



Minutes of Kingsclere Parish Council Ordinary Meeting OM 03/24
Held at 7.30pm on Monday 25th March 2024 in the Village Club

OM 03/24 – Present: Cllrs: Conquest; Gaines; Jonas; Mussett and R Peach.

Clerk – Ackrill; RFO – Porton.

03/24.1 – Apologies: Peach N

03/24.2 – Declarations of Interest: None.

03/24.3 – Minutes:

3.1 Minutes of Ordinary Meeting Monday 26th February 2024 were accepted and signed.

3.2 Minutes of the Annual Parish Meeting Monday 18th March 2024 were accepted and signed.

03/24.4 – Questions from the Public: None.

03/24.5 – Chairman's Remarks:

5.1 Thank you to everyone involved in the Annual Assembly, especially B.Cllr Ken Rhatigan for the food and the Clerk for organising the event, speakers etc.

5.2 The council has been fortunate to receive a copy of a letter from the MP's office to Gigaclear although it is unlikely that they (Gigaclear) will take any action on it.

03/24.6 – Tennis Club Lease: Update on Negotiations: The Parish Council has clear obligations to treat all sports organisations equally and also any benefit from the council is evenly distributed. It is a difficult balance and therefore individuals (including Councillors) opinions may differ from that of the Council. The legal fees have been met by the Council so far The Holding Field is an asset of the Parish Council which was bought over 25 years for £40k and included historic leases rated at the value of the premises at the time of issue. There is currently no lease, no date for an agreement and no signed holdover letter. Unfortunately, at this point KPC has been unable to reach an agreement regarding the new lease with the TC. Despite numerous meetings, discussions and emails.

The Council is to continue to review the plan to develop the Holding Field for recreational use.

03/24.7 – Bowls Club: The new lease, which runs to 30th September 2025 had been signed by KPC on 4th March 2024 and returned to the Solicitor. Cllrs were happy with the lease, and it was circulated prior to signing. The Solicitor will chase the Bowls Club for a signed copy of the lease. The agreement was to not subsidise a long-term lease hence a 2-year lease was offered to the Bowls Club at a lower rate to enable them space to develop a plan for an new lease starting in October 2025. The council does need to discuss and plan what to do should the Bowls Club not be in a position to renew the lease in September 2025. Funding that may be incurred a consequence needs to be calculated ready for October 2024 so that it can be included in the 2025-26 budget. When KPC have a signed lease, KPC can discuss and meet with Bowls Club to assist them and understand their plans for the future. The Bowls Club does not want to share the building, so it must be an exclusive lease. The current discount the bowls club receive on the short-term lease is over £1000.

Action: After the lease is signed, the Bowls Club Membership will be invited to a meeting, in part to discuss what will happen in September 2025. Compile list of the costs of the building especially any rate implications.

03/24.8 – Clerks Report:

8.1 Annual Parish Meeting - a total of 43 residents, plus BCllrs and the Clerk attended the meeting.

Some thank you(s) and lovely feedback has been received as well as a suggestion of maybe not having a guest speaker to allow more time for Village Groups to network.

8.2 Spring Clean – this Saturday 30th March, Cllrs asked to be at Church for 9.30am. Risk Assessment, sign in sheets plus equipment is sorted.

8.3 Allotment Update - one tenant has not paid or returned the tenancy agreement so the plot will be re allocated now.

8.4 Ideas for Annual report – members were asked to consider items to include in the Annual Report, Cllr Jonas has agreed to write articles if members send her some information/ideas.

03/24.9 – Neighbourhood Plan: The Coppice Road and Strokens Road sites have both had representations sent to BDBC for the Draft Local Plan – there are concerns that there has been no movement on these sites in 6 years – is land banking occurring. A letter has been received from Stantec who represent the owners of the Coppice and Strokens sites. Clerk to arrange a meeting with Stantec. It was highlighted that there has been no significant building in Kingsclere for 10 years and a housing shortage has been identified. If the BDBC ward members can have sight of the Stantec letter they can also write and are requested to do so from the Parish Council. The Council need to find out why these sites have not been developed yet. The Local Plan response has been submitted and the Neighbourhood Plan is being reviewed to see if it in line with the Local Plan – a further update after next meeting in May.

Action – Meeting to be arranged with Stantec and letter to be forwarded to the B.Cllrs so that they may also write to Stantec – Clerk.

03/24.10 – County Councillor: None.

03/24.11 – Borough Councillor: Apologies received from K Morrow. Report from Cllr Bound attached at [Appendix 1](#). B.Cllr Grants are available again this year and the message needs to be “got out” to our local organisations. The public conveniences are now open at the weekend – make sure it is bank holidays too, this weekend will be a good test point. The council tax has not needed to increase due to ring fenced unspent money from 2 years where events were slimmed down for covid.

03/24.12 – Grant Request: Kingsclere Rugby Football Club Soil Sampler £250.00 requested

Resolved: Grant approved at £250.00

03/24.13 – Holding Field / Football Club: A request is made by the Football Club to use the field on Saturday mornings for youth training. They would like the field mowed weekly for this purpose and have sent through the details of a contractor who is proposed to cut the potential 9 additional cuts (figure dependant on start date) from now until July. There was a discussion around whether the Parish Council should accept another contractor as two working the same area may not work. The PC need to know how much the Club's contractor would charge to make an informed decision regarding costs involved. Potentially there may be some grant help Club to cover additional costs. Cllrs may need to make a decision using clerks permitted expenditure spend outside a meeting if the commencement of mowing is prior to next meeting.

Action: Clerk to find out how much the Football Clubs proposed contractor will charge per cut report to Cllrs.

03/24.14 – RFO Membership to SLCC £144:

Resolved: Membership to the SLCC for the RFO approved at £144.00

03/24.15 – Building Your CiLCA Portfolio Course £250.00 plus VAT:

Resolved: CiLCA Portfolio Course approved at £250 +VAT

03/24.16 -New Arnold Baker Local Councils Administration Book £137 Zero Vat £4.80 inc VAT delivery

Resolved: Purchase of latest edition of Arnold Baker approved at £137 with £4.80 delivery.

03/24.17 – Non-Domestic Rates noted that KPC received Small Business Rate relief in full of £1571.85

03/24.18 – 80th Anniversary D Day Flag £30.00 Plus £4.8 delivery: There was a brief discussion about where the flag is to be flown – St. Mary's Church if permission is granted.

Action: Permission to be sought from St. Mary's PCC to fly the anniversary flag

Resolved: Purchase of 80th Anniversary D Day Flag at £30.00 plus £4.80 delivery approved subject to approval to fly at St. Mary's Church

03/24.19 – Community Engagement and Media: The D-day event on 29th June is gathering steam, both RBL and Poppy Appeal are involved. The Village Club and Bowls Club have confirmed they will be having an event on the day. It was confirmed that there is £1000 in the budget for this event but the expenditure must be approved by the Council.

03/24.20 - Health and Safety: At the top end of coppice road the pavement needs urgent attention.

Action: Photograph and log problem on HCC website – Cllr Jonas

03/24.21 -Planning Applications:

21.1. 24/00425/FUL Rydale – No objections

21.2. 24/00124/ADV 3 Swan Street Premier Shop – No objections

21.3 24/00486/HSE and 24/00544/LBC 24 North Street – No objections providing the Conservation Officer is happy.

03/24.22 – Approval of Income and Expenditure:

Resolved: The accounts were agreed and signed off.

03/24.23 – Matters for Future Consideration: None.

03/24.24 – Date of Next Meeting: Monday 29th April 2024 7:30pm in the Village Club.

03/24.25 – Exempt Business: It was resolved, in accordance with the public bodies (admission to meetings) Act 1960, to exclude the public and press for the discussion of the next items.

25.1 Tennis Club Lease: The TC returned the holdover letter with an initialled manual amendment to the length of cover, KPC did not accept the amended version and returned the holdover requesting the original be signed. The original version of the holdover lease has not been signed/returned to KPC. The requested changes to the demise in the lease cannot be permitted because the TC are not in a position to pay additional costs rent, additional increase in insurance costs, maintain the additional area nor keep the public out (additional fencing would be required). The Parish Council was late starting this process due to the delays in agreeing the Bowls Club lease, but further delays have been caused by the TC demands including requesting items to be removed from the lease and then requesting they be reinserted. The break clauses need to be confirmed with the solicitor. No legal fees have been cross charged to the TC and the consensus of the Council is that KPC has been too generous. The Council can no longer agree to the TC sole control of the courts without a signed lease. The Solicitor has responded but the lease has not been agreed. If the issued lease has not been signed by 29th March the Council will seek advice on eviction.

Resolved: Advice to be sought on eviction should lease not be signed by 29th March 2024

25.2 Bowls Club Lease – The Solicitor to chase BC for the signed lease as of today

Meeting closed 21:23

Signed:.....Chairman

Date:.....

Signed:.....Clerk

Date:.....

Distribution: Cllrs: D Conquest; S Gaines; H Jonas; C Mussett; N Peach and R Peach;
Website: www.kingsclere-pc.org.uk.

Appendix 1

Cllr Mike Bound Report to Kingsclere Parish Council – Monday 25th March 2024

Full Council last week mainly covered items left over from the last meeting that we didn't have time to finish because of the late hour (6:30 – 11:00). However, we did have an agenda item (12) that centred on amendments to the Constitution – Changes to the Overview & Scrutiny Committee structure following on from proposals agreed by Group (political) Leaders at Constitutional Working Grp meetings.

I attended Scrutiny Committee on Tuesday of last week where the main subject of the meeting was a Housing Association (Registered Providers) Review. It was an interesting session attended by two visiting speakers – one from Vivid and the other Sovereign. These speakers outlined the statutory and non-statutory work they do as 'not for profit' organisations (with charitable status) around providing housing for our residents in the Borough. They are the two biggest Registered Providers in the Borough and largely they agreed re their respective working practices. I have had dealings with Vivid with referrals from this PC and I would say that they talked a good game at the presentation and I don't doubt they endeavour to do their best by their residents but sometimes the aims of the organisation don't always match the actions. In the Borough of Basingstoke & Deane there are upwards of twenty Registered Providers with a housing stock of around 14,000 homes, some small and some much larger in terms of the homes under their control; it's worth noting that the Borough Council itself doesn't have any housing stock and so has to work very closely with all these different providers to satisfy the housing needs of those residents who require such accommodation.

I have of course been active regarding parishioner's enquiries to me, helping to resolve their problems where possible, trees, possible breaches of planning and the never-ending pothole problem. Finally, I thought this soon to be released press update below might be of interest to Parishioners.

Basingstoke Festival will return this summer giving residents and visitors to the borough the opportunity to explore art in unusual places.

Across three weekends between Friday 21 June and Sunday 7 July, audiences will be able to enjoy circus, dance, music and street theatre from a mix of national and local acts exploring themes such as history, time, the environment and science.

Funded and programmed by Basingstoke and Deane Borough Council, Basingstoke Festival will have something for everyone to enjoy in the town centre as well as other communities across the borough.

Topping the bill will be acts such as Pravaas by Akademi, which uses dance to show how human movement is prompted by climate change, and Teabreak by Trigger will offer audiences a cup of chai while they explore the history of tea.

For those who have wanted to try their hand at being a DJ, the Working Boys' Club Serving Sounds show will be found in a pop-up street sound bar.

Families can also enjoy local artist Becky Kitter's new performance, The Bonkers Balloon Science Show, which will bring science to life and inspire the next generation of Basingstoke scientists. They can also help the Orchestra of Objects build a temporary sound garden in Basingstoke or marvel at the giant Slinkies that Bedlam Oz bring to Basingstoke town centre as part of its dance show, FAMILIE.

Local artist Junk Jodie will return to the festival with a new environmental show, Tree-TASTIC, highlighting the importance of saving trees and protecting the rainforests from destruction.

Hands Down Circus will also showcase TAPE THAT – an outdoor circus show where two performers create a visual world using colourful tape and acrobatics. Local street theatre artist Sarah Thomas Lane will present her new show in Overton, Whitchurch, Tadley and Basingstoke town centre, featuring a female superhero travelling back in time. Fit Up Productions will bring Covent Garden and Edinburgh Festival's best street performers to Basingstoke town centre with new street theatre and circus acts set to entertain audiences with daring performances featuring knife throwing and unicycles.

Cabinet Member for Sports, Leisure and Culture Cllr Kerry Morrow said: "This year's programme is already shaping up to bring fun to Basingstoke town centre and other areas across the borough this summer. The festival champions new work created specifically for new audiences and supports the development of new art. We want everyone to be able to enjoy arts and culture so with lots of opportunities to get involved, put the dates in your diaries so you don't miss out."

For updates visit www.BasingstokeFestival.co.uk and follow social media on Facebook @BasingstokeFestival, X and Instagram @bstokefestival.