

Corhampton & Meonstoke Parish Council Meeting
held in the Main Hall at the Meon Hall, Pound Lane, Meonstoke.
7.30pm Wednesday 12th January 2022.

Present: Councillors Rowena Annereau-Hyder, Bruce Horn, Jerry Pett, Nick Riley, Patrick Rowe.

In attendance: Rosemary Hoile, Parish Clerk/RFO

Members of the Public: James Morrice, Chairman -Trustees of the Meon Hall, 2 residents.

21.74 Apologies for absence

The Council accepted apologies from Councillor Jane McCormick and Sue Logan. County and District Councillors Hugh Lumby and Lawrence Ruffell had also sent apologies.

21.75 To receive declarations of disclosable pecuniary and non-pecuniary interest.

Councillor Riley declared a personal interest in item 7.1 SDNP/21/05842/HOUS; and SDNP/21/05845/LDE Meon Boscage, Brockbridge Road, Meonstoke.

21.76 Minutes of the Parish Council meeting held on 10th November 2021.

The minutes were accepted as a true and accurate record of the meeting. The Council **APPROVED** the Chair to sign the minutes.

21.77. Public forum:

The meeting adjourned to receive questions and comments from the public on planning and agenda items.

- a) Andy Dredge addressed the meeting regarding applications ref: SDNP/21/05842/HOUS and SDNP/21/05845/LDE. Mr Dredge was resigned to using the site for high-end holiday lets following permission to turn a tractor shed into holiday accommodation rather than a residential dwelling. Constraints in obtaining a direct electrical supply to the site led to the second application to install solar panels, gas storage tank and a generator being submitted.
The Chair proceeded to examine the planning history and explain the rationale of the Council's position. Planning permission had been granted to convert a vernacular building on a vacant site into holiday accommodation followed by an application to turn holiday application into a house. The application for a house was refused, went to Appeal and the case dismissed.
The field was bought as a vacant plot, and to turn a tractor shed into house is considered as undesirable development in the countryside. The Council's belief is that the majority of residents would want the Council to resist any development outside the settlement boundary and it strongly supports the South Downs Local Plan policies on development in the Countryside. This view extended to the application for retrospective permission the decking ref SDNP/21/205845/LDE. The Chair had submitted an objection to the two applications on this basis prior to the meeting to meet the LPA deadline and sought Council's endorsement. Mr Dredge noted that the comment in the objection that there was a mains supply to the site was incorrect. It was agreed that this point would be addressed and corrected if necessary.

The Chair called for a vote on the endorsement of the Council's comment submitted between meetings, and that it should be amended to reflect information received this evening regarding electrical supply:

In favour - Councillors Annereau-Hyder, Rowe and Pett.

Abstentions - Councillor Nick Riley and Bruce Horn.

The objection as submitted was therefore endorsed.

Post-meeting note: The original 2009 application by Mr Dredge for conversion of the tractor shed to holiday accommodation included the provision of a mains electricity supply. It is therefore a reasonable assumption that the accommodation as built incorporated the necessary works to achieve this supply.

b) County and District Councillors monthly reports had been circulated previously.

21.78 Chair's announcements.

Exton Park Vineyard: Application for an on-sale alcohol licence.

The application for the premises in the adjoining parish generated nervousness about the amount of increased traffic through Corhampton and many residents registered objection. The application has since been withdrawn.

Review of actions arising from the minutes and not included elsewhere on the agenda.

- a) The Pound - replacement directional sign to the Meon Hall. (JP) **AWAITING DELIVERY**
- b) Wooden posts between the Bucks Head and the bus stop. (NR) **SLOW PROGRESS**
- c) Play area notices - disposal of old notices. (SL) **UPDATE AWAITED**
- d) Fit reflectors to benches (JP). **WORK IN PROGRESS**
- e) Relocation of multi-use bin in the skate park (Clerk) **REMIND WCC**
- f) Pavement project - CIL bid for 2022/3 (JP) **2022/23 BID REJECTED. INVITED TO RESUBMIT.**
- g) Footpath 14 County Councillor grant application (Clerk) **WORK IN PROGRESS**
- h) County Councillor grant application (Clerk) **WORK IN PROGRESS**

21.79 Finance and Governance

21.79.1 Payment of Accounts. **The Council RESOLVED to approve :-**

- a) Payment of accounts listed in Appendix A..
- b) Bank reconciliation to 31 December 2021.
- c) Ratification of accounts paid between meetings listed in Appendix A.

21.79.2 Budget 2022-23

a) New website compliant with Website Content Accessibility Guidelines (WCAG) 2.1 AA. Members of the Finance Working Group and the Clerk received presentations via Zoom from 2 providers from a shortlist of 3. A majority of the Group preferred the option which fully met current accessibility guidelines by offering an easily read format with swift navigation. The members recommended the Council to approve Aubergine Ltd to set up the website. The Council unanimously **RESOLVED** to approve to commission Aubergine 262 Ltd to design and host the new website, and email set-up via Microsoft 365.

ACTION

Arrange transfer of domain name, sign letter of engagement, liaise with Aubergine to set up sitemap and content.	Clerk
---	--------------

b) New bus shelter.

The Chair had contacted the Senior Community Resolutions Officer from West Sussex County Council, who led a team of volunteers that has built similar structures. They will undertake replacing the existing bus shelter at material cost plus £500 donation to their team's funds. They will complete the work when their programme allows. £2,500 has been allocated in the 21/22 budget. The Chair asked the Council to approve continuing dialogue with West Sussex towards delivery of a new bus shelter.

The Council unanimously **RESOLVED** to approve.

ACTION

Maintain contact with West Sussex CC	JP
--------------------------------------	----

c) Estimated outturn for 2021-22.

The Reconciliation and Forward Forecast showed a cash position of £21, 845. **NOTED**

d) Estimated reserves at 31st March 2022.

Budget allocations in the estimated reserve were considered adequate and enabled the Council to maintain the current level of Precept for another year. Forecast reserves of £18,470 left £3,374.00 available for project reserve. **NOTED**

e) Revised budget following the updated bank reconciliation and forward forecast.

The Council unanimously **RESOLVED** to approve the revised budget.

f) Precept for 2022-23.

The Council unanimously **RESOLVED** to approve the 2022-23 Precept for £17,320.

g) WCC Annual Play Inspection

RESOLVED - To ratify arrangement to inspect play areas between Jan -March 2022.

Total cost for 2 sites £93.00

21.80 Planning

21.80.1 New applications:

Ref: SDNP/21/05842/HOUS Meon Boscage, Brockbridge Road Meonstoke SO32 3AJ

Proposal: Installation of solar panels to roof of existing house, below ground gas storage tank, electricity generator and associated earth bund.

OBJECTION: Minute 21.77 refers.

Ref: SDNP/21/06313/HOUS Little Coombe New Road Meonstoke SO32 3NN

Proposal: Variation to external appearance and internal layout of ancillary building permitted under SDNP/16/01104/HOUS and use as annexe.

Proposal: Variation to external appearance and internal layout of ancillary building permitted under SDNP/16/01104/HOUS and use as annexe

Cllr Riley undertook to check the Decision Notice attached to planning permission granted under SDNP/16/01104/HOUS and circulate his recommendation for members to comment by email.

COMMENT DEFERRED - ACTION

Check planning conditions attached to SDNP/16/01104/HOUS	NR
--	----

Ref: SDNP/21/06253/TCA Apple Tree Cottage, High Street, Meonstoke, SO32 3NH
Proposal: 1x pride of India tree - reduce by approximately 2-3 metres, back to original reduction/pollard points.

NO COMMENT

21.70.2 Decisions and applications pending consideration in the Planning report Appendix B. **NOTED**

21.80.3 Enforcement matters.

The Chair read out the report received shortly before the meeting. **NOTED**

21.81 Church Green.

Nothing to report.

21.82 Recreation Ground and Play Areas

No report due to absence. James Morrice reported that the train had been painted.

21.83 Allotments

Nothing much to report except that the paths still need topping up with shingle.

ACTION

Set date to spread shingle. Email allotment holders to help.

RAH

21.84 Roads, Highways & Transport

Hampshire County Council has announced they will conduct a 20 mph Review of roads in residential areas. The Chair recommended keeping a watching brief. **NOTED**

21.85 Footpaths & ROW

Cllr Pett reported half of a stile needs to be removed from Footpath 12. There is no reason for it to be there; it simply stops the elderly from using the path between Exton and Corhampton.

21.86 Lengthsmen

The next lengthsmen's visit is 13 January 2022. Cllr Pett undertook to meet the lengthsmen on behalf of Cllr McCormick.

21.87 Consultations & Correspondence

a) Motorbike Noise and Speed Parish update -TEAMS meeting 1.00pm 14 January 2022.

ACTION - Cllr Pett to attend.

b) Correspondence received from a resident raised concerns regarding:-

Allens Lane - churned verges, standing water; Fry's Lane - dislodged water hydrant covers and markers; Shavards Lane junction with Stock's Lane - request for a ditch to improve road drainage; Shavards Farm - Footpath to the Meon Valley Trail.

Councillor Riley undertook to take the resident's concerns up.

ACTION

JP to pass correspondence to NR
--

JP/NR

21.88 Items for the next agenda.

Internal Auditor's Report on the Council's Internal Financial Controls; Executive Checklist; electric vehicle charging points.

21.89 Date of next meeting: Wednesday 9th March 2022 at 7.30pm in The Crypt at The Meon Hall

APPENDIX A - FINANCE REPORT 12th January 2022

INCOME RECEIVED 1 November - 31 December 2021	£
Droxford PC hire of TSID	50.00
HM Revenue & Customs VAT refund to 1/6/21 - 30/11/21	7,296.03
TOTAL	7,346.03
Payments by Standing Orders and Direct Debits	
SO R Hoile - November £323.70 + December £323.70	647.40
EE Ltd - November	23.68
ICO	35.00
TOTAL	706.08
ACCOUNTS PAID BETWEEN MEETINGS	
EMS Ltd (Inv 4178 - October contract)	342.00
The Flower Pot Men (Inv 5M45 October contract)	70.00
TOTAL	412.00
ACCOUNTS FOR PAYMENT - TO BE APPROVED	
The Flower Pot Men - Invoice 5M71 November contract	70.00
The Flower Pot Men - Invoice 5M82 December contract	70.00
EMS Ltd: Inv 4395 - November contract	342.00
EMS Ltd: Inv 4414 - December contract	342.00
R. Hoile office expenses 03/09/21 - 05/1/22	55.15
A. Montague	200.00
Lightatouch - internal audit 10/1/21	243.75
TOTAL	1,327.25

BANK RECONCILIATION 31 December 2021

			£
<u>Cash at bank</u>			
Unity Trust A/C	...525		8,656.72
Unity Trust A/C	...538		10,636.18
Scottish Widows A/C No 060			7,942.75
			27,235.65
Add Debtors			
WCC Grant			750.00
Sub Total			27,985.65
Less outstanding creditors			
PHH			60.00
EMS Ltd (NOV)			342.00
EMS Ltd (DEC)			342.00
The Flower Pot Men	I 5M71		70.00
The Flower Pot Men	I 5M82		70.00
A Montague			200.00
T. Light t/a Lightatouch			243.75
	Total		25,907.90
<u>Cashbook reconciliation</u>			
Balance b/f 1/04/21			45,733.16
Add Receipts 1/4/21 - 31/12/21			37,584.64
Less Payments 1/4/21 - 31/12/21			- 57,106.15
			26,211.65
<u>Allocation of Cash Held at 31/12/21:</u>			
Accounts pending Jan-Mar 22*			2,300.00
Reserve Requirement			18,470.87
Website			1,763.00
Meon Hall Sign			750.00
Sub-Total			23,283.87
Unallocated			2,624.03
TOTAL			25,907.90
<u>Reserve Requirement</u>			
Reserve - 6 month running costs			5,000.00
Reserve - Play Equipment Replacement Fund			4,000.00
CIL unspent balance 31/3/21 b/f £4615.87 + £600 received Oct 2021			5,215.87
Reserve - Emergency plan			1,500.00
2019/20 capital project - bollards			2,755.00
Total Reserve Requirement			18,470.87

APPENDIX B – PLANNING REPORT 12th January 2022

1. DECISIONS:

Ref: SDNP/21/03689/HOUS and SDNP/21/03690/LIS

Location: Little Stocks Cottage Rectory Lane Meonstoke SO32 3NF

Proposal: (Amended) Single storey extension to provide a dining room, ground floor toilet and family room

DECISION: APPROVED

Ref: SDNP/21/04781/TCA

Location: 2 Southbourne Cottage, Chapel Road, Meonstoke, Southampton, SO32 3NJ

Proposal: 1 common cherry - fell to ground level.

DECISION: OBJECTION

Ref: SDNP/21/05373/HOUS

Location: Hill View Pound Lane Meonstoke SO32 3NP

Proposal: Renovation of existing house - Side roof extension and dormer windows. Rear single storey extension.

DECISION: APPROVED

Ref: SDNP/21/05813/TCA

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

Proposal: Willow - large limbs regularly falling off - posing danger to surrounding hedges and sheds. Has been approx 20 years since pollarding, advised by tree surgeon that it needs re-pollarding
Elderflower - has died, needs felling

DECISION: RAISE NO OBJECTION

Ref: SDNP/21/06060/TCA

Location: Freeland Cottage , High Street, Meonstoke, SO32 3NH

Proposal: T1 - Field Maple sp. to reduce the canopy back to pre-cuts, circa 1.5m from the top and circa 1m of regrowth from the side canopy, crown lift epicormic upon the stem up to the fork 4m.
T2 - Plum tree sp. FELL. end of productive life. T3 - Yew sp. to reduce and shape all over by circa 12 inches of regrowth and bring into shape. T4 - Ash self-seeded stem growing across from the neighbouring boundary, to cut down to lowest level, due to the main tree having Ash die back concerned it may snap out onto the summer house (no photo). Cyclable management request to T1 - Field Maple and T3 Yew

DECISION: RAISE NO OBJECTION

2. APPLICATIONS IN PROGRESS

Ref: SDNP/21/02405/CND

Proposal: Variation of condition 2 in relation to Application SDNP/20/03795/FUL - Saturday opening hours Condition Number(s): 2; Conditions(s) Removal: See attached

To allow opening hours on Saturday until 5.00pm

Location: Land at Corhampton Lane, Warnford Road, Corhampton, Hampshire

Ref: SDNP/20/03755/DCOND

Location: Southbourne House Chapel Road Meonstoke Southampton SO32 3NJ

Proposal: Discharge of conditions 9,10,11,12 ,14 relating to application SDNP/16/03318/HOUS.

Ref: SDNP/21/04143/HOUS

Location: Meon Ridge, Chapel Road, Meonstoke, SO32 3NJ

Proposal: Proposed two storey rear extension, single storey utility extension, porch extension and conversion of existing garage into a gym.

Ref: SDNP/21/03261/HOUS

Location: Cherrydown, Warnford Road, Corhampton, SO32 3ND

Proposal: To erect an Orangery to the rear of the property

Ref: SDNP/21/05274/HOUS

Location: 16 De Port Heights Corhampton SO32 3DA

Proposal: Installation of flue for wood burning stove to side elevation of house.

Ref: SDNP/21/05070/TPO

Location: Sunnybank High Street Meonstoke SO32 3NH

Proposal: T1 - Copper Beech - Reduce in height by 1.5 metres, reduce the lateral growth by 1.5 - 2 metres to shape and balance the crown, leaving the tree with an aesthetically pleasing form. The proposed works are part of the ongoing arboricultural management at this property, maintaining the tree to reduce wind sail effect from the prevailing winds which direct towards the property Holly Cottage.

Ref: SDNP/21/04440/HOUS

Location: Yew Tree House, High Street, Meonstoke, SO32 3NH

Proposal: Demolition of existing garage/outbuilding. Replacement outbuilding on same foot-print with open bay carport. Proposed new outbuilding to serve as garage/workshop at ground floor level. Roof space to be utilised as a home working studio, accessed by external stairs.

Replacement porch and gate to Yew Tree House.

Ref: SDNP/21/04956/FUL

Location: Bucks Head, Bucks Head Hill, Meonstoke, SO32 3NA

Proposal: Proposed pergola, external hot tub and paved area with associated landscaping / fencing.