



WINCHFIELD PARISH COUNCIL

www.winchfield-pc.org.uk

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MINUTES OF THE MEETING OF WINCHFIELD PARISH COUNCIL HELD ON MONDAY 25 SEPTEMBER 2017 IN WINCHFIELD VILLAGE HALL STARTING AT 7.30 PM

PRESENT: Cllr A Renshaw (in the Chair), Cllr H Dicks, Cllr L Hodgetts, Cllr P Jackaman and
Cllr M Williams

11 members of the public

Mrs A Ball (Clerk)

1 APOLOGIES

Apologies were received from Cllrs Crampton and Southern (HDC), Cllr Simpson (HCC), members of the Neighbourhood Policing Team and Chris Griffin, footpath warden.

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

A dispensation was granted in May 2015 to Cllrs Renshaw, Dicks, Jackaman and Williams and in May 2017 to Cllr Hodgetts to participate in all discussions and decisions by this Council relating to the emerging Local and Neighbourhood Plans and associated matters until May 2019.

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. In addition the Chairman declared an interest in item 10 Footpaths Report as two of the stiles being replaced by kissing gates were on his land.

Cllr Jackaman declared an interest in item 7 Development Proposals for Winchfield Court as he lived next door to the proposed development site, and also in the update to progress with Faster Broadband Speeds as he would be likely to benefit from any improvement.

Cllr Williams declared his membership of Winchfield Action Group.

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 OF PREVIOUS MEETING

The Minutes of the meeting held on 24 July 2017 were accepted and signed as a correct record.

5 MATTERS ARISING

5.1 Faster Broadband Speeds (item 6)

Cllr Jackaman reported that a meeting with Openreach had taken place at which residents had been advised that the whole village could not be looked at in one go and it would need to be considered in bite-sized pieces. It was suggested that the first step was to get a quote for upgrading Winchfield Court. This had not been forthcoming and on chasing this up they had been advised that fibre should be available in the next 12 months. Hampshire County Council (HCC) had suggested that this information may not be correct but this had not yet been confirmed. Residents would have to wait to see if they

appeared on wave two, and if not, an application could be made. Barrie England confirmed that he was chasing HCC for an answer.

Cllr Williams expressed concern that properties in Spratts Hatch Lane were not being included in the initial discussions and asked that the project not move forward without including these properties.

5.2 Potbridge Scrapyard, Totters Lane (item 14.1)

Following the meeting in July the Clerk had contacted the Police to ask for details of their involvement with the Potbridge Scrapyard, particularly with regard to unregistered vehicles on the highway. A response had been received stating that the Police were aware of the situation and they had responded to some calls from the public. They had advised that the situation was being progressed by HCC, Hart District Council (HDC) and Natural England who had their own areas of expertise. The Police had offered assistance to these bodies if needed to prevent breach of the peace.

The Chairman reported that evidence was still being gathered for the court cases.

6 COMMUNITY SAFETY

A report had been received from the Police setting out the incident reports in Winchfield for August and September. There had been two instances of anti-social behaviour / criminal damage and one of theft at Pale Lane, and two incidents at the railway station.

7 PRESENTATION ON DEVELOPMENT PROPOSALS AT WINCHFIELD COURT

The Chairman welcomed Steven Brown, from planning consultants Woolf Bond, and Simon Haskett, from Belgrave Homes, both of whom had attended the Parish Council meeting in July.

A public exhibition had taken place in the Village Hall on 27 July and 38 people signed in as attending, and ten completed feedback forms had been received. None of these supported the scheme. Mr Brown reported that concerns raised in the feedback forms related to the impact on the local infrastructure including roads, schools, drainage and internet service and the loss of views. There was also discontent about the provision of affordable housing and some suggestion that the site was not sustainable.

Mr Brown and Mr Haskett had brought three plans with them: the first showed development proposals that were refused by HDC in 2014; the second showed the current proposal for 17 houses; and the third set out a new proposal for a development of ten houses which had been devised to address some of the concerns raised by residents.

This third proposal included three houses with two bedrooms and seven with three bedrooms. Plot 1 was 71 metres from existing houses compared to 43 metres in option two. As this proposal was for ten houses there would be no requirement for section 106 agreement contributions or affordable housing. If residents were in favour of this proposal options two and three would be submitted to HDC for planning approval. If both received approval the developer would go with option three.

Mr Brown asked for the views of the Parish Council and residents on option three. He would take these back for consideration prior to submission of the planning applications.

The Chairman advised that not many residents of Winchfield Court were in attendance at the meeting but representatives of the residents association were present and intended to report back. It was requested that full details of option three be sent to the residents association and they be given time to respond. Mr Brown agreed with this way forward.

In response to questions Mr Brown advised:

- The proposal for 10 houses without any affordable homes was drafted directly in response to the concerns raised by residents;
- The plan was to present options two and three to HDC for planning approval and it was possible that option three would be rejected even if this was the option preferred by existing residents;
- It was hoped that the applications would be submitted by the end of October. There were still issues regarding the lack of capacity of SANG provision but HDC were due to release capacity and it would depend how this was allocated;
- Option three would retain the old morgue and provide open space;

- That he would send an electronic copy of the option three ten-house site map through the Parish Clerk.

The Chairman thanked Mr Brown and Mr Haskett for their attendance and for listening to the comments made by residents.

8 HART LOCAL PLAN

The Chairman advised that the responses to the most recent consultation on the Local Plan were still to be published by HDC. As a consequence work was continuing on the draft plan without amendment with arrangements being made for a Regulation 19 consultation in January. The proposal in the current Local Plan included a new settlement at Murrell Green but there needed to be important traffic, habitat and sustainability assessments of the site.

A recent consultation by the Government had indicated a new methodology for assessing the number of new houses that would need to be provided by councils. If this was implemented about half of all councils would need to provide more houses and the other half less. HDC would be required to provide less than under current rules. This was still at the consultation stage and could not be relied upon. Cllr Williams agreed to draft a response to this consultation on behalf of the Parish Council which he would circulate by email for approval.

Under the current rules HDC would need to submit its Local Plan by 31 March or it could risk having to allocate additional housing.

Cllr Williams reported that he had spoken to John Boyd and James Delafield at JB Planning Associates who felt that Barton Willmore, the planning consultancy promoting the development at Winchfield, would fight hard to promote Winchfield and find problems with Murrell Green. Cllr Williams would continue to liaise with JB Planning to ensure all preparations were made to respond as necessary. He added that HDC full Council would be meeting on Thursday 28 September and Winchfield Action Group intended to attend to ask some questions.

It was noted that the decision on the Grove Farm application had been delayed until 6 October. The application for Pale Lane had been validated by HDC on 21 November 2016 and had been granted a further extension to 10 November 2017. The application for the Care Home at Cross Farm, Crookham Village, had been withdrawn but this did not mean that it could not be in the Local Plan.

9 SOLAR FARMS COMMUNITY BENEFIT PAYMENT

Work was progressing with the replacement of stiles and gates on the footpaths which was being funded by the Solar Farms Community Benefit Payment. The Chairman requested that any other suggested projects be submitted to the Parish Council for consideration.

Members of the public at the meeting suggested that thought be given to:

- Locations in the village where wildflowers could be planted such as the triangles at Bagwell Lane and the Hurst, and by the Winchfield signs, if HCC as Highways Authority was in agreement; alternatively the mowed grass area at the graveyard could, with PCC approval, be an option;
- Restoration of local pill boxes as there were nine in the village. Work would be done to establish the locations of the pill boxes and, if possible, ascertain ownership details.

10 FOOTPATHS REPORT

Cllr Williams reported that the meeting with the Ramblers Association had gone well and they were able to provide labour for the installation of the new gates.

The new gate on footpath no.8 would be installed shortly and two new gates on footpath no.7 would be installed in mid-October. Landowners had already agreed in principle to the next set of gates to be replaced. There was a need to fill a dip in the surface of one of the paths as it was prone to flooding. It had been established that this could be done for £150 and it was agreed that this be spent.

A member of the public suggested that consideration be given to the signage of the footpaths. He felt that it would be useful for signage to include details of where the footpaths lead and how long it would take to get there.

Thanks were expressed to Cllr Williams and Chris Griffin for their work on this.

11 FLY TIPPING

Following the last meeting a letter had been sent to Berkeley Homes about the fly tipping at Pale Lane which was subsequently cleared away promptly. Since then more fly tipping had taken place and another letter sent which was acknowledged by Berkeley Homes, and at the current time it appeared that the fencing had been moved but the fly tipping had not been cleared.

Cllrs Dicks and Jackaman had arranged to meet with Cllr Oliver from HDC and Adam Green, Ecology and Countryside Manager at HDC, at the beginning of October to discuss all the issues and the future of the new Country Park.

All were encouraged to report fly tipping via the website 'fix my street': <https://hart.fixmystreet.com/>

12 TREES – DAMAGE TO TREES AND OPPORTUNITIES FOR NEW TREES

Cllr Williams reported that following the action by HCC with regard to the resident who had cut back the copper beech tree on highway land next to the bus shelter at The Hurst, HCC had decided that the adjacent willow tree on the corner was a danger to traffic so would need to be removed. Cllr Williams asked whether the copper beech should also be removed as it was unlikely to recover due to the severity of the pruning, and if both trees were removed should they be replaced with something else such as an information board about the village. The meeting was generally supportive of the information board but wanted expert advice on the viability of the tree.

It was agreed to ask the HCC tree officer for an opinion on the copper beech and whether it would be likely to recover or if it should be removed.

13 BEAUCLERK GREEN

Nicola Capon was still working hard to get the road adopted at Beauclerk Green. A letter had been written thanking her for her hard work and perseverance on this matter. An updated schedule of works required by Bewley Homes was awaited from HCC and Ms Capon was monitoring this.

14 WINCHFIELD WEATHERVANE

Kerry Wedlock reported that the final design for the weathervane had not yet been agreed by the original committee that organised the Queen's 90th Birthday Party. Once they had approved a design it would be forwarded to the Parish Council for consideration. Contact had been made with Hampshire Highways to discuss the viability of locating the vane on the central triangle by the Hurst. Once these discussions were concluded the next stage would be to find a contractor to install the weathervane and recommendations were requested.

It was agreed that once the weathervane was installed the Parish Council would be happy to adopt it and take on responsibility for it.

15 LITTER PICK

Kerry Wedlock confirmed that the next litter pick would take place on Sunday 22 October and she thanked all those who had already volunteered. She would be putting an article in the October Contact magazine and sending another email to try to get some more volunteers. Cllr Dicks reminded the meeting that Archdeacon Richard Brand would be leading the Holy Communion service at St Mary's that morning.

16 TEMPORARY CLOSURE OF PALE LANE

Pale Lane had been closed from 18 September for strengthening works to the bridge over the River Hart. The closure was due to be in place for nine weeks. Updates would be circulated when received.

17 PLANNING APPLICATIONS

17.1 Applications received since the last meeting

The following applications had been considered and responses made since the last meeting:

17/01799/HOU Old Barley Mow Farm House, Sprats Hatch Lane *Two storey side extension, First floor extension to garage, New detached double garage, roof alterations, replacement windows and painting the existing brickwork.* Response submitted:

“Winchfield Parish Council accepts the applicant’s need to modernise and upgrade the property but wishes to bring to the attention of the Planning Officer the following issues in arriving at a determination of the application.

The Basingstoke Canal Conservation Area: Character Appraisal and Management Proposals were approved at HDC Cabinet meeting on 3 December 2009. See link:

https://www.hart.gov.uk/sites/default/files/2_Businesses/Planning_for_businesses/Conservation_and_listed_buildings/Bas%20Canal%20appraisal%20and%20character.pdf

This document makes several references to Old Barley Mow Farmhouse and its importance as a key view on the canal. It also describes how the property forms part of the historic settlement of the area around Winchfield Hurst and makes a positive contribution to the character and appearance of the conservation area. The current property is illustrated in the adopted Winchfield Neighbourhood Development Plan, page 37 photograph number 8 and also on page 15 of the associated Evidence Base document to the Plan. The location of the property is at one of the main public access points to the canal with its own car park and mooring facility directly opposite the property.

The Design and Access Statement submitted by the applicant states in section 8 page 11: “The extensions and existing property will be clad in timber, and brickwork will be repainted in a heritage grey ensuring the property mellows into its surroundings. All of the windows will be replaced for Crittall style windows to provide a transition between the traditional and modern style extensions.” This is a significant change from the current character of the building as seen in the referenced photographs. The question that needs to be answered is whether this proposed change of character to the building as well as changes to the existing garage are in keeping with Policy CON 10. Will the scale and design of the modernised property be contrary to the rules governing the canal conservation area? Policy CON10 states “... development which would adversely affect the landscape, architectural or ecological character, setting or enjoyment of the Basingstoke Canal or which would result in the loss of important views in the vicinity of the canal will not be permitted”.

The Arboricultural Impact Assessment report (July 2017) and the accompanying Tree Survey (March 2017) contain conflicting information. The former says the main feature is trees along the canal bank ... and these trees are to be retained. The Tree Survey and accompanying map confirms the willow tree is to be retained (and refers to historic crown removals etc) and refers to most of the other canal-side trees and three fruit trees as 'removed'. A site visit by the Parish Council shows that two trees have been cut off at the base and two, or three, have been cut off about two metres from the base and this appears to have been carried out very recently; a dead tree has been left standing. This activity may have been at the request of the applicant. Given that Hart's Tree Officer signed off the assessment as satisfactory and the recent actions by the applicant, we recommend a further site visit by the HDC Tree Officer pre-determination.”

It was noted that the application had been withdrawn.

17/01908/HOU High Grove Shapley Heath, Odiham Road *New 6 bay garage following demolition of existing garage.* No comments.

17/01793/FUL Shapley Ranch, London Road, Hartley Wintney *Redevelopment of site to provide 7no. dwelling, with associated access, car parking, hardstanding and landscaping.*

17/01794/FUL Shapley Ranch, London Road, Hartley Wintney *Redevelopment of site to provide 5no. dwelling, with associated access, car parking, hardstanding and landscaping.*

The same response was submitted to both the above applications for Shapley Ranch:

“Winchfield Parish Council gives a joint response for both applications which appear identical other than one is for 5 dwellings and the other for 7 dwellings.

Our preference would be the 7 dwellings format because it would provide more houses of the size Hart needs.

We would remind you of our previous response for this site under reference 16/02374/OUT (October 2016) in which we raised no objections to development on this brownfield site but did raise concerns regarding the non-provision of affordable housing and the number of parking spaces proposed.

We again raise no objections to development of the site and note the revised guidance provided in ‘Hart’s Affordable Housing Informal Development Guidance August 2017’ under which the applicant is not required to provide affordable housing contributions.

However, we still have concerns regarding the number of parking spaces to be provided and ask you to consider the following:

The applicants say each dwelling has been allocated parking spaces in accordance with Hart’s parking standards and that further visitor parking is also provided on site but does not give a total for the two. The total number of spaces provided cannot be ascertained from the site maps.

Application 17/01793/FUL is for 4 x 4-bed houses and 3 x 3-bed houses. Hart’s Provisional Guidance requires provision of 28 spaces. The adopted Winchfield Neighbourhood Development Plan requires provision of 32 spaces.

Application 17/01794/FUL is for 5 x 4-bed houses. Hart’s Provisional Guidance requires 20 spaces, while the Winchfield Neighbourhood Development Plan requires 25 spaces. Again, the applicants do not state the total of spaces they propose.”

17/02094/PRIOR Hungerford Farm, Pale Lane *Application for prior notification of agricultural or forestry development - proposed building.* No comments.

17/02246/HOU Cranford House, Station Road *Proposal to erect a timber clad double garage within the curtilage of the site ancillary to residential use (C3).* No comments.

18 FINANCE

18.1 Conclusion of Audit for year ended 31.03.2017

The Audit for the year ended 31.03.2017 had been completed with no matters arising and the requisite Notice of Conclusion of Audit would be displayed both on the Council’s noticeboards (for at least 14 days) and on the website. The Annual Return was therefore received and approved.

18.2 Statement for the period 18.07.17 to 18.09.17

Deposit Account (Lloyds)

| | | | |
|---------|----------------|-------|-------------------|
| 10 July | Balance | | £18,052.76 |
| 9 Aug | Interest | £0.74 | £0.74 |
| 11 Sept | Interest | £0.82 | £0.82 |
| 18 Sept | Balance | | £18,054.32 |

Current Account (Lloyds)

| | | | |
|---------|-----------------------------|-----------|---------------------|
| 17 July | Balance | | £5,326.02 |
| 25 July | Alison Ball – July Salary | Exp 17/18 | £395.83 -£395.83 |
| | Alison Ball – July Expenses | Exp 17/19 | £38.40 -£38.40 |
| | HALC - Training | Exp 17/20 | £108.00 -£108.00 |
| | Winchfield PCC Grant | Exp 17/21 | £400.00 -£400.00 |
| 27 July | O M Williams - Expenses | Exp 17/22 | £36.63 -£36.63 |
| 21 Aug | VAT Refund | | £2,808.31 £2,808.31 |
| 25 Aug | Alison Ball – August Salary | Exp 17/23 | £270.84 -£270.84 |
| 18 Sept | Balance | | £6,884.63 |

TOTAL deposit and current accounts **£24,938.95**

Invested at Cambridge & Counties Bank £42,000.00

Invested at Hampshire Trust Bank £30,000.00

TOTAL FUNDS **£96,938.95**

Comparison with 2017/18 Budget

| Budget heading | Allocation | Spend to date (ex VAT) | Available |
|-------------------------------------|------------------|---------------------------|------------------|
| Clerk's Salary | £5,000.00 | £1,590.18 | £3,409.82 |
| Training | £300.00 | £90.00 | £210.00 |
| Subscription to SLCC | £80.00 | £0.00 | £80.00 |
| Hire of Village Hall for meetings | £80.00 | £0.00 | £80.00 |
| Admin costs | £650.00 | £107.01 | £542.99 |
| Insurance | £290.00 | £280.00 | £10.00 |
| HALC/NALC Subscriptions | £450.00 | £392.00 | £58.00 |
| Audit & Information Commission fees | £510.00 | £201.00 | £309.00 |
| Section 137 payments | £600.00 | £200.00 | £400.00 |
| Grants (Churchyard maintenance) | £600.00 | £600.00 | £0.00 |
| Contingencies | £475.00 | £0.00 | £475.00 |
| Total A | £9,035.00 | £3,460.19 | £5,574.81 |

| Reserves Earmarked funds | Balance 01.04.17 | Spend to date (ex VAT) | Available |
|--------------------------------|---------------------|---------------------------|-------------------|
| Basingstoke Canal | £250.00 | £250.00 | £0.00 |
| Community Benefit Fund | £48,466.12 | £12.00 | £48,454.12 |
| Election Expenses Contingency | £953.45 | £0.00 | £953.45 |
| Events (Litter Pick) | £179.38 | £43.90 | £135.48 |
| Maintenance | £301.29 | £0.00 | £301.29 |
| Neighbourhood Plan | £1,098.06 | £191.00 | £907.06 |
| Parish Lengthsman | £1,731.80 | £0.00 | £1,731.80 |
| Planning Counsel | £48,355.10 | £13,555.48 | £34,799.62 |
| Pension (new Clerk) <i>new</i> | £300.00 | £0.00 | £300.00 |
| Street Lighting | £2,250.00 | £0.00 | £2,250.00 |
| Website Development | £443.02 | £0.00 | £443.02 |
| Winchfield Festival 2018 | £300.00 | £0.00 | £300.00 |
| Office Equipment | £850.00 | £400.00* | £450.00 |
| Total B | £105,478.22 | £14,452.38 | £91,025.84 |

* £400 expenditure on PCC Grant agreed July 2017

Total A + B **£96,600.65**

Money at bank (includes VAT to date received on 21 August 2017 of £2,808.31) £96,938.95

Less Total A+B (£96,600.65)

Current surplus/working balance **£338.30**

18.3 Request for Grants and Donations

None had been received.

18.4 Payments for Approval

The following payments were approved:

| | | |
|-------------------|-------------------------|---------|
| A Ball | Salary: October 2017 | £270.83 |
| | Salary: November 2017 | £270.83 |
| | Expenses | £27.00 |
| NALC | LCR Annual Subscription | £17.00 |
| BDO | External Audit Fee | £360.00 |
| Centrewire | New Gates | £710.40 |
| Cllr O M Williams | Expenses | £34.56 |

19 CORRESPONDENCE

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

20 ANY OTHER BUSINESS

The Chairman advised that he had been contacted by the office for Ranil Jayawardena MP about holding a meeting locally and Friday 13 October had been suggested. It was thought that this was too short notice and it would be better to hold it in the new year. A member of the public suggested that it would be best held on a Friday at the Barley Mow as this would attract more residents.

A questionnaire on Community Transport was expected and if this was received it would be forwarded.

Cllr Jackaman suggested that clearing of Himalayan Balsam in the village be considered as a project for 2018. This plant had become a problem, particularly along waterways, and was crowding out other plants. It was suggested that the Scouts and the Ramblers be invited to be involved.

A member of the public advised that she had been following up the removal of the post box at the Hurst. She had been told that a new one would be installed and she was trying to locate an old-style post box rather than a new one.

21 DATE OF NEXT MEETING

Monday, 27 November 2017 at 7.30pm

Monday, 15 January 2018 at 7.30pm

Monday, 19 March 2018 at 7.30pm

Monday, 21 May 2018 – Annual Parish Assembly and Annual General Meeting - TBC

There being no further business, the meeting closed at 8.56 pm