



MINUTES OF THE PARISH COUNCIL MEETING

Date Monday 29th January 2018 **Commencing** 7.40pm **Venue** Clubroom

Present: Councillors June James (Chairman) John Ashworth, Paul Gaskell, Gareth Wilson.
Nately Scures advisor Nick Walker; Ward Cllr Onnalee Cubitt; Clerk Susan Turner

1 APOLOGIES FOR ABSENCE

Cllr Richard Wilson, Church Warden Monica Wardrop; PC Reid.

2 COUNCILLOR RESIGNATION

Parish Councillor Ann Blyth has tendered her resignation. The Parish Council wishes to thank Ann for representing Water End for the past five and a half years. Also to record the tremendous support she has given the Parish Council and her fellow councillors, and the thoughtfulness and integrity of her contributions to debates. Unfortunately Ann is resigning due to ill-health and will be greatly missed.

ACTION Clerk to notify monitoring officer and advertise Notice of Vacancy from 1st February 2018.

3 MINUTES OF PREVIOUS MEETING

4 DECLARATIONS OF INTEREST

All councillors re item 12.4. Budget and Precept. Note BDBC dispensation to allow decision.

5 WARD CLLR REPORT

Ward Cllr Onnalee Cubitt reported substantial Government infrastructure funding for Manydown but quality of build is an issue, even achieving minimum Government recommendations in the Local Plan SPDs (supplementary planning documents) is problematic. The council is keen to increase the occupancy of Basing View and is planning for the Leisure Park (which might not continue to have an ice rink). Recent audit has revised the value of Festival Place downwards but this is in line with national consumer and retail trends. Also discussed the Old House at Home, S106 and the Local Infrastructure Fund.

Re the M3 J6 service station application, the Highways Agency has requested detailed proposals from Moto for their plans for the junction. Main areas of objection are the additional traffic impact at J6, impact on other hotels, services and retail in Basingstoke, impact on landscape, on the Grade I listed Hackwood Park, and environmental concerns, particularly the proximity to the source of the Loddon.

Cllr Cubitt will be standing for re-election in May. Chairman June James said that the Parish Council was apolitical but Onnalee was amazingly proactive and supportive as a Ward Cllr.

6 PLANNING

6.1 Old House at Home 16/01315/FUL Change of Use A4 Public House to C3 Dwellinghouse. Appeal ref APP/H1705/W/17/3169774 Dismissed 14th November 2017.

See **APPENDIX I** for extracts from the Inspector's Report.

AGREED: To request that GVA submit a further offer for the OHAH on behalf of the Parish Council, the offer figure as their desk top valuation. Also to request access for a full survey.

6.2 Parish Planning Applications

See **APPENDIX II** for full list of applications relating to the Parish.

Applications under consideration

18/00126/FUL (12th Jan 2018) Highview Business Park, The Barracks. Erection of a single and double garage (amended siting to that approved at 17/00224/FUL). Consultation to Friday 16th Feb, case officer Stephanie Baker. *Clerk to circulate details.*

For signature

18/00087/HSE Nately Place, Scures Hill (10th Jan 2018). Various extensions and creation of first floor to provide additional living space. Extension to detached garage to form 3-bay garage with workshop and gym below the garage. *Parish Council Response – No objection.*

6.3 Trees

Instances of tree felling beyond Highview Business Park were discussed. As SHLAA site New001 has again been put forward in the recent (Autumn 2017) call for sites (see **APPENDIX III**) further felling could be a concern. Nick Walker mentioned a line of Oaks in particular worthy of protection.

ACTION Clerk to clarify location and submit to BDBC with request for tree preservation orders.

6.4 Owens Farm

17/02317/OUT Land at Owens Farm, Newnham Road, Hook.

There are 800 public objections listed on the Hart website. HCC Highways and Highways England have both requested further information and clarification regarding the impacts of the proposed development. See **APPENDIX IV** for Parish Council response (conclusions).

The Submission Local Plan supports a case for refusal. Owens Farm is not included in the Plan and the 'Gap' policy is reinforced. The nearer the Local Plan is to adoption, the more likely it is to carry weight.

6.5 Hart Local Plan – Proposed Submission Version

Hart District Councillors have approved the Proposed Submission version of the Hart Local Plan: Strategy and Sites 2016 to 2032. See **APPENDIX V**.

This is the final draft before submission to the Government Inspector. It will go to 'Regulation 19' public consultation from 9th February to 26th March but won't be revised again at this stage. It will be sent 'as is' to the Inspector – alongside a summary of all comments made – by the end of March for examination in the summer.

7 HIGHWAYS

7.1 A30 i Baredown junction scheme It was commented that speeds coming up the hill have reduced slightly due to the extension of the single lane. However road safety has worsened at the lane mergers, drivers undertaking and overtaking making turning at the junction and into driveways more hazardous, with traffic continuing to accelerate a speed down the hill past the Baredown. Motorcycles racing down the hill continues as ever.

ii Litter reported to be particularly bad along the A30. This used to be covered by the BDBC street cleaning team.

ACTION Clerk to contact BDBC.

7.2 Water End Bus shelter

Insurance has requested like-for-like estimate for which no local supplier found so far.

ACTION Clerk to widen search and seek estimate for 'off-the-shelf' hardwood shelter.

7.3 Lengthsman

Lengthsman tasks to date have included clearing grips and ditches by Church Path / Crown Lane and clearing the roadsides over Kingsbridge. Further works are proposed for Newnham Road and Blackstocks Lane. It is understood the Lengthman scheme will continue next year with continuing financial contribution from HCCCS.

7.4 Rights of Way

i Rights of way priority cutting schedule 2018 – Newnham Footpaths 4, 5, 717, 719 and Bridleway 8 submitted to HCCCS, scheduled for cutting in May.

ii Newnham Footpath 3 – bridge

ACTION Clerk to contact landowner regarding repair to bridge / boardwalk over the Strings.

For signature

8 PARKRUN

Hook Runners has 180 members in a year and now has EA affiliation and a three-year sponsorship/partnership with Hook Surgery. Gareth Wilson reported that the group is seeking to establish a Parkrun close to Hook.

Parkrun is popular all over the country and our nearest in Basingstoke can often be too crowded. Plus the idea of Parkrun is to be locally sustainable so driving any distance defeats the object. 'Parkrun tourism' brings people to the area and creates business for the local cafes etc. We are in the process of approaching local landowners for permission to use their land (even if it is a public footpath) and seeking sponsorship to pay for the setup cost – approx £3,000 (setup costs for equipment provided by parkrun) but likely other costs for improvements to the route such as putting gates in place of styles.

AGREED Newnham Parish Council is supportive in principle.

However finding a route with parking and facilities able to support large numbers at once may prove difficult. If considering rights of way much of the surrounding area is very wet.

9 NEWNHAM GREEN

9.1 Ditches The ditch, culvert and grips have been hand-cleared in the vicinity of Church Path (December).

9.2 S106 Project to be agreed to claim S106 funding.

9.3 Bench A new back and seat is being made for the concrete bench-sides on Newnham Green and will be installed in the spring. Thanks to County Cllr Elaine Still for a £500 contribution from her devolved budget. Estimated cost £285 hardwood plus £400 labour.

10 BROADBAND

Newnham residents are investigating the possibility of Openreach bringing a fibre-optic cable to a new cabinet on the Green. It is important to note that this is only relevant to houses fed by the existing copper cable along Newnham Road from Cabinet 1 at the Old School Road / London Road junction. Houses from the Clubroom westwards could potentially benefit. Current broadband speeds can't be improved by this method for houses relatively close to Cabinet 1 (in the vicinity of Old School Road, Kingsbridge Copse and also the Barracks). See **APPENDIX VI**.

A separate cable (copper) from Cabinet 1 feeds the A30 Nately Scures and this would need a separate solution. Village wi-fi is also being considered.

11 BARRACKS

Paul Gaskell reported that damage to the lane from building works is an ongoing problem with potholes increasing, and verges and ditches collapsing.

ACTION To photo-document the damage.

The area around Bucklands Mall has been smartened up but new fencing means the tyre lorry can no longer turn in the entrance.

12 FINANCE

12.1 Cheques – Signed in between meetings

03/11/2017	PGGM L/M Oct	684	£1,399.99
03/11/2017	Clerk Salary Oct/Nov	685	£587.70
03/11/2017	BDO LLP External audit	686	£120.00
03/11/2017	Roy Wood – Moles 21 Sept - 20 Oct	687	£40.00
02/12/2017	PGGM L/M Nov	688	£1,399.99
02/12/2017	Peter Brown – Internal audit	689	£50.00
02/12/2017	Friends of St Nicolas' community event BBQ	690	£200.00
02/12/2017	PCC of Newnham etc – event St Swithun's	691	£200.00

For signature

02/12/2017	Roy Wood – Moles 21st Oct-20 Dec	692	£80.00
02/12/2017	GVA Grimley Ltd for Anthony Miller OHAH 1st appeal	693	£841.80
02/12/2017	Poppy Appeal – wreath donation 17/18	694	£20.00
02/12/2017	Susan Turner – L/M admin	695	£1,100.00
22/12/2017	PGGM – L/M Dec	696	£1,399.99
22/12/2017	JJ for vouchers – Services to Parish awards	697	£300.00

Signed at the January meeting

29/01/2018	Cancelled	698	
29/01/2018	PGGM – L/M Jan 2018	699	£1,399.99
29/01/2018	Roy Wood – Moles 21 Dec-20 Jan2 018	700	£40.00
29/01/2018	Clerk – Salary Dec-Jan 2018	701	£587.70

12.2 Income – Grants received with thanks

HCC from Cllr Still's devolved budget – £500 towards bench on Green
From Hook Fun Run – £100 towards campaign costs Old House at Home.

12.3 Accounts to date / bank reconciliation / latest estimate to year end

See **APPENDIX VII**. Note that Lengthsman funding via the account seems to complicate because funding of £1,630 (plus VAT) was taken over from last year 2016/17 to this year 2017/18. This was because the scheme didn't start until September 2016. From 2018/19 onwards all LM funding will be used and VAT claimed back within the financial year and so won't affect year end figures.

12.4 Budget and Precept 2018/19

Note that BDBC cut the General Grant by half to £550 for this year, discontinued for future. The Year End figures / Budget sheet (see **APPENDIX VIII**) shows a deficit of c£3,000 for 2017/18 – largely attributable to consultancy costs occurred in opposing the change of use application for the Old House at Home, but also the reduction in BDBC grant funding and Lengthsman funding being taken over from last year.

AGREED A Precept increase of 10% to give a 2018/19 Precept of £8,965 and a budgeted deficit for 2018/19 of just £175.

The Tax base for 2018/19 is 247.3 so this equates to £36.25 per band D household ie a total increase of £815 = and increase of £3.30 per band D household.

ACTION Clerk to submit request form to BDBC (see **APPENDIX VIX**) .

Budget notes – items not included in the 2018/19 budget

1. There remains a possibility of achieving a grant of c£2,000 from the Plunkett foundation towards the OHAH campaign costs.
2. Costs are awarded against the Parish Council relating to the second appeal hearing. Awaiting a claim from Red Oak Taverns.

12.5 Clubroom chairs

AGREED The Parish Council will buy new chairs for the Clubroom in place of making a donation.

13 FUTURE MEETINGS

AGREED To set regular meeting dates, suggested second Monday in the month. This at present would need to be from 7.30pm following the dance class.

Suggested dates – 12th March, 14th May AGM, 9th July, 10th September, 12th November.

Parish Assembly – must be held between 1st March and 1st June (both dates inclusive).

ACTION To set Assembly date (suggested talk by the Portable Antiquities Scheme).

Meeting closed 10.20pm (agreed extension) and thanks to all present.

For signature

Date.....

APPENDIX I – OLD HOUSE AT HOME – FROM INSPECTOR’S REPORT

16/01315/FUL Appeal ref APP/H1705/W/17/3169774

The Old House At Home. Change of Use A4 Public House to C3 Dwellinghouse.
Appeal Dismissed 14th November 2017. The Inspector’s report concluded that...

4. From all that I have read, seen and heard, I consider the main issues to be:
 - whether the loss of the public house use and conversion of the building to a dwelling would unacceptably compromise the provision of community facilities in the area; and,
 - whether the proposed change of use would preserve or enhance the character or appearance of the Newnham Conservation Area.
19. The Framework [NPPF] requires careful attention to viability and costs in decision- taking, and that costs should take into account the normal cost of development and provide competitive returns. The financing under the Parish Council model may not be commonplace, nor is its operating model. It is nonetheless a means of funding their project which it has found in the market, and as such is not abnormal.
20. The appellant’s expert considers the model only marginally viable. However, I consider the factors influencing its viability have been fully considered by the Parish Council in a robust plan with contingency and room for growth that would provide a competitive return. The Parish Council has been actively pursuing the purchase of the building, and has secured a loan offer from the Public Works Loan Board. This demonstrates that the use of the building as a pub is a viable proposition.
21. I conclude that it has NOT been clearly demonstrated that it is no longer practical, desirable or viable to retain the public house use.

APPENDIX II – PARISH PLANNING APPLICATIONS**New applications**

18/00126/FUL (12th Jan 2018) Highview Business Park, The Barracks. Erection of a single and double garage (amended siting to that approved at 17/00224/FUL). *Under consideration*

18/00087/HSE Nately Place, Scures Hill (10th Jan 2018). Various extensions and creation of first floor to provide additional living space. Extension to detached garage to form 3-bay garage with workshop and gym below the garage. *Parish Council Response – No objection*

17/03924/HSE (18th Dec) New House Church Path, Newnham. First floor extension above existing garage and link building, erection of detached carport/ store and replacement windows to house. *Parish Council Response – No objection*

17/04080/HSE (6 Dec) Railway Cottage, Newnham Road, Newnham. Single storey side extension and installation of 1 no. roof window and 2 no. dormer windows following demolition of detached garage. *Parish Council Response – No objection*

Application pending

16/03282/RET (amended 20th Jan, reg 15th Sept 2016) Manor Farm, Blackstocks Lane. Continued use as a working farm with visitors for educational, leisure and therapeutic use.

Application granted

17/03705/FUL Land West Of Hunters, Newnham Lane. (19th Jan, reg 6th Nov) Erection of four bedroom dwelling with access, parking and amenity area. Change of use of land from agricultural to residential. (Replacement application for 15/03857/FUL granted April 2016.)

17/03887/FUL (15th Jan, reg 17th Nov) Newnham Lodge, Tylney Lane, Newnham. Erection of a detached dwelling with ancillary detached garage and home office, associated car parking and landscaping, creation of new access.

17/01659/FUL (Granted 8th Dec, reg 23rd May) Snipes Wood House, Scures Hill, Nately Scures. Erection of detached dwelling, landscaping and revised access.

Appeal in progress

16/03850/FUL appeal ref APP/H1705/W/17/3181309 Land Adjacent To Nately Towers, Scures Hill. One 5-bedroomed dwelling with double garage and new access.

APPENDIX III – NEWNHAM SITES SUBMITTED TO SHLAA CALL FOR SITES SEPTEMBER 2017



APPENDIX IV – LAND AT OWENS FARM – PARISH COUNCIL RESPONSE (CONCLUSIONS)

3. CONCLUSIONS

- i Newnham Parish Council has focussed in its response on two major issues for Newnham – the Local Gap, and access & traffic.
- ii The Parish Council believes the loss of the Local Gap will bring unacceptable harm to both settlements of Newnham and Hook.
- iii. Hook is already undergoing a large increase to its housing stock while public transport provision appears to be decreasing rather than increasing.
- iv Newnham Parish Council believes the adverse impacts of the development on the local road network and other road users including pedestrians will be substantial. We also believe these adverse impacts have not been satisfactorily assessed or planned for.
- iv. Newnham Parish Council requests the application be refused.

APPENDIX V – HART LOCAL PLAN

PROPOSED SUBMISSION VERSION

Hart District Councillors have approved the Proposed Submission version of the Hart Local Plan: Strategy and Sites 2016 to 2032.

This version is changed considerably from the previous draft consulted on and takes into account (with contingency) the Government's new proposed strategy for calculating housing requirement. Hart's housing figure in this Submission version is 388 dwellings per annum, that is 6,208 over the 16-year period now being considered.

This is the final draft before submission to the Government Inspector.

It will go to 'Regulation 19' public consultation from 9th February to 26th March but won't be revised again at this stage. It will be sent 'as is' to the Inspector – alongside a summary of all comments made – by the end of March for examination in the summer.

The amended housing figures mean that c 80% of Hart's required development already has planning permission. No additional Greenfields are included for Hook beyond those (extensive) sites already with planning consent.

Hart's local Gap policy remains, and is included as a policy objective. 'Policy NBE2: Gaps between Settlements: Development in Gaps will only be permitted where it does not lead to the physical or visual coalescence of settlements, or damage their separate identity, either individually or cumulatively with other existing or proposed developments. The following Gaps have been identified... ix. Hook to Newnham.'

Hart's Submission Plan figures include some contingency and don't require a new settlement. HOWEVER the Submission Plan refers to a separate policy document which will consider a 'new settlement area of search' for further contingency during this plan period and beyond 2032: 'Policy SS3 – New Settlement at the Murrell Green/Winchfield Area of Search.' It has be borne in mind that Local Plans are now subject to five-year reviews. So this Submission version is far from good news for everyone. There was fierce opposition at the Full Council meeting of 4th January to including reference to a New Settlement Policy document. But in the end only nine of the 32 councillors present voted to remove the 'safety net' of Policy SS3, and 27 councillors voted to proceed with the proposed Submission version.

APPENDIX VI – NEWNHAM VILLAGE BROADBAND

Some background information ...

The BT Superfast Broadband Service, BT Inifinity2, is usually based on VDSL (Very-high-bit-rate Digital Subscriber Line) technology which is delivered by a fibre cable to the BT cabinet (FTTC) and then using the existing copper pairs from the cabinet to the house.

In some cases FTTP (fibre to the premises) is used but this is generally for new estates and is based on a different fibre technology to the one used to deliver FTTC. This solution does not currently seem to be available to us.

The cabinet at the corner of Old School Road and London Road feeds the houses in Old School Road, Newnham (and Ridge Lane as far as Strouds Green), Nately Scures (and some of Up Nately).

The broadband speed available at each house depends mainly on the distance from the cabinet with a maximum of circa 80Mb closest to the cabinet. However the speed drops quickly over distance, so at present this means around 55Mb at the Clubhouse reducing to around 20Mb by the Green. The speed also depends on quality of the internal house wiring.

What is being discussed ..

Newnham residents are investigating the possibility of Openreach bringing a fibre-optic cable to a new cabinet to be installed on the Green. It's important to note that his could only benefit houses fed by the existing cables along Newnham Road

In theory a new cabinet at the crossroads on the Green could provide service to the houses in Crown, Newnham, Tylney and Ridge Lanes and to houses in Newnham Road between the Clubroom and the Green. Houses closest to the Green should be able to receive broadband speeds closer to 80Mb with speeds to other houses reducing depending on distance.

The initial step Openreach requires to investigate providing a fibre to the Green is details of households who may benefit and are potentially keen on a community funded fibre partnership. It's just exploratory with no financial commitment at this stage.

APPENDIX VIII – YEAR END / BUDGET FIGURES

NEWNHAM YEAR END FIGURES AND BUDGET 2018/19									
Item	10/11 Actual	11/12 Actual	12/13 Actual	13/14 Actual	14/15 Actual	15/16 Actual	16/17 Actual	17/18 latest est	18/19 budget draft
INCOME									
Precept	£5,200.00	£5,200.00	£5,300.00	£5,830.00	£6,122.00	£6,735.00	£7,409.00	£8,150.00	£8,965.00
General Grant	£1,100.00	£1,100.00	£1,100.00	£1,100.00	£1,100.00	£1,100.00	£1,100.00	£550.00	£0.00
Other Grants	£290.00	£290.00	£665.00	£341.00	£1,841.00	£376.00	£1,385.00	£370.00	£355.00
S106						£447.00	£0.00		
NGPA Contribution	£230.00	£99.25	£235.75	£0.00	£0.00	£0.00	£0.00		
Other grants / donat								£600.00	£1,000.00
Interest	£3.29	£3.57	£4.16	£4.29	£5.24	£5.86	£5.82	£4.27	£5.00
Other			£371.92		£16.50		£0.00		
VAT	£113.50	£141.33	£198.10	£296.37	£147.40	£44.77	£664.31	£5,091.54	£800.00
Total Income	£6,936.79	£6,834.15	£7,874.93	£7,571.66	£9,232.14	£8,708.63	£10,564.13	£14,765.81	£11,125.00
EXPENDITURE									
Expenses	£278.54	£132.81	£300.94	£488.55	£378.00	£364.50	£457.00	£266.00	£450.00
Finance / Admin	£1,010.42	£938.66	£1,155.09	£734.28	£775.72	£1,131.21	£1,089.82	£1,125.36	£1,200.00
Training									£200.00
Salary	£1,933.08	£1,971.12	£2,044.92	£2,619.96	£3,158.69	£3,284.40	£3,756.47	£3,526.20	£3,600.00
Capital							£1,100.00		
Maintenance	£0.00	£318.00	£522.73	£395.09	£250.00	£40.45	£861.00	£535.00	£500.00
Clubroom	£600.00	£600.00	£600.00	£300.00	£300.00	£300.00	£300.00	£300.00	£300.00
PROJECTS'									£2,000.00
Community/donations	£966.50	£966.50	£380.64	£66.50	£550.00	£470.00	£420.00	£420.00	
Project- Barracks						£2,770.00	£0.00		
Project - Pub							£2,739.15	£2,701.50	
Project - bridge/bench								£1,845.00	
Green	£750.00	£470.50	£761.50	£730.00	£960.00	£600.00	£1,691.01	£1,043.75	£1,500.00
Villager	£429.75	£429.75	£429.75	£362.25	£767.25	£564.75	£833.00	£700.00	£750.00
VAT	£141.33	£198.10	£296.37	£147.40	£44.77	£664.31	£702.52	£805.21	£800.00
Total Expenditure	£6,109.62	£6,025.44	£6,491.94	£5,844.03	£7,184.43	£10,189.62	£13,949.97	£13,268.02	£11,300.00
LENGTHSMAN INCOME									
Lengthsman hours							£6,000.00	£12,000.00	
Lengthsman admin							£600.00	£1,200.00	
Total Income	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£6,600.00	£13,200.00	
LENGTHSMAN EXPENDITURE									
Lengthsman hours							£4,370.00	£13,630.00	
Lengthsman admin							£600.00	£1,200.00	
Lengthsman VAT							£874.00	£2,725.98	
Total Expenditure	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£5,844.00	£17,555.98	
SURPLUS / DEFECIT									
	£827.17	£808.71	£1,382.99	£1,727.63	£2,047.71	£1,480.99	£2,629.84	£2,858.19	£175.00
BALANCE TO T/O	£6,959.12	£7,767.83	£9,150.82	£10,878.45	£12,926.16	£11,445.17	£8,815.33	£5,957.14	£5,782.14

