



# WINCHFIELD PARISH COUNCIL

[www.communities.hants.gov.uk/winchfield-index](http://www.communities.hants.gov.uk/winchfield-index)

- Chairman • Andrew Renshaw • Talbothays Farm, Station Road, Winchfield, Hook, Hampshire RG27 8BZ  
• e-mail: [andrew.renshaw@talbothays.co.uk](mailto:andrew.renshaw@talbothays.co.uk) • Tel & fax: 01252 843566
- Clerk • Mrs Carole Johnson • 12 Trefoil Close, Hartley Wintney, Hook, Hampshire RG27 8TS  
• e-mail: [clerk.winchfield@parish.hants.gov.uk](mailto:clerk.winchfield@parish.hants.gov.uk) • Tel: 01252 842859

## MINUTES OF THE MEETING OF WINCHFIELD PARISH COUNCIL HELD ON MONDAY, JANUARY 7, 2015, AT WINCHFIELD VILLAGE HALL AT 7.30PM

**PRESENT:** Cllr A Renshaw (in the Chair),  
Cllr I Gavin-Brown, Cllr P Jackaman and Cllr C Lumby.  
Cllr J Glen (HCC), Cllr T Southern (HDC)  
14 members of the public and of the Neighbourhood Plan Steering Committee  
Mark Leedale planning consultant and colleague  
Basingstoke Gazette reporter  
Mrs C Johnson (Clerk).

### 1 APOLOGIES

Apologies were received from Cllr Bourne, Cllrs Crampton and Kinnell (HDC), PC Franks and PCSO Wallace.

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

The Chairman referred to the dispensation granted 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 again made it clear 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 December 1, 2014, were accepted and signed as a correct record.

### 5 MATTERS ARISING

#### 5.1 Covenanted Land in SHLAA (item 5.3)

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. It was agreed that Cllr Jackaman and Cllr Gavin-Brown would pursue the matter.

#### 5.2 Planning Application 14/02683/PNDW

The prior notification under Permitted Development Rights for a change from agricultural building to dwelling at Oakfield Farm, Taplins Farm Lane, had been rejected by the District Council. Reasons for refusal included flood risk, isolated location and the “introduction of a noise sensitive use in close proximity to a train line and a motorway”.

### **5.3 Drainage problems**

Action had been promised by the Highways Department in respect of the drainage problem reported in Bagwell Lane.

### **5.4 Village coffee morning**

The Chairman reported there had been a good turnout for the monthly village event in January which was specifically to raise funds to oppose the development threats.

## **6 COMMUNITY SAFETY**

The police had no items to raise.

## **7 HART LOCAL PLAN**

The Chairmen reported that Hart's Cabinet meeting the following day would be considering a recommendation for 'relatively high level' testing of Option Four, looking at the availability of land, proposed infrastructure provision, costings and deliverability. Proposals for development in urban extensions around Hook and Grove Farm, Fleet, would also be tested. It had been promised that the Parish Council would be an integral part of the exercise with briefing sessions and ongoing meetings to be arranged. The Chairman warned, however, that the Parish Council would still need to undertake its own investigations with the aid of planning consultants, to pay for which there would need to be a large increase in the precept. No one present opposed this prospect.

From the floor, concern was again expressed that the existence of available land would attract overflow from Rushmoor and Surrey Heath whose Councils were struggling to meet their quotas and that the required upgrading of the railway station would be problematic.

## **8 WINCHFIELD NEIGHBOURHOOD PLAN**

The Council's application for the parish to be designated as the Neighbourhood Planning Area was due to be approved which would produce a £2k grant from the District Council. Clare Worley, Chair of the Neighbourhood Plan Steering Committee, reported that they were making contacts with the District and County Councils and Heritage organisations and working on the Vision and Objectives Statement. It was intended that this Statement would be reviewed by the same consultant as had advised on the survey. An engagement meeting had been held at the Village Hall, as a result of which some volunteers had come forward to assist in research.

The Chairman welcomed the progress being made which would help inform opposition to the Option Four proposals. It was becoming apparent that the longer Hart's Local Plan was delayed, the more important having a Neighbourhood Plan in place would prove. Cllr Southern reported on progress being made in Hartley Wintney's Neighbourhood Plan and stressed the need for the two plans to develop a symbiosis.

## **9 SOLAR FARMS**

### **9.1 Taplins Farm Lane**

The Chairman reported that an agreement had now been signed between the Parish Council and TGC Renewables Ltd in respect of the Community Benefit Payment.

### **9.2 Beggars Corner**

The Chairman expressed regret that this application would be delayed for about six months as a result of Hart's Planning Department insisting on an Ecology Report.

## **10 PARISH SPRING CLEAN/LITTER PICK**

Kerry Wedlock gave a progress report on the litter pick planned for Sunday, March 8. The Clerk had undertaken to get the publicity material printed. Volunteers were required to deliver leaflets door to door and collect and return the traffic cones to be provided by the local police. The Chairman urged everyone to support the initiative and Cllr Gavin-Brown expressed the hope that it would become a regular event.

## 11 FOOTPATH PROBLEMS

### 11.1 Footpath 3 (Station Road to Taplins Farm Lane)

There had been no progress to report.

### 11.2 BOAT 14

It was noted with approval that a barrier had been erected to prevent three and four wheeled traffic accessing the path.

### 11.3 Annual Footpath Vegetation Cutting Programme

Cllr Gavin-Brown was asked to liaise with the Clerk to respond to the Countryside Access Department's request for the Council's views as to whether the cutting programme needed revision.

## 12 PLANNING APPLICATIONS

### 12.1 Land NE of Winchfield Lodge, Old Potbridge Road (14/02877/MAJOR)

**Outline application for 26 residential units – access to be considered in full with all other matters reserved.**

The Chairman referred to the presentation which had been given by the agent at the last Annual Parish Assembly, noting that the proposed access had now been changed to be next to the boundary with Winchfield Lodge and that vegetation had already been cut down on the site. He went on to itemise the Council's concerns that the site was in the open countryside, unrelated to the existing settlement of Winchfield; would have poor access down a narrow lane; and had potential drainage and flooding problems. Recent pre-application advice from Hart District Council in respect of another site (Arena, Station Road) had deemed an application premature in the context of the testing of SHLAA sites to be undertaken, and the Chairman suggested that this would equally apply to this site.

It was agreed to strongly oppose the application for these reasons and also the conflict with emerging Neighbourhood Plan policies.

### 12.2 Other applications received since the last meeting

As noted above, pre-application advice from Hart District Council planners in respect of an outline application for 22 residential units on land at **Arena, Station Road (14/02727/PREAPP)** had indicated that such an application would be premature at this stage. There had also been concerns from Hart's Environmental Health Officer regarding drainage; flooding; and noise and vibration arising from the site's proximity to the railway.

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

**Four Seasons, Station Road (14/02536/HMC)** infill and rear extensions; internal alterations

**Willow Cottage, The Hurst (14/02882/HMC)** oak barn-style detached garage

**April Wood, Odiham Road (14/01918/FUL)**; revised noise assessment in respect of application for a new dwelling on land to the west of this property.

The application for a Lawful Development Certificate (**14/02922/LDCEX**) for an existing occupation of the identified building and garden at **Garden Cottage, Old Potbridge Road**, had been noted.

## 13 FINANCE

### 13.1 Finance Report for the period to 01.12.2014 – 02.01.2015

#### Deposit Account (Lloyds TSB)

01 Dec	Balance	£14,310.82
	Interest : Dec	£0.57
02 Jan	<b>Balance</b>	<b>£14,311.39</b>

#### Current Account (Lloyds TSB)

01 Dec	Balance	£131.71	
	SLCC Subscription	Exp 14/16	£77.00
02 Jan	<b>Balance</b>	<b>£54.71</b>	

## 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
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	£175.00	£50.00
Section 137 payments	£400.00	£200.00	£200.00
Grants (Churchyard maintenance)	£600.00	£600.00	£0.00
Contingencies	£360.00	£175.00	£185.00
<b>Total A</b>	<b>£4,895.00</b>	<b>£3,518.98</b>	<b>£1,376.02</b>
<b>Reserves</b>	<b>Balance</b>	<b>Spend to date</b>	<b>Available</b>
<b>Earmarked funds</b>	<b>01.04.14</b>	<b>(ex VAT)</b>	
Basingstoke Canal Fund	£500.00	£250.00	£250.00
Election Expenses Contingency Fund	£1,000.00	£0.00	£1,000.00
Maintenance Fund	£400.00	£110.00	£290.00
Parish Plan Expenses Fund	£82.00	£0.00	£82.00
Planning Counsel Fund	£6,250.00	£0.00	£6,250.00
Parish Lengthsman Fund	£1,000.00	£0.00	£1,000.00
Retirement Gratuity Fund A	£1,218.00	£0.00	£1,218.00
Retirement Gratuity Fund B	£700.00	£0.00	£700.00
Street Lighting Fund	£2,250.00	£0.00	£2,250.00
Winchfield Festival 2014	£600.00	£600.00	£0.00
<b>Total B</b>	<b>£14,000.00</b>	<b>£960.00</b>	<b>£13,040.00</b>
		<b>Total A + B</b>	<b>£14,416.02</b>
		<b>Balance at bank</b>	<b>£14,366.10</b>
		<b>Current shortfall</b>	<b>(£49.92)</b>

The current shortfall against the budget will in part be covered by interest payments due January to March 2015 and the recovery of VAT (currently £40.51) and will not affect the Council's ability to meet its liabilities.

### 13.2 Requests for Grants and Donations None

### 13.3 Review of Clerk's Salary

The recent national pay agreement made provision for a one-off payment of £100 (pro rata £10) in December 2014 with an increase w.e.f. 01.01.2015 which would increase the Clerk's current salary by £28 per annum. The Chairman proposed payment of the one-off payment of £10 and an increase of £100 per annum to £2,400 pa with effect from 01.01.2015 and this was agreed by Councillors.

### 13.4 Payments for approval

The following requests for payment were approved:

Information Commissioner	Fee	£35.00
CPRE	Subscription S137 payment	£36.00

### 13.5 Appointment of Internal Auditor for the year ending March 31, 2015

Mr Eric Shimmin of ECAS of Hartley Wintney was again appointed as the Council's internal auditor at a fee of £175.

**13.6 To consider the draft budget and set the precept for the year 2015/16**

The draft budget, which had been previously circulated to Councillors, was considered. It was agreed to include provision for a replacement website. After a discussion about the need to boost the Planning Counsel Fund which currently contained £6,250, the inclusion of £20,000 for planning advice in the fight against major development was proposed by the Chairman, seconded by Cllr Gavin- Brown, and unanimously agreed. It was then resolved to set the precept for the year 2015/16 at £26,820.11.

**14 CORRESPONDENCE**

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

**15 OTHER BUSINESS**

Cllr Glen reported that the County Council needed to make expenditure cuts of £50m but that there were no plans to increase its precept.

**16 DATE OF NEXT MEETING**

The date of the next meeting was to be confirmed. It was later fixed as **Friday, March 13, 2015.**

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