref SIDs June - last payment				£50.00					£50.00
28/07/21	19 SO PGGM	Maint Contract July 2021					£228.33			£45.67	£274.00

TOTALS £1,297.80 £1,097.60 £0.00 £200.00 £913.32 £161.00 £520.00 £318.88 £4,508.60
£4,508.60

APPENDIX IV.I

NOTES FROM JENNIFER ROBERTS ON AUGUST POLICE LIASON MEETING

PACT meeting 02/08/2021

Representatives from Hartley Wintney, Hook, Rotherwick, Mattingley

Crime Statistics

Down generally by about 33%

In our area of Eversley, Heckfield and Mattingley crimes were as follows

Rural business theft 7 (part of Operation Rebate investigations)

Residential gardens and sheds 3

Criminal damage 3

Theft 2

Theft from motor vehicle 3

Theft of motor vehicle 2 (car auctions)

ASB 11

Reports of suspicious incidents 23

Priorities

After Covid to re-engage with public with beat surgeries (Costa Coffee HW) Advertised on social media

On road motor vehicle nuisance No reports since March. If police hear of a meet they have a presence either in a marked car or an empty police car which acts as a deterrent.

Off road vehicle nuisance A working group set up with Elvetham estate and landowners with some finance available to set up permanent off-road site. This needs a co-ordinator before it can progress. Some vehicles have been seized.

Staffing

One new PCSO in Yateley another for rural area but they resigned after a week. Need to re recruit.

New PC in the area but she is on her 20 week beat training. Some staff have been seconded to special operations, some are sick, so at present they are understaffed. They are aware that public may feel neglected but hopefully this will be resolved.

I brought up the slowness of highways getting things done eg Plough Lane, Red Hill and police cameras on B 3349. Nick will chase them about putting camera signs up on the B3349 as they should have been put up in the Spring.

The new Policing Priority will be ASB With schools out it tends to be on the increase and this will continue to be priority up until Halloween.

Jenny

APPENDIX IV.II

NOTES FROM NICK GREENWOOD ON AUGUST POLICE LIASON MEETING

PACT meeting 02/08/2021

On 3 Aug 2021, at 17:31, Greenwood, Nick (13297)

<nick.greenwood@hampshire.police.uk> wrote:

'Following on from our meeting on 02/08/2021 a decision has been made to tackle anti-social behaviour (ASB) in open spaces. This time of year can see an increase in this type of activity and the setting of this priority, at this time of year, allows us to cover the school holidays and the Halloween period. Reports of ASB across the beat remain low. It has been noted that there has been a decrease in the reporting of ASB in the current quarter vs the previous one. As part of our commitment to this priority we will focus on increasing our patrols and visibility in open space areas. We will further review each report of ASB and look to maximise any investigative opportunities. Should areas see repeated reports we will look to work with land owners and the local community to target harden locations. We will also look to deal robustly with repeat offending.

Hampshire Constabulary has recently moved away from the system used to update our website in relation to updates on our priorities. At the time of writing there does not appear to be a replacement for this system and as such, social media is now our primary source of communication with the public. You can follow our social media accounts, linked within my email signature below. We will look to keep these as up to date as possible.

In order to review/set our next priority in an effective way we ask each of our parish councils to send a representative to our next quarterly meeting. This meeting will allow the council representative to highlight areas of concern within the community and problems the community wish to see the police focusing on.

In addition to our parish council representatives we are extending an invitation to our local neighbourhood watch coordinators. The valuable role you play within the community no doubt leads to you identifying what is important and of concern to your local residents. Your feedback and input will be most welcome.

During the interim period we will do our utmost to meet with as many members of our community as possible. We will do this to gauge their concerns. Please could we ask you to support our efforts by noting any information passed to you which identifies a policing concern.

Representation at the meeting is valuable to us and we ask each of our partner agencies to fore fill their obligation to reducing crime in their wards by engaging with us at this meeting. The meeting also provides a valuable opportunity for us to update you on current crime trends and our activity.

Hampshire Constabulary are still adhering to social distancing measures within police buildings. Going forward, we are keen to embrace a hybrid meeting system whereby representatives can either attend the police station in person or online via Microsoft (MS) Teams. Given our social distancing measures we will only be in a position to accommodate 4 representatives within the building at one time.

Please find the next meeting details below:

Host: Yateley Police Station / Microsoft Teams, Date: 27/10/2021, Time: 19:00hrs

Please can we ask for a response if you are looking to attend the meeting. Further, if you would like to attend the police station, please make this known in your response. An online MS Teams invite will follow in due course.

Kind Regards, PCSO 13297 Nick Greenwood, Hart North Rural Neighbourhood Policing Team, Hampshire Constabulary, Yateley Police Station, Royal Oak Close, Yateley, Hampshire, GU46 7UD.