

Minutes of the HWPC Kings Barton Working Group

Meeting held 7.30am. Monday 16th January at Barton Farm Primary School.

Present:	Cllrs	R Watters (Chair), M Iredale
	KB member	M Slinn, E Barber, N Palmer, A de Stefano. K Le Geyt
	WCC Officer	N Arnold (online)
	WCC Cllr	S Cramoysan
Apologies:		J Rutter
Clerk:		Belinda Baker
Public:		None

- KB/22/091** **Apologies**
Apologies were received from Cllr Rutter.
- KB/22/092** **To note new Chair of the Working Group**
Cllr Watters explained that Cllr Rutter had decided that, due to other commitments, she found it necessary to step back from chairing the WG. She has happy to remain as Vice-Chair. Cllr Watters had been unanimously voted as the new Chair. Mr Slinn proposed that the Chair should be from the KBRA for one month and HWPC the next. The Clerk explained that because the WG held budget then the Chair would need to be a HWPC Cllr.
- KB/22/093** **To receive declarations of pecuniary interests (DPIs) and other significant interests from members concerning specific items on the agenda**
Ms Barber and Ms Le Geyt live adjacent to playground 1A, KB/22/098
- KB/22/094** **Approve Minutes of Meeting of 21st November**
The minutes were agreed as a true record of the meeting 4:3. Mr Slim, Mr Palmer and Mr de Stefano dissented.
- KB/22/095** **To receive update regarding handover of Open Space to HWPC**
i Mr Slinn told the WG that members of KBRA had agreed that it was preferred that WCC took over the Open Spaces in Kings Barton. The Clerk explained that WCC, on a number of occasions, had said they did not want to take them on. Indeed, for a Parish Council to take on local open spaces was entirely

appropriate. She said that the management of local spaces by the PC would mean that it would be accountable residents who would easily be able to raise concerns. She said that this would not be the case if they were transferred to WCC. Cllr Cramoysan concurred. He said that the default position around green spaces was that they went to PC's. He explained that with NDA's the developer would liaise with the Borough Council because the PC's did not have the resources to do the legal negotiations. He said that the situation with CALA was particularly difficult because planning assumptions had been made that more houses would be occupied by now. Mr Palmer queried when the Governance Review would take place and noted that the population of Kings Barton was now considerably greater than the Headbourne Worthy community. Cllr Watters said he didn't feel that Kings Barton had grown enough to make that decision and that that was likely to be 5 -10 years off. Mr Slinn wondered if the precept from Kings Barton could be held separately but the Clerk confirmed that that was not possible but there were different reserves held for Kings Barton Matters KB/22/103. Mr Palmer asked to be forwarded the agreed HWPC budget.

Action: Clerk

ii Ms Arnold explained that CALA had not agreed a commuted sum for the handover with WCC and that there was a considerable shortfall with the amount proposed by CALA and that which WCC would see as suitable. CALA was using the Barton Meadows sum to offset the commuted sum. CALA had been told to re-look at the figures.

iii Ms Le Gyt queried if the schedule of work that was laid out in the S106 agreement was being verified. She said she had checked and CALA was behind on this scheduled maintenance. Cllr Cramoysan confirmed that this matter should be brought up at the next Forum meeting. He commented that it would be helpful if there was a schedule of S106 maintenance that was compared with actual and that it was provided a month before the forum meeting so CALA could be asked for comment. Ms Le Gyt said hopefully she would be able to provide this in February, before March's meeting. Ms Arnold confirmed that the Open Spaces will be signed off by WCC and that they wouldn't do so until they are up to the agreed standard.

a. At front of site and pocket park (purple area on transfer plan)

This is dealt with in KB/22/095 i. Ms Arnold was asked to provide further updates when they were available.

Action: Ms Arnold

b. Playground 1B (green area on transfer plan)

This is dealt with in KB/22/095 i.

c. Border to Welhouse Lane (turquoise area on transfer plan)

Ms Arnold said this had not yet been signed off by WCC.

KB/22/096

Playground 1b

a. Receive quotation for new double gate

The Clerk provided 3 quotations for a new double gate. The quotation from Ava Recreation was agreed.

Action: Clerk

b. Agree WG to approve maintenance contract

The Clerk explained that a separate Working Group to consider the tenders for the contracts for the open space's maintenance was an appropriate way to manage the process. Ms Le Geyt volunteered to join this WG.

Action: Clerk

c. Consider options for playground inspections

This was referred to when there was more clarity on the commuted sum.

d. Consider new name for playground

Ms Le Geyt suggested making this a community project. This was agreed.

Action: WG

e. Warranty issues with the present equipment

The Clerk asked the WG to agree to include in the Legal agreement that should it be necessary for split or otherwise damaged posts and equipment to be replaced after HWPC takes over the playground and should the manufacturer decide that because the equipment has not been properly maintained they are not prepared to honour the warranty, then CALA will be given 3 months to replace the equipment. In the event that CALA does not do so, HWPC will replace them and will ask CALA for the costs. Any HWPC legal costs for reclaiming the money from CALA will be met by CALA. This was agreed. KBRA were asked to bring the state of the equipment in the playground to CALA's attention. They agreed to do so.

Action: Clerk, Mr Slinn, Mr Palmer

KB/22/097

Maintenance of purple area on transfer plan

a. Approve maintenance tender document

This had not been finished. The matter was deferred until the next meeting.

Action: Clerk

KB/22/098

Playground 1A – receive update

Ms Le Geyt circulated before the meeting concerns of residents who live local to the playground. She explained that the present plans were significantly different from those approved by WCC and shared by CALA to inform resident's buying decisions. She said residents were positive that the playground proposal had returned to the original size and positioning. She said however, there were notable concerns; the obtrusive size and density of the equipment (8 was double the original number); the aesthetics of the "mesh infill" fence; the requirement for more bins (i, litter-only and ii, dog-friendly); speed signs / road markings; landscape maintenance of the adjacent green space; and a double gate for maintenance. The WG agreed it would be appropriate if some of the equipment was redistributed to Playground 1B. Ms Le Geyt and Ms Barber were due to meet with CALA with the KBRA to discuss the concerns. The Clerk was asked to bring these concerns to the attention of WCC.

Action: Ms Le Geyt, Ms Barber, KBRA, Clerk

KB/22/099

Winchester 10K Race

The race was to be held on Sunday 19th February. Andover Road would be closed for the duration of the event. Mr Slinn pointed out that this would deny residents access from the development. This was agreed as true and that although the event had been going for a number of years the size of Kings Barton had changed considerably. The KBRA was asked to make the plans known to the residents. Ms Le Geyt asked if there would be yellow signs up 2 weeks before the event. The Clerk said she would ask for this to happen.

Action: Clerk

KB/22/100

Andover Road Closure – Update on requested re-design of roads in and out of development

A letter from HWPC, KB/22/081i, had been sent to HCC and CALA. The Clerk had had an acknowledgment from HCC. Cllr Watters had had a letter from CALA saying that CALA was unprepared to reconsider the matter. Mr Slinn asked why the letter was about matters other than just the road closure in Andover Rd. Cllr Watters explained that it was from HWPC and that it was as the WG discussed in the November meeting. He said the first paragraph made it clear that HWPC supported the KBRA position that Andover Rd should stay open. He said it was important to look at the Winchester travel plan and to work with CALA. Ms Le Geyt suggested gathering the relevant data together to present to CALA. Cllr Cramoysan said that any decision ultimately rested on whoever had the power to change it. He said that CALA had the planning permission and was at present locked into that. For CALA to change would mean spending a lot of money revising plans but still being unable to guarantee that they would get planning permission. Mr Slinn commented that he felt it was a political matter. The Chair moved the meeting to the next item.

KB/22/101 **Update on smaller infrastructure projects**

a. Council noticeboard

Mr Palmer said that the notice board (KB/22/068) would need planning permission. This was referred to Ms Arnold.

Action: Ms Arnold

b. SLR's

Ms Arnold said she had raised this matter with CALA but had not received a reply.

Action: Ms Arnold, Clerk

c. Consider other opportunities for CIL expenditure

HWPC were interested in suggestions for small CIL expenditure. Cllr Watters proposed that the holes and sockets for the SLRs, KB/22/101b, should be split between CALA and HWPC. The proposal was agreed. The Clerk was asked to put this to the Infrastructure WG and if agreed to Ms Arnold.

Action: Clerk

KB/22/102 **Kings Barton Amenities**

a. Issues with sewage

Cllr Iredale notified the WG that the Harestock sewage works was going to be expanded. She said that the previous sewage smells did not appear to be a problem now and she believed the seals were working properly.

b. Litter Pick

A community litter pick was agreed appropriate. The KBRA would discuss a date. They would be able to borrow HWPC's yellow vests and pickers.

Action: KBRA

c. Rights of Way volunteers

The Clerk commented that the Parish had a number of Rights of Ways to be maintained and that sometimes local volunteers were prepared to be involved. She wondered if there any volunteers in Kings Barton. She said she knew HCC was giving grants to such organisations. Mr Palmer was happy to ask the Kings Barton community and asked for further information.

Action: Clerk

d. Resident's issues with door/window fastenings

Cllr Watters notified the WG that residents were complaining that doors and windows were no longer closing properly. He said that Vivid had sent out maintenance for the Housing Assoc tenants. Ms Le Geyt said this should

be raised with NHBC and other residents were encouraged to post the list of snags on their website.

KB/22/103 Budget 2023-24

- a. **Provide update on expected expenditure and reserves for next year**
HWPC's budget and reserves specific for Kings Barton matters was circulated before the meeting. There were no questions.
- b. **Resolve the proportion of the commuted sum to be spent annually on maintenance**
This was agreed at 20%.

Action: Clerk

KB/22/104 Finance

- a. **Approve payments for the KBWG Budget**
Payments from the KBWG budget were agreed.

	Payment Voucher	
Opening Balance		1595.62
Tubbs Hall (Room hire)	72	20
B Baker (backpay C/22/108 c)	81	21
B Baker (travel expense)	82	24
Tubbs Hall (Room hire)	84	20
B Baker (Clerk for November meetings)	90	121.20
Budget remaining		1389.42

- b. **Approve KBWG budget year to date**
The budget was reviewed and approved.

KB/22/105 Communications

- a. **Next Council newsletter**
The next Council newsletter was due to go out at the beginning of March. It was proposed that there should be a section dedicated to KBRA news and KB community events.

Action: Cllr Rutter, KBRA

KB/22/106 Planning

- a. **New applications – to agree WG response**

Date	Number	Address	Description	Comments by
08/12/22	22/02623/HOU	15 Bingham Road Winchester Hampshire SO22 6GB	Single Storey Rear Extension	Extension requested
The Working Group had no objections				
The WG has no objections				

- b. **To note recent decisions**

Date	Number	Address	Description	Result
07/11/22	22/02509/HOU	1 Fullers Mill Way Winchester Hampshire SO22 6SS	Installation of a Green Retreats TOG1 Garden Office comprising dimensions of 4.2 metres in width, 3.2 metres in depth (including deck and overhang) with a maximum roof height of 2.5 metres dropping down to 2.295 metres within the curtilage of the rear garden of Plot 469.	Permitted

03/11	22/02041/HOU	8 Hyldeborne Road Winchester Hampshire SO22 6GX	Placement of 14 Black Framed solar panels on the rear (South East facing) roof of the house. Rear garden alterations including the erection of a potting shed, pergola, and installation of decking and hardscaped areas. Installation of a glass rain cover over utility room access door (SW side elevation). Erection of 1.5m high fence return around bin store (SW side elevation)	Permitted
26/09	22/02148/TPO	Barton Farm Andover Road Winchester Hampshire SO22 6AX	T50 Lime, G51a Lime, G51f Lime, G53d Lime, 53e Lime, 51a -51f sycamore – various including fell.	Permitted
05/08	22/01890/HOU	6 Hamblin Gardens Winchester Hampshire SO22 6GE	Placement/Retrofit of 18 Black Framed solar panels on South facing roof on the back of house	Permitted

c. To note recent awaited

Date	Number	Address	Description	Comments by
28/09/22	22/02176/HOU	18 Pyle Gardens Winchester Hampshire SO22 6FX	Single Storey rear extension	21/11
	22/00831/HOU	51 Granadiers Road Winchester Hampshire SO22 6GU	Change of the garage door to glazed doors to allow for opening and use for a parking space.	30/06

KB/22/107 Date of next meeting and matters for the Agenda

The WG agreed to meet next on the 20th February, at the Kings Barton Primary School.

Matters for the agenda were agreed to be:

1B Playground

1A Playground

Update on Commuted sum

Meeting closed at 9:35pm