

**Minutes of Nether Wallop Parish Council Meeting held at 7.30 pm
on Monday 14 January 2019 in the Village Hall**

- 4275 Welcome:** The Chairman welcomed the audience as the best turnout in a long time! He reminded all that this was a meeting in public rather than a public meeting and that there would be an opportunity for parishioners to speak on the two 'Points from the Floor' agenda items.
- 4276 Attendance:** Cllrs Addison, Carpenter, Cotterell, James and Souter, HCC Cllr Gibson, TVBC Cllr Boulton and the Parish Clerk. There were fourteen members of the public.
- 4277 Apologies:** Cllr Mrs James and the Footpaths Officer.
- 4278 Declaration of councillors' pecuniary interests:** none.
- 4279 Planning applications:** Cllr Carpenter reported on the following:-
- a) 18/03262/FULLN Change use of garage to dwelling house and installation of package sewage treatment plant, 2 Piccadilly Cottages Station Road, no objection.
 - b) 18/01145/OTHDBN Conversion of store to kitchen, Le Reduit, School Lane, no comment.
 - c) 18/03362/FULLN Erection of two detached dwellings using existing access, with associated residential curtilage, garden sheds, parking, landscaping and associated works including ground works and demolition of existing ancillary outbuildings, Ashers Farm, Five Bells Lane. The Chairman reported that the parish council has looked into this in some detail. The conservation area was shown on a display board at the back of the room. The application does not comply with the TVBC Heritage Policy as stated in The Adopted Local Plan 2011-2029, in particular paragraphs 7.78, 7.80, 7.81 and 7.82. Paragraph 7.78 relates to the setting of heritage assets. Ashers Farm is a Grade II listed building and is surrounded by a number of other listed buildings, many of which are neighbours to the curtilage of Ashers Farm including Down Cottage, Janes Cottage, Broadgate Farm and The Five Bells pub. The development would have a seriously negative impact on most if not all of these listed buildings. Paragraphs 7.80 and 7.81 relate to the impact of developments in conservation areas. Ashers Farm is in the heart of the Nether Wallop Conservation Area. The development would detract from the setting of this part of the conservation area and the nearby listed buildings. The layout, form, scale, massing, density, roofscape and external appearance of this proposal does nothing to conserve and enhance the specific historic and architectural interest. The proposed houses are squeezed close together on the site and are not in keeping with the neighbouring listed building. In particular the proposed buildings do not 'demonstrate that they will make a contribution to the character and quality of the conservation area which is at least equal to or better when compared with the existing' as stated in paragraph 7.81. At the junction of High Street and Five Bells Lane, which is on the northern boundary of the Ashers Farm curtilage, the Wallops Conservation Area Plan is marked as a 'significant space or focal point'. The views from this point are going to be adversely affected by the proposed development. The Village Design Statement seems to be completely ignored. There is also concern about access to the site entrance which is onto Five Bells Lane opposite the Five Bells pub. If the proposed development is allowed there will be a significant increase in the number of vehicles entering and leaving the site. The access is onto a narrow road on a hill near the access point. The road is used by a number of riders on horses which increase the problems for drivers using Five Bells Lane. There are no plans for how sewerage will be addressed. Cllr Souter emphasised that comments from neighbours would hold more weight with TVBC than that of the council and encouraged those with views to comment online at the TVBC website. Cllr James endorsed the Chairman's summary of the salient points. Cllr Carpenter made a further point on the increase of online shopping reporting that more and more delivery vans were in the village and could be a danger at the blind sight lines at the proposed scheme's junction. Cllr Addison had spoken to the TVBC Heritage Officer. Cllr Cotterell encouraged comments from the audience at Points from

the Floor. TVBC Cllr Boulton could not comment at this stage of the application. Following the points raised below the parish council unanimously voted for 'objection'. A response to TVBC would be sent (**Action: Cllr Souter**).

4380 Points from the floor: Mr Draper enquired whether the owner of the property knew this application had been lodged by her son. Mr Courcoux confirmed he had lodged an objection online. Were this application to be agreed it would doubtless involve heavy traffic going to the site for 18 months, meaning more danger. Mrs Pye saw the project as a money making one at the expense of the neighbours. Mr Reed wished to thank the Chairman for all his hard work on investigating the application. There are currently 8-10 properties for sale in the village and there does not need to be more. Mrs Courcoux saw the need for smaller rather than larger properties as proposed in this scheme. She commented on the strict rules for applications on listed properties which contrasted with this particular application. Mr Reed said that the Village Design Statement decreed that any development should 'retain the character of the village'. The Chairman recommended parishioners make their comments through the planning portals.

4281 Minutes of the previous meeting: The minutes of 10 December 2018 were approved by the council and signed by the Chairman as a true and accurate record.

4282 Proposed Traffic Plan for Salisbury Land and Station Road: The Chairman reported that this has been in process for some time. The original plan was to change the junction at Grateley and encourage traffic to come to Kentsboro. However the scheme is going to cost more than is in the HCC budget. Therefore Hants Highways recommended that they put in a temporary closure of Salisbury Lane and also trial the Station Road traffic calming scheme at the same time. Cllr Souter said that although it was not ideal it was a compromise due to the state of HCC Highways finances. Cllr James confirmed that the Grateley junction was only part of the scheme. Cllr Souter wished to make sure that all affected householders along Station Road would be informed in advance. Cllr Cotterell was concerned that the criteria of success be discussed with councillors and defined absolutely and if it was not a success, then the process be reversed. HCC Cllr Gibson said that the parish council could influence HCC on success criteria. It is up to Over Wallop Parish Council to work in partnership with this council as the residents are in both parishes. Cllr Souter proposed that the council write to Hants Highways and ask them to go ahead to trial the project stating the criteria for success (**Action: ES/RJ**).

4283 Councillors Reports:

- a) **Neighbourhood Watch:** Mrs Foster said that the PCSO has now moved and there does not seem to be a replacement. Cllr Souter reported on the vandalism and damage to cars in the Grateley area.
- b) **Finance:** In the absence of the RFO the Chairman reported on payments and receipts as per the attached. The electricity bill for the village hall was an estimate and there should be a rebate. It was proposed that the payments be approved by Cllr Souter and seconded by Cllr James with all in favour. Cllr Souter confirmed that the funds raised by the recent 'Secret Spitfires' film evening had been specifically raised to help with the refurbishment of the outside boundary wall at the village hall. He has received a letter from TVBC concerning the transfer of £500 towards the playground refurbishment. HCC has pledged £1,000 and this would be chased (**Action: Cllr Addison**). The parish council has spent over £3,000 for this project to be completed. The bank reconciliation was signed off by Cllr Souter.
- c) **Highways:** Cllr James had nothing further to report.
- d) **Playing Fields:** Cllr Carpenter reported that there is an increase in families using the play area and that feedback on the refurbishment has been positive. There is no football team playing at the moment but the Groundsman has been diverted to do work on the hedge round the tennis court. An advertisement has been placed through the Hants Football Youth League.

4284 Village Green: Cllr Carpenter reported that the hole will disappear soon, there is a problem with the digger.

- 4285 Village Hall:** Cllr Souter reported that the hall is running at a small profit with the help of events such as film nights, bowls etc.
- 4286 Wallops Parish Hall:** Cllr Souter reported that the hall has been running at a profit for the last few years. The issue over the right of way is lodged with solicitors. A licence could be granted but not a right of way.
- 4287 Neighbourhood Plan:** Cllr Addison reported that the parish council is beginning the process of constructing a Neighbourhood Plan which adheres to the Village Design Statement. This would give the council some defence in development and more statutory power. It is a huge undertaking which would need 2/3 years. 20/30 parishioners would need to be involved. Firstly there would be a public meeting on 22 February 2019. From then onward a steering group would be formed and a questionnaire sent out.
- 4288 Matters raised by councillors:** The Chairman read the Footpaths Officer's report as follows:- During December the RoW officer has continued to carry checks on a number of paths across the Parish with a view to improving/replacing waymarker signs as necessary. Stiles and overhanging branches have been marked up for Lengthsman work in January. Delivery taken of a mesh and staples from HCC for the stile improvement task discussed at a recent NWPC meeting. Lengthsman and Related Tasks: In December the Lengthsman completed the following: Cleared the surface apertures of the five concrete road drains on the north side of Farley Street between Wallop House and Stewarts Bridge. Removed overhanging branches/fallen trees on Restricted Byway 37 at the Hollom Down Road end. Lengthsman tasks set for January: Dig drainage grips where practical to try and reduce the bigger surface water pools that appear during heavy rain on Hollom Down Road. Check and clear grips as necessary along Farley Street and Heathman Street as required. Cut back overhanging branches of FP3 near School Lane. Add anti slip mesh where required on stiles on FP 2, 3 and 4. (The Dean through to School Lane, and onto the Parish boundary north of School Lane). Having now looked at other paths (after the January tasking deadline had passed). I will add further stiles and wooden footbridges on FP 19 (Splash to Ducks Lane) next month. Cllr Souter further reported that tax returns would have to be submitted online in the near future and the book keeper would investigate an accounting package compliant with HMRC. Cllr James reported that as agreed at a previous meeting the shortfall in funds required for the outside village hall refurbishment would be picked up by the council and that quotes for the job were not yet available (**Action: Cllr James**). Cllr Cotterell reported that a recent CPR event had been well attended and suggested that this become an annual event. He further reported that as the Road Safety representative of Test Valley Association of Parish Councils that he had been in touch with Mr Taylor regarding the overtaking on double white lines at Jacks Bush (previously reported on 101). He suggested that this become an agenda item for the next meeting (**Action: Parish Clerk**). Some discussion ensued. Cllr Addison proposed that the £40 remaining of the budget agreed for the clearing of the bus shelter at Jacks Bush be used for the same this month. Cllr Souter reported that the monopole phone mast proposed on the recreation ground would look like a telegraph pole. It would be between the tennis court and the pavilion and gave details of the £20 rent offer for 10 years plus the right to tap into the pavilion electricity. The company also retained the right to site another cabinet should it be necessary. The council had rejected the offer and recently heard that they would require a valuation advisor. The company had also advised that the council could be taken to a tribunal should they refuse their proposal. The Chairman had replied to ask why they sought that particular site bearing in mind that it would not improve the village coverage and that only the airfield would benefit.
- 4289 Points from the floor:** none.
- 4290 Date of next meeting:** The Chairman thanked all for attending and closed the meeting at 8.45 pm. The next monthly meeting will be held on Monday 11 February 2019 in the village hall at 7.30pm.