

CORHAMPTON & MEONSTOKE PARISH COUNCIL

Minutes of the Parish Council Meeting of the Parish Council 7.30pm on Wednesday 8 November 2017 at the Meon Hall

PRESENT:	Bruce Horn, Rowena Hyder, Jane McCormick, Jerry Pett, Patrick Rowe, John Shaw, Sue Walker
IN ATTENDANCE:	District Councillor Laurence Ruffell, James Morrice, Za Rowe, Rosie Hoile – Clerk.
PUBLIC	District Councillor Caroline Horrill, Leader of Winchester City Council and Portfolio Holder for Housing Services. 2 residents.

AGENDA

17.38 **Apologies for absence.** Roger Huxstep

17.39 **Declarations of disclosable pecuniary and non-pecuniary interest.** None

17.40 **Minutes: RESOLVED**

To approve the minutes of the Full Parish Council meeting held on 13 September 2017 as a true and accurate record.
To approve the minutes of the Planning Committee held on 13 September 2017 as a true and accurate record.

17.41 **Public Forum**

District Councillor Ruffell had arranged a meeting with the Leader of WCC and Za Rowe concerning the outcome of allocation of new homes at Bridgemoor Phase 2 under the s106 Agreement.

District Councillor Horrill thanked the Chairman for inviting her to the meeting. She gave a brief overview of housing services in the District. WCC -

- owns 5000 council houses in stock over 250 square miles in partnership with Hampshire Home Choices.
- has 2000 people on the waiting list for approximately 4 1/2 years.
- build their own council houses – 300 in the next 18 months, planning 300 more in the same period.
- supports rural exception sites and housing in rural areas through Hampshire Alliance for Rural Affordable Housing (HARAH).

Cllr Horrill explained, for the record, how SDNP intervention had changed the priority for housing allocated to local people or people with local connections, which was agreed between the Parish Council and WCC in the signed s106 Agreement for Bridgemoor. Bridgemoor 1 and 2 had separate S106 Agreements. It had been thought that the S106 for Bridgemoor 2 was to be the same as Bridgemoor 1, but following the “calling in” of the Bridgemoor 2 planning application from WCC to SDNPA in July 2017, some details in s106 were changed to meet the SDNP definition of local priorities. It was the first s106 agreement SDNP had undertaken and mistakes were made. Parish Councils should be consulted, the linkage between the Housing Authority (WCC) and the Planning Authority (SDNPA) needs to be established, information trails need to be more thorough and teams better informed to give applicants the right advice.

Cllr Pett said the best source of applicants’ veracity is the Parish Council. He suggested that the role of the parish council should be made more explicit and a member of the Council involved in drawing up housing allocation need. WCC want to build rural homes in rural areas, some of which will fall within the SDNP. The change in s106 for Bridgemoor 2 meant that 8 families with local connections 8 years ago reduced to 6, 2 of which moved to Bridgemoor 1 and St Andrews Green. The current take-up at Bridgemoor 2 is 2 families with local connections, 2 families from neighbouring villages and 2 families from elsewhere.

The Council requested Councillor Horrill’s support to amend the s106 Agreement or the situation will be repeated if SDNP call an application for a development in. Councillor Horrill agreed to pursue the matter with Margaret Paren, Chair of SDNP and with Tim Slaney, SDNP Director of Planning. Councillor Pett undertook to email proposed changes to SDNP officers.

Members of the public asked if there are enough council houses in the Parish. Za Rowe responded that demand currently meets the supply of houses at Bridgemoor and St Andrews Green.

17.42 **Finance, Grants & Governance.**

17.42.1 a) The Council **RESOLVED** To authorize accounts and grants for payment - APPENDIX A

b) The council **APPROVED** the bank reconciliation to 31 October - APPENDIX A

17.42.2 Budget 2018/19:

- a) The Council **NOTED** the financial performance to 31 October against 2017/18 budget.
- b) The draft budget had been circulated. Councillor McCormick requested purchase of another green bin to be considered. Councillor Hyder requested a sum set aside in the event of the Emergency Plan being activated necessitating immediate evacuation of an entire neighbourhood. She cited, as one example, the effect of an explosion resulting from old unstable acetylene cylinders stored in domestic conditions which have not been risk assessed. The Council accepted that the chance a catastrophic event was small but existent. Councillor Pett proposed ring fencing a sum of £1k-£1.5K in reserves – **APPROVED**. James Morrice is awaiting grounds maintenance quotations. The Finance Working Group will meet to draw up the final draft for approval at the full Council meeting in January. Date to be agreed.
- c) The Council considered the request for a grant of £400 from the Meon Hall Management Committee to install broadband facilities in the Hall. The Council **AGREED** to consider the request on condition that the sum sits in the budget until such time it is required.

ACTION – Finance Working Group to arrange date of Budget (draft 2) Meeting.

Clerk to add items b) and c) to the second draft of the budget.

- 17.42.3 Metal sheaths to protect timber play equipment from the action of strimmer blades: The Clerk has not been able to find an off the shelf item and will make further enquiries. **ACTION – The Clerk**

17.43 Planning:

- 17.43.1 The Council made **NO COMMENT** on the following new planning applications:

Ref: SDNP/17/04757/LIS Location: The Old Forge High Street Meonstoke SO32 3NH

Proposal: To replace the back door with a hardwood and glazed door.

Ref: SDNP/17/05670/TCA Location: Barn Lodge , Pound Lane, Meonstoke, SO32 3NP

Proposal: To fell ornamental conifer tree.

- 17.43.2 The Council **NOTED** decisions determined by SDNP, planning applications under consideration, planning applications in progress and enforcement case open - Planning Report APPENDIX B

- 17.43.3 New parking spaces on Allens Lane: The Clerk is waiting for WCC to send legal documents.

- 17.43.4 Planning Committee Meeting and Parish Consultation 26 October:

- a) Parish Consultee letter Ref: DC/TU/OXK282TU0K000 Vernon House Warnford Road Corhampton - Revised access arrangement.

RESOLVED - The Council approved the response submitted by the Planning Committee before the closing date of 27 October 2017 (extension of comment due date granted by the case officer)

- b) Other new planning applications.

RESOLVED - the Council approved the Planning Committee's decision to make no comment.

- c) Minutes of the Planning Meeting held 26 October 2017.

RESOLVED - The Council approved the minutes as a true and accurate record.

- 17.43.5 Affordable housing:

- a) Department of Communities & Local Government (DCLG) Consultation:

Councillor Pett's submission for "Planning for the right homes in the right places" was **NOTED**.

- b) Local connections - Post SDNP Local Plan Pre-submission Workshop:

Councillor Pett's synopsis put the case for formal parish council involvement when prioritising allocations for rural housing. Councillor Horrill acknowledged this was reasonable in the public forum. See Minute ref: 17.41. **NOTED**

- c) Bridgemoor 2 – Footpath linking houses to the Meon Valley Trail:

Za Rowe said SDNP planners proposed the path, therefore it must stay. There is a safety issue which installation of a chicane or kissing gate might address.

ACTION – Clerk to write to Sovereign to propose measures suggested by the Council.

- 17.43.6 **RESOLVED** - The Council approved the Planning Committee's response concerning Strategic Policy SD27: 'Mix of homes' in the final pre-submission draft of the SDNP Local Plan.

17.44 Open Spaces, Recreation & Playgrounds

- 17.44.1 Play areas:

a) Chapel Road play area. The Royal Society for the Prevention of Accidents (RoSPA) Inspector will inspect the site in at some time in November. The fee is to be reduced by 50% due to the delayed return visit by the inspector.

b) Recreation ground matters. The Council **APPROVED** Councillor Walker's proposal to place two 'No drones' signs in the Recreation Ground.

ACTION – Clerk to place order for 2 signs.

17.44.2 The Meon Hall: James Morrice reported -

a) It was unlikely ISS would carry out another grass cut; the hedge would be cut within the month. He said communication from the area manager of ISS was non-existent.

b) 4 weeks have passed since the order for an additional glass bottle recycling bin was placed. Bottles and sacks continue to accumulate. Broken glass has caused a hazard across the skate park.

ACTION – James Morrice/Clerk to pursue with WCC

17.44.3 Grounds maintenance contract from 1 February 2018: In the absence of receiving a formal quotation from ISS Area Manager, the local contract manager had been asked to indicate an ongoing cost. There had been a nugatory response to an invitation to quote from alternative contractors.

ACTION - James Morrice / Clerk will look for other suppliers.

17.44.4 SDNP Open Space Fund: SDNP advised a balance £6113 due from 'Bridgemoor 2' at Shavards Lane. The Clerk has not received confirmation of other sums due from SDNP. (Post meeting note: WCC OSF balance is £5.63.) Two councillors supported purchase of wind-proof netting for the tennis court, or planting a hedge. Netting was generally thought to be more effective and comparatively maintenance free.

ACTION – Clerk to look in to use of OSF for 'infrastructure'.

17.44.5 Matters arising following installation of BT cabinet on the Pound:

a) The Clerk is waiting for BT Openreach to confirm they will remove the hazardous and defunct concrete stump.

b) The Council **AGREED** not to relocate the bin, currently occupying the least unsatisfactory location on the Pound.

17.45 Allotments:

Councillor Hyder requested the Council's approval to buy materials to lag and box in the water pipe to prevent a recurrence of burst pipes at the Allotments. Councillor Horn offered to supply scrap timber from the farm if somebody could arrange collection. Councillor Hyder attended the National Allotments Society - Southern/South East Region Allotments Officers' Forum in October.

ACTION – Councillor Hyder/Councillor Horn

17.46 Roads, Highways & Transport:

17.46.1 Matters arising – Broken Bridge:

Councillor Shaw had met with Hampshire Highways engineers to consider a course of action to prevent flooding.

Hampshire Highways returned with a pressure jet. Councillor Shaw said the best solution would be to put a soakaway in the 'Triangle'. Councillor Horn will take the matter up with HCC Councillor Rob Humby if the problem is not resolved.

ACTION – Councillor Horn/Councillor Shaw

17.46.2 A32 - Motorists' anti-social behaviour:

a) Councillor Pett reported on his submission to the Hampshire Police & Crime Panel meeting on 6 October. He concluded the Panel was receptive but learnt that traffic policing, now managed across the Thames Valley and Hampshire is undermanned due to personnel being directed to operational duties elsewhere. A recurrent theme of the meeting was that faith in road police has faded because they are never there during known busy periods. The Police & Crime Commissioner (PCC) was indisposed but was represented by his Chief Executive Officer who acknowledged the need for a follow up meeting with the PCC. The Council expressed its concern at the PCC's apparent lack of interest in the problem of motor-bikes on the A32.

ACTION – Cllr Pett to contact the PCC CEO.

b) Councillor Walker reported on Police and Community Together (PACT) meeting 19 October. Sgt Gilmour told the poorly attended meeting that he was under-resourced. She asked for consideration to be given to setting a sum of money aside for a speed camera in the budget.

ACTION – Clerk to look into cost/ Finance Working Group to include in second draft of the budget.

c) Councillor Walker reminded members of the forthcoming meeting to be held by Communities against Noise (CANs) on Saturday 18 November at West Meon Village Hall. Councillor Pett stressed that a more focussed and unified effort from Meon Valley parishes is required. Appointment of a Campaign Manager should be considered.

17.46.3 Results of the traffic speed survey in High Street, Meonstoke:

Councillor Pett said the ambient speed level above 20 miles per hour confirmed expectation. He will approach Hampshire Highways to discuss 20mph speed limit signage.

ACTION – Councillor Pett

17.46.4 HCC Highways - new parking spaces on Allens Lane:

a) **RESOLVED** – The Council approved formation of a car parking working group (CPWG) for the duration of the works. The CPWG to comprise Councillors Hyder and McCormick and volunteer resident Nick Riley.

b) **RESOLVED** – The Council unanimously approved appointing Nick Riley to lead the Working Group on account of his technical expertise and experience. The Group would advise, recommend and act on behalf of the Council.

17.46.5 Lengthsmen - Highway verge maintenance: James Morrice said he has some wood for lengthsmen to repair the bus shelter during their visit w/c 20 November. Leaf clearance on approaches on the A32 and B3150 to the Corhampton roundabout will be required in the next two weeks.

ACTION – Clerk

17.47 Footpaths & Rights of Way:

17.47.1 Lengthsman - footpath maintenance: James Morrice proposed work through the Churchyard to Allens Lane.

17.47.2 Footpath matters: FP29 landowners concerned have agreed to install metal kissing gates.

ACTION – Clerk to start grant application process

17.47.3 a) Footpath to rear of Southbourne House. The Clerk had not received a reply to Council correspondence.

ACTION – Clerk to contact Enforcement Officer

b) Meon Valley Trail: Cllr Pett had attended a meeting at the Countryside Access office Horndean. Signage has been delegated to the cycling and walking charity 'Sustrans' There is an agreed form of words and nationally recognised signage which the Countryside Access Service fund. Cllr Pett is waiting for more information from the Countryside Access Manager.

17.48 Neighbourhood Watch –Updates have been uploaded following recent vandalism at the Meon Hall.

17.49 Website – no issues to report.

17.50 Meetings, Consultations and Training.

Broadband in the Meon Valley – meeting with BT Openreach 1 November 17: Councillor Pett said BT Openreach revealed that Bucks Head Hill would not be serviced in the roll-out at all because of a topographical quirk, residents might have to consider the HCC match-funding scheme. Another revelation is that HCC was under the impression that Bucks Hill falls into Phase 3, whereas in actual fact it falls into Phase 6. The same applies to Millside due to being built after the 2011 cut-off date. Houghtons Yard development is not part of the roll-out plan, broadband is not a condition in the planning process yet). There are at least 6 phases in the roll-out programme. We are in Phase 3. Phase 6 is not due to start until 2019.

17.51 Correspondence requiring the attention of the full Council.

Resident's letters regarding bonfires.

ACTION – The Clerk to contact WCC Environmental Health.

17.52 Items for the next agenda. Precept.

17.53 Date of next meeting: Wednesday 17 January 2018, the Meon Hall, Meonstoke.

(Agreed retrospectively - the internal auditor is to send his report for consideration at the January meeting following his visit on 8 January.)

Signed..... Date.....

APPENDIX A – FINANCE STATEMENT

Accounts for payment:

Chq	Payee	£
--861	The Flower Pot Men	232.00
--862	A J Morrice	30.00
--863	Road Data Services	408.00
--864	J Pett, meeting expenses	34.10
--865	R Hoile, office expenses	69.55
--866	Meon Hall Grass cutting donation agreed 017/18 budget)	<u>105.00</u>
	Total	<u>878.65</u>

Bank Reconciliation 1/04/2017 - 31/10/2017

Bank

	£	£
Barclays Bank A/C No ---023		
Balance as at 31/10/17	18,967.21	
Add unlodged payments		
Less unrepresented cheques		
EV28 The Flower Pot Men	232.00	
EV22 CPRE	36.00	
EV23 Citizens Advice Bureau	25.00	
EV24 The Royal British Legion	25.00	
EV31 James Morrice	30.00	
EV30 Rowena Hyder - Allotment Forum meeting	18.60	
EV32 Road Data Services - traffic survey	408.00	
EV33 J Pett. HCC ROW Meeting expenses	<u>34.10</u>	
	-808.70	
Scottish Widows A/C No 060		
Balance as per statement No 38 on 1/07/17	7,939.95	<u>26,098.46</u>

Cashbook 31 October 2017

Balance b/f 1/04/17	16,170.45	
Add Receipts 1/4/17 - 31/010/17	18,509.00	
Less Payments 1/4/17 - 31/10/17	-8,580.99	<u>26,098.46</u>

Reserves

Allocated reserve - Capital Projects	3,000.00	
Allocated reserve - self-insurance play areas	1,774.00	
Unallocated reserve	21,324.46	<u>26,098.46</u>

APPENDIX B – Planning Report - Updated 8 November*

7. Planning:

7.1 New planning applications – see main agenda

7.2 Planning decisions

Ref: SDNP/17/03792/LIS

Location: The Malt House, High Street, Meonstoke, SO32 3NH

Proposal: Replacement windows, provision of one timber casement window to existing ground floor.

Decision: **APPROVED**

Ref: SDNP/17/04344/HOUS

Location: Flat Post Office and Village Stores Warnford Road, Corhampton SO32 3ND

Proposal: Single storey rear extension and rear first floor extension

Decision: **APPROVED**

* **Ref:** SDNP/17/04757/LIS

Location: The Old Forge, High Street, Meonstoke, SO32 3NH

Proposal: Replace the back door with a hardwood and glazed door

Decision: **APPROVED**

7.3 Applications pending consideration

Ref: SDNP/17/03849/FUL

Location: Vernon House , Warnford Road, Corhampton, SO32 3ND

Proposal: New access arrangements to connect between De Ports Heights and Warnford Road (A32) adjacent to Vernon House. To include a new link between the already approved roads and the closure of the Vernon House junction to vehicles.

Ref: SDNP/17/03850/CND – Variation of Conditions 2 and 12 on planning consent SDNP/16/02757/FUL – to reflect proposed new access arrangements. (Relates to ref: SDNP/17/03849/FUL)

Ref: SDNP/17/03856/CND - Variation of Conditions 2 and 12 on planning consent SDNP/16/02767/FUL - to reflect proposed new access arrangements. (Relates to ref: SDNP/17/03849/FUL)

7.4 Application in progress

Ref: SDNP/17/03546/DCOND

Location: Manor House High Street Meonstoke SO32 3NH

Proposal: Discharge of condition 9 of Listed Building Consent SDNP/16/02652/LIS

Ref: SDNP/17/05365/HOUS

Location: Manor House High Street Meonstoke SO32 3NH

Proposal: Removal of existing summer house and replacement with a garden room for use ancillary to the main house.

Ref: SDNP/16/05772/LDE

Location: Annexe Harvestgate Farm House Stocks Lane Meonstoke

Proposal: Use of The Annex, Harvestgate Farm as a dwellinghouse

7.5 Planning enforcement cases

7.5.1 Open

Ref: SDNP/16/00683/GENER

Breach type: Alleged outbuilding in construction in conservation area within SDNP

Address: Meadow Cottage, High Street, Meonstoke SO32 3NH