



WINCHFIELD PARISH COUNCIL

www.winchfield-pc.org.uk

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MINUTES OF THE MEETING OF WINCHFIELD PARISH COUNCIL HELD ON FRIDAY, MARCH 13, 2015, AT WINCHFIELD VILLAGE HALL AT 7.30PM

PRESENT: Cllr A Renshaw (in the Chair),
Cllr G Bourne, Cllr I Gavin-Brown, Cllr P Jackaman and Cllr C Lumby.
6 members of the Neighbourhood Plan Steering Committee and public.
Mrs C Johnson (Clerk).

1 APOLOGIES

Apologies were received from Cllrs Crampton, Kinnell and Southern (HDC), Cllr Glen (HCC), Mrs Worley (Neighbourhood Plan Steering Committee), PC Franks and PCSO Wallace.

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

NB: A dispensation was granted in December 2014 to all Councillors to participate in all discussions and decisions by this Council relating to the emerging Local Plan and associated matters.

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.

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

The Minutes of the meeting held on January 7, 2015, were accepted and signed as a correct record.

5 MATTERS ARISING

5.1 Covenanted Land in SHLAA (item 5.1)

Cllr Jackaman had been advised that covenants were a civil rather than planning matter but he was contending that where a S106 agreement was also involved this did come within the remit of planning law. At the last meeting it had been agreed that Cllr Jackaman and Cllr Gavin-Brown would pursue the matter and this was still in hand.

5.2 Village coffee morning (item 5.4)

The Chairman encouraged residents to attend this monthly village event.

5.3 Solar Farms (item 9)

The Chairman reported that work had yet to commence on the solar farm at Taplins Farm Lane. The Ecology Report required in respect of the application at Beggars Corner was due to be completed by the following week and he expected an application to be forthcoming in the near future.

5.4 Planning Application: 14/02877/MAJOR Land North of Winchfield Lodge (item 12.1)

It was noted that this application had been withdrawn since the last meeting.

6 COMMUNITY SAFETY

The police had no items to raise.

7 HART LOCAL PLAN

The Chairman reported that the Parish Council (except Cllr Lumby who had not been available) had met with Hart's Chief Executive, Daryl Phillips, and Planning Manager Daniel Hawes in February when they had been briefed on the 'testing' process the District Council would be using to evaluate sites. [*Notes of that meeting are appended to these Minutes for information*]. In the past week, the initial site assessments carried out by the consultants employed by the District Council had been made available. From these, sites would be selected for further assessment with a view to recommended sites being put before the District Council in the mid summer. The Chairman expressed concern that the initial assessments had contained a number of basic errors.

From the floor, it was questioned whether the consultants had any relationship with the developer Barratts. The Chairman responded that he believed Barratts was one of their clients but that there were supposed to be 'Chinese walls' in place to ensure no improper influence was exerted.

It was noted that a recent 'think tank' report had favoured increasing the density of development in London rather than creating Garden Cities and that an analysis by the 'WeHeartHart' campaign had suggested that proposed development in Aldershot should have less green space in keeping with its townscape character.

8 WINCHFIELD NEIGHBOURHOOD PLAN

Minutes of the meeting of the Steering Committee and the village engagement session held on February 15 had been circulated and published on the Parish Council's website.

The Chairman commended the Steering Committee on their hard work on various components of the emerging Neighbourhood Plan. The meeting on February 15 had been well attended. Hartley Wintney had started work on its Plan and he would be attending a public session there the following day.

Cllr Jackaman reported that members of the Steering Committee would be meeting Robert Jackson of the District Planning Department for comment on the draft policies which were being developed. It was hoped that these would be ready to present to a public meeting at the end of April subject to review by a planning consultant. It was agreed to engage the consultancy Bourne to Train for this review.

9 APPLICATION TO LIST 'CHURCH MEADOW' AS ASSET OF COMMUNITY VALUE

It was noted that, as Chairman of the Neighbourhood Plan Steering Group, Mrs Worley had applied to the District Council (with the consent of the owners) for land adjoining the church which is used for the Winchfield Festival to be designated as an Asset of Community Value. This would give the community an option to buy the land should it ever come to the market. The Steering Group intended to seek ACV listing for other sites in the near future.

10 PARISH SPRING CLEAN/LITTER PICK 2015

The Chairman congratulated Kerry Wedlock on her excellent organisation of the Litter Pick held on Sunday, March 8. Kerry reported that 38 volunteers had turned up and between them filled 50 bags with litter. She thanked everyone involved especially Mike and Sarah Garwood, who had set up the Hall for refreshments and collected the police cones from Hook, and the Village Hall Management Committee for providing the use of the hall free of charge. Some 30 of the participants had completed feedback forms from which it was clear that there was enthusiasm for the pick to become a regular feature of village life. Councillors were supportive of the proposal to hold another Litter Pick in six months' time and it was agreed to purchase 20 high visibility vests for future use.

11 B3016 SPEED LIMIT

It was noted with approval that after many years of campaigning by the Parish Council for the reduction of the speed limit on this road, Hampshire County Council's Highways Department had recently advised the inclusion of the B3016 in their 2015/16 programme. Traffic surveys had already been organised to determine an appropriate speed limit.

12 PARISH WEBSITE

For some time the Clerk had been experiencing technical difficulties with the Council's current website provided by Hampshire County Council. Provision had been made in the 2015-16 budget for the development of a better website but Hampshire ALC had recently endorsed the offer to Parish Councils of a website provided by Hugo Fox free of charge. It was agreed to pursue this and the Clerk was authorised to purchase a suitable domain name.

13 ELECTIONS FOR WINCHFIELD PARISH COUNCIL AND HART COUNCIL ON MAY 7

The Chairman announced that Cllr Graham Bourne and Cllr Charles Lumby had decided not to stand again in the forthcoming parish elections. He thanked both of them for their many years of service to the Parish Council and community, saying that Winchfield had been very fortunate to have had the benefit of their commitment and expertise. He encouraged residents to consider putting themselves forward for election.

With regard to the District elections, he announced that Cllr Sara Kinnell had decided to stand in the Fleet West ward, creating an extra vacancy for the Hartley Wintney ward. He had been approached and then selected to stand as a candidate for the Conservative party alongside Cllr Anne Crampton who was standing for re-election.

He noted that, so far, the Parliamentary candidates for the Green Party and UKIP had expressed their opposition to major development in Winchfield.

14 PLANNING APPLICATIONS

14.1 Land at Ringwood, Old Potbridge Road (14/001797/FUL)

Development of 21 dwellings with open space and play area, access and associated infrastructure works and landscaping.

Cllr Jackaman had made a detailed study of the application and summarised his conclusions as follows:

The site is in open countryside and outside any settlement boundary. Notwithstanding its proximity to the railway station, the site is not in a sustainable location as most journeys to day to day facilities (shops, schools, healthcare etc) would still need to be made by car.

The proposed design (including some two and a half storey houses), number of houses and density are not appropriate for a development in open countryside. The existing houses in Old Potbridge Road would suffer a loss of privacy.

Traffic speeds on the B3016 are a constant worry for Winchfield residents and those concerns have not been addressed in this application which would involve a significant increase in the number of traffic movements from Old Potbridge Road on to the B3016.

The high ground-water table and history of unresolved flooding on the B3016 close to the site give cause for concern.

Contrary to the assertion in the application, Hart District Council now has a five-year land supply plus 5% buffer and is compliant with the NPPF in that respect. This site has never been allocated in any Local Plan in the past and is not needed at this juncture. In the context of Hart's emerging Local Plan the application can only be regarded as premature.

He therefore recommended that the Parish Council strongly oppose the application.

Questioned from the floor regarding flooding concerns, Cllr Jackaman clarified that he had been referring to problems on the B3016 around the M3 motorway bridge. The applicant challenged concern about accidents on the B3016 and compared the egress from the site favourably to that for some two hundred houses at St Mary's Park, Hartley Wintney.

At the end of the discussion, it was unanimously agreed to strongly oppose the application and to submit Cllr Jackaman's detailed comments in support of that view.

14.2 Other applications received since the last meeting

Application **14/02536/HMC** to convert the garage to a habitable room at **Milford Cottage, Station Road**, had been considered by Councillors since the last meeting. No objections had been raised provided that it did not give rise to on-road parking.

15 REVIEW OF RISK ASSESSMENT

The Risk Assessment prepared by the Clerk which had been circulated to Councillors prior to the meeting was considered and approved without amendment.

16 FINANCE

16.1 Finance Report for the period to 07.01.2015 to 09.03.15

Deposit Account (Lloyds TSB)

07 Jan	Balance		£14,311.39
	Transfer to Current A/C	£800.00	
	Interest : Jan/Feb		£1.19
09 Mar	Balance		£13,512.58

Current Account (Lloyds TSB)

07 Jan	Balance		£54.71
	Info Commissioner : fee	Exp14/17	£35.00
	CPRE Subscription	Exp14/18	£36.00
15 Jan	Transfer from Deposit A/C		£800.00
29 Jan	HDC Neighbourhood Plan grant	Inc14/03	£2,000.00
09 Mar	Balance		£2,783.71
09 Mar	TOTAL deposit and current accounts		£16,296.29

Comparison with budget

Budget heading	Allocation	Spend to date (ex VAT)	Available
Clerk's Salary	£2,400.00	£1,725.00	£675.00
Training	£50.00	£0.00	£50.00
Subscription to SLCC	£80.00	£77.00	£3.00
Hire of Village Hall for meetings	£50.00	£0.00	£50.00
Sundries: Stationery/post/tel/publications etc	£130.00	£57.98	£72.02
Insurance	£350.00	£265.00	£85.00
HALC/NALC Subscriptions	£250.00	£244.00	£6.00
Audit & Information Commission fees	£225.00	£210.00	£10.00
Section 137 payments	£400.00	£236.00	£164.00
Grants (Churchyard maintenance)	£600.00	£600.00	£0.00
Contingencies	£360.00	£175.00	£185.00
Total A	£4,895.00	£3,589.98	£1,300.02
Reserves	Balance	Balance	Spend to date
Earmarked funds	01.04.14	09.03.15	(ex VAT)
Basingstoke Canal Fund	£500.00	£500.00	£250.00
Election Expenses Contingency Fund	£1,000.00	£1,000.00	£0.00
Maintenance Fund	£400.00	£400.00	£110.00
Neighbourhood Plan Expenses Fund	Grant	2,000.00	£0.00
Parish Plan Expenses Fund	£82.00	£82.00	£0.00
Planning Counsel Fund	£6,250.00	£6,250.00	£0.00
Parish Lengthsman Fund	£1,000.00	£1,000.00	£0.00
Retirement Gratuity Fund A	£1,218.00	£1,218.00	£0.00
Retirement Gratuity Fund B	£700.00	£700.00	£0.00
Street Lighting Fund	£2,250.00	£2,250.00	£0.00
Winchfield Festival 2014	£600.00	£600.00	£600.00
Total B	£14,000.00	£16,000.00	£960.00
		Total A + B	£16,340.02
		Balance at bank	£16,296.29
		Current shortfall	(£43.73)

The current shortfall against the budget will in most part be covered by interest payments due in March 2015 and the recovery of VAT and will not affect the Council's ability to meet its liabilities.

16.2 Requests for Grants and Donations None received.

16.3 Payments for approval

The following requests for payment were approved:

Mrs C Johnson	Salary (see Minute 13.3 Jan 2015)		£610.00
	Expenses: Paper, ink, stamps	£34.60	
	Litter Pick publicity	£17.00	£51.60
HWPC	Parish Lengthsman: Environmental Maintenance Services		£530.00
Kerry Wedlock	Litter Pick refreshments <i>S137</i>		£42.26
Parish-online	Annual subscription (£28 +VAT) <i>from Sundries budget</i>		£33.60
Village Hall Mgt C'tee	Use of hall for seven meetings		£70.00
Abercorn Workshop	Noticeboard refurbishment <i>from Maintenance Fund</i>		£260.00

Neighbourhood Plan

The Chairman of the Neighbourhood Plan Steering Committee had requested approval for the following expenditure, which was duly granted:

Consultant Review of survey results and Vision and Objectives	£350
Consultant Review of early draft plan etc against core strategy and NPPF	£1,050
Printing and marketing costs for the next open meeting preparation	Up to £600

16.4 Review of earmarked funds

It was agreed to close the Parish Plan Fund and transfer the closing balance of £82 to the Neighbourhood Plan Expenses Fund.

16.5 Review of Financial Regulations

The Council's Financial Regulations, based on the NALC Model 2 (England) 2004, as revised and adopted in March 2007, were formally reviewed. It was noted that a revised Model had been produced by NALC at the end of 2014 largely to address the introduction of electronic banking. As the Parish Council had not yet considered whether this would become necessary, it was agreed not to make any changes to the Council's Financial Regulations for the time being. The values in Sections 11 and 14 were confirmed.

17 CORRESPONDENCE

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

18 OTHER BUSINESS

18.1 Accident in Bagwell Lane in icy conditions

Cllr Bourne reported that a resident of Bagwell Lane had suffered serious injuries in a cycling accident in icy conditions in February. The Highways Department had placed warning notices of ice but these needed to be removed.

19 DATE OF NEXT MEETING

It was agreed to hold the Annual Parish Assembly and the next meeting of the Parish Council (AGM) on the same evening: **Monday May 18.**

There being no further business, the meeting closed at 9.25 pm.

Appendix [see Minute 7]

Notes of a Meeting held on Wednesday, February 4, 2015, at Hart District Council Offices

Present:

HDC: Daryl Phillips (Joint Chief Executive) and Daniel Hawes (Planning Manager).

WPC: Cllrs Andrew Renshaw, Graham Bourne, Ian Gavin-Brown and Paul Jackaman.

Mrs Carole Johnson (Clerk)

DP stressed that Hart wants to work from where we are now. All meetings are without prejudice to the Parish Council's eventual responses.

DP has enlisted Patrick Burridge - a Councillor from East Hants with a great deal of planning experience and personal knowledge of this area - as a 'critical friend' to monitor Hart's role in the Housing Options testing process and ensure that they do things properly.

The testing process will be open: Hart will share - and we can use - all information.

All strategic options, including Winchfield, will be tested. DP hopes to have a more informed decision on what the strategic options for growth will be by summer 2015. There won't be any significant decisions until after the May elections.

Stages of Testing:

1. Factual:

Is land really available? SHLAA needs refreshing as information may be historic. Hart will be trying to contact actual landowners; asks PC to share knowledge.

What are constraints? (e.g. flooding, SPA, SINC's)

2. Evaluation:

Potential for delivery? Hart will be talking to energy companies, HCC etc.

Will market accept infrastructure costs? High infrastructure costs may cause proposals to fail.

Brownfield sites are being examined (by Adams Hendry) - some new ones are coming forward e.g. 150 at Guillemont Park (Junction 4a of M3) with possibility of 300 more.

Surplus of office space is acknowledged.

Bramshill may deliver but less certain Minley Manor now will.

Hart taking overflow from Rushmoor and Surrey Heath seems inevitable - a case of not 'if' but 'how many?'

Hart is however currently trying to find SANG capacity for these other authorities in lieu of taking their development - there is RSPB land around the 4a motorway junction which they are hopeful of using in this way.

AR expressed concern that Option 4 is being seen as ready-made accommodation for overflow. DP contended that could apply to other SHLAA sites, not just Winchfield.

WPC was asked to consider who else should be at future Option 4 meetings – AR suggested definitely Hartley Wintney and Dogmersfield, possibly Odiham.