

## **Minutes of the Parish Council Meeting held at 7.00pm on Wednesday 13<sup>th</sup> January 2016 at the Community Centre**

Present: Cllr Ian Tilbury (Chairman), Mr Colin Fowles, Mr Graham Gould, Mrs Margaret Oram, Cllr Colin Phillimore (arrived 8.45pm), Mrs Lucy Sloane Williams, Dr Valda Stevens, Dr Adam Trickett, Mrs Laura Harley (Clerk), 14 members of the public, Mr Brian Elkins (Project Manager Neighbourhood Plan), Mr Brian Langer (Public Transport Representative), Mr Colin Gray (Overton Future), Mr Steve Bull (Fowler Architects)

### **1.Public Time**

1.1 Steve Bull of Fowler Architects came to speak about planning application 15/04412/HSE Keepers, Ashe Lane. Cllr Tilbury asked if Mr Bull could stay to answer questions on the plan when it came up as an agenda item.

1.2 Mr Robinson stated that the pothole on the Sprent's Lane/Waltham Road was getting bigger. The water and soil from the banks along Waltham Road were running into the road and creating a puddle by the pumping station. The hedge at Red Lion Lane adjacent to no 21 Lion Close required cutting. He noted that parking on the pavements in Winchester Street was now appalling. He was also concerned about the application for a fast food outlet at 10 Winchester Street.

#### ***Clerk to report.***

1.3 Mr Langer expressed concerns about the application for a fast food outlet at 10 Winchester Street. He had not been informed of the application although his house bordered the car park. He was concerned about the smell caused by the extractor fan, the noise of the air intake, the use of the car park, the position of the bins and the lack of plans for the frontage of the building. There were numerous errors of fact – an incorrect garden boundary was shown on the plan, Overton was neither in West Berkshire or Dorset nor was it a town and reference was made to the Woolpack Public House. This all showed a lack of care when putting together the application for the site. He was very concerned about the 11.00pm closure seven days per and the noise of the compressor which would be on for 24 hours per day. It was noted that there was a lot of glazing proposed for the frontage but that the windows to the south and west elevations would be removed leaving bland looking walls. He felt that this was a golden opportunity to make the building more attractive and blend in with the village centre. He felt that there would be serious traffic implications for the centre of the village if this development was allowed to go ahead.

1.4 Mr Waldram wished to amplify Mr Langer's concern. There were already four takeaways in the village and it was felt that another was not necessary. With the exception of the Co-op and HC Travel this heralded the introduction of a national/international company into the village which could undermine the viability of the village centre. The application showed no details of the shop front and signage and the applicant had not taken pre-application advice from the Conservation Officer.

### **1.2 Public Transport**

Mr Langer noted that the franchise consultation for South West Trains finished on 9<sup>th</sup> February 2016 and he had already made a response to the liaison officer.

The 76/86 service is a pilot scheme which would be reviewed in February 2016 and he asked for councillors to make comments before that date. There had been some complaints about the use of roads in the south of the village and the bus churning up the verges. This could be rectified by changing the route and using a different road. There was also some confusion about the buses that ran in the school term times and whether inset days were included.

Mr Langer reported that the 74 service might be increased from three to six days per week. He reminded councillors that the service was not subsidised by Basingstoke and Deane Borough Council (BDBC) or Hampshire County Council (HCC) and so it was important that it was used.

## **2.1 Absent councillors**

Apologies were received from Mr P Baker, Mr G Beecham, Mrs M Jones and Cllr C Phillimore. Ms K Robinson did not give apologies.

## **2.2 Chairman's announcements**

No matters to report.

## **2.3 Future meetings**

The next parish council meeting would be on 9<sup>th</sup> February 2016 and the next planning meeting on 23<sup>rd</sup> February 2016.

## **2.4 Declarations of interest**

Cllr Tilbury declared an interest in all planning applications as a borough council. Mr Fowles declared an interest in item 7.2.1.

3)

## **3.1 Brian Elkins to give update on the Overton Neighbourhood Plan**

Mr Elkins stated that, Nigel McGurk, the Independent Examiner for the Overton Neighbourhood Plan had now written his report and that an updated Neighbourhood Plan had been produced incorporating the changes. This had been circulated to the parish council. The Examiner had stated that it was a robust document which gave a understanding of how the housing sites had been allocated. Mr McGurk had removed the phasing policies (although it was felt that the reasons for doing this were lightweight) and had reduced the number of policies but retained the objectives. In most cases, the policies had been included because this was the guidance that had been received. With regard to the sites he had removed the reserve site K at Pond Close – again included following independent guidance – and the employment site at Quidhampton. Mr Elkins asked the parish council to agree to the revised Neighbourhood Plan and to proceed to referendum probably on 17<sup>th</sup> March 2016. Mrs Oram asked for it to be noted that although she did not agree with the sites adjacent to the school being included she supported the plan being passed for referendum.

## **3.2 To agree that Overton Parish Council confirms with BDBC to proceed to referendum**

Mr Gould proposed that the amendments recommended by the Independent Examiner be included within a revised Neighbourhood Plan which would then go forward to referendum. This was seconded by Dr Stevens with 6 councillors voting in favour and 1 abstaining.

*Clerk to inform BDBC of the decision made.*

#### **4) Other matters**

##### **4.1 Colin Gray to give an update on the Riverside Walk**

Mr Gray had circulated a short report to councillors and reported that some progress had been made with BDBC and the Environment Agency. Although seven contractors had been approached, only two had come forward with a quotation and Mr Gray suggested that Contractor A should be appointed to carry out the feasibility study for the Riverside Walk, although the costs might change once slightly amended design brief had been reviewed by the contractor.

Cllr Tilbury asked Mr Gray if any further progress had been made with De La Rue and the ownership issues. Mr Gray reported that it had been agreed that a final decision would be made by De La Rue once the results of the feasibility study were determined. Mr Fowles wondered what had happened regarding the use of Town Meadow to access the river. It was reported that the golf course site was well used and there had been a formal request made to the Overton Recreation Centre who had declined to take the matter further. It was noted that the lease for Town Meadow would need to be renewed in two years and some negotiation for more public use might be possible at that time. Mrs Sloane Williams proposed that contractor A should be employed to carry out the feasibility study (subject to any revision to the quotation following sight of the updated design brief being approved). This was seconded by Mr Gould and approved by all present.

*Mr Gray to contact Contractor A and report back to the parish council*

##### **4.2 South Western franchise consultation**

Mr Langer had circulated a list of information regarding the consultation and the Clerk agreed to circulate this to all for comment prior to responding to the consultation (deadline 9<sup>th</sup> February 2016).

*Action Clerk.*

##### **5.1 The Parish Council Meeting minutes of 7<sup>th</sup> December 2015**

The minutes were signed and approved subject to minor amendments.

#### **5. Planning Matters**

##### **5.1 Planning applications**

15/04412/HSE – erection of two storey/part single storey extensions to the north elevation, including roof lights, with a room in the roofspace. Erection of cartshed with ancillary

accommodation above. Cladding of existing dwelling (part retrospective) at Keepers, Ashe Lane – Mr Bull of Fowler Architects presented the plans. Some councillors were concerned about the size of the extension and the proximity to existing dwellings. It was thought that the design would change the property from something simple that sat well within the existing dwellings to something grandiose which made a significant impact on the site and surrounding area. Others liked the design and felt that it sat well on the large plot. It was suggested that the application was the subject of a site visit by borough councillors.

15/04354/FUL – conversion of existing first floor flat to 2 no one bedroom flats at 2 High Street – there was no objection to the principle of changing one flat to two flats but it was thought that the layout was not desirable. There was some concern about the number of parking spaces and the delivery and freedom of movement of vehicle – no objection.

15/04215/FUL – change of use from bank (Class A2) to a hot food takeaway (Class A5); installation of extraction/ventilation and other minor external alterations at 10 Winchester Street. It was felt that this application would have a significant detrimental impact on the residential amenity due to the proximity to residential properties to both sides and behind 10 Winchester Street. There would be a significant change to the number of hours that the building was in use and it was felt that the opening hours stretching to 11.00pm, seven days per week was unacceptable due to the noise from clients, delivery vehicles etc. There was also concern expressed regarding the compressors which were not visible to members of the public on Winchester Street but were visible to the residents of Poyntz Road. There was a deep concern that there would be emission of noise from the compressors at all times and that this would cause disturbance. The application stated that there was unrestricted parking in the village centre and also a nearby public car park. The council disputed this; the current parking was inadequate for existing use and was therefore undergoing review by BDBC. The access to the rear parking area was narrow and it was not possible to judge if there were any available spaces from outside the car park. Clients would also have to cross the pavement to be able to access the rear parking area. There were already five takeaways within the village and it was felt that another outlet of this nature was unnecessary. It was noted that deliveries could not be made to the back of the property and so they would have to park in Winchester Street which would conflict with deliveries to the Co-operative opposite possibly making the road impassable. The application represented a major change in use which was unwelcome. It was noted that very little care had been taken with the application which was considered to be inadequate – objection

15/04361/FUL – installation of replacement windows to east elevation at Finders Keep, 32 Winchester Street – no objection

6.2 Local Plan Modifications – it was agreed that the parish council should make representation regarding the change of wording regarding Neighbourhood Plans and affordable housing.

***Clerk to draw up response for final approval at the Planning meeting.***

*Cllr Phillimore joined the meeting at 8.45pm*

## **7) Highways and Rights of Way**

### **7.1 Highways**

Mrs Sloane Williams stated that a meeting with Steve Goodall of HCC was to be arranged.

*Clerk to arrange*

#### **7.1.1 Outbuild Kingsclere Road**

Propose that the parish council supports this and asks HCC to proceed.

*Clerk to inform HCC.*

#### **7.1.2 S106 re Overton Hill**

It was agreed that the parish council should arrange to meet with the relevant officer/s at HCC and involve the county councillor in ongoing negotiations. It was agreed that it was now of paramount importance for Station Approach to be adopted.

*Action Clerk.*

### **7.2 Rights of Way**

#### **7.2.1 Bridleway 26 diversion**

The parish council agreed in principle to the re-routing of the Bridleway but agreed with Cllr Tilbury's suggestion for the path to follow the field boundary until it met with the path to the west.

*Clerk to respond to HCC/Cllr McNair Scott.*

#### **7.2.2 Work to footpath at Polhampton**

The Clerk had received a second quotation for the work to be undertaken to the two bridges of £9000.00. It was also noted that both bridges were within the SSSI which was likely to involve restrictions to the type of work that could be carried out.

*Clerk to progress.*

### **7.3 Parking in the village**

The Clerk reported that the scheme had been presented to both the borough and county councillors for comment.

*Clerk to continue to liaise with BDBC.*

## **8. Finance and Policy**

### **8.1 Approve budget and precept for year 01.04.16 – 31.03.17**

It was agreed that the precept for the year to 31.03.17 should be £68,581.00.

### **8.2 Payments**

The payments were signed by Mr Fowles and Dr Trickett and approved by all present.

HCC Pension	Pension	£258.95
Southern Water	Water – cemetery	£43.26
Phill’s Print	News and Views	£500.52
OCA	Room Hire	£152.00
K Birch	Clean bus shelters	£180.00
Sheepfair Committee	Grant	£1,500.00
HCC	Street lighting	£33.92
HMRC	Tax/NI	£202.47
Clerk	Salary	£951.79
Litter Picker	Salary	£435.50
N&V Editor	News and Views	£180.00

#### Balances

Current a/c	31.12.15	£3,624.03
Treasury a/c	31.12.15	£49,093.04

### **9. Representation on outside bodies**

The St Luke’s Hall accounts for the year to 31.12.15 had been circulated and it was noted that the receipts were slightly down on the previous year. This was due to the reduction in use by a major hirer; it was hoped that this was a temporary situation. The debtors at the year-end were also higher than the previous year – but it was stated that most of these had now been received.

### **10. Correspondence**

No items.

The meeting finished at 9.05pm