

Minutes of the Meeting of South Warnborough Parish Council
The Ridley Hall
Monday 6th January 2020
Draft Minutes Subject to Confirmation

Present Cllr Lady Belinda Hall
Cllr Stephen Spreadborough
Cllr Ed Clark

County Councillor Jonathan Glen
District Cllr John Kennett
Mrs Elizabeth Ford (Clerk)
Aaron Smith, Fowler Architecture and Planning
Brian Condon, Condon Drew Associates
13 members of the public

1. Apologies for absence

Apologies were accepted from Cllrs Chris Preston and Michelle Brown. Apologies were also received from District Ken Crookes and Chris Dorn and one resident.

2. Declaration of interests - None

3. Approval of minutes from the Parish Council meeting of 11th November 2019

It was resolved to approve the minutes of the Parish Council meeting on 11th November 2019.

4. Presentation on revised proposal for houses on “land at Poachers Field” (now 16 houses as compared to 14 previously)

Two members of the landowner’s design team (Aaron Smith, Fowler Architecture and Planning as lead planner and Brian Condon, Condon Drew Associates as highway’s/drainage consultant) gave a presentation on a revised plan for new housing at the “land at Poachers Field” site. No planning application had yet been submitted.

The proposal was for 8 market houses and an increase from 6 to 8 affordable houses making a total of 16 houses on the site. The change was described as being to reflect the local housing need for 6-8 affordable houses shown in the recent Housing Needs Survey.

The lead planner offered to meet with Hart DC housing officers to confirm the Local Plan policy re. whether the affordable housing would be Rural Exception housing which could be restricted to local residents. The proposed mix of housing types included 2 bedroom bungalows and a “lifetime” 3 bedroom house, which addressed local downsizing needs. Land value for the affordable housing plots was discussed.

It was stated that the proposal had been fully tested with respect to viability for development to support the case that the proposals could be built as specified.

The highways design was then discussed. The pedestrian crossing point included in the previous “Persimmon” application had been approved by the Highway Authority. To accommodate concerns with the narrow footpath width and access to the existing footpath, the location of the island was now proposed at a location further from the village centre with an informal crossing near the junction of Alton Road with FP1.

An in depth discussion particularly on the provision of a safe crossing from the site across the Alton Road then followed including: new crossing location was unsafe due to excessive speed of traffic as it entered the village; the new crossing location was on the opposite side of the village to the likely direction of users so it would not be used; lower validity of previous road survey data due to timing of survey; the design team stated that the land ownership boundary on the Poachers Field side limited the extent to which footpath could be widened on the opposite side of the road; there was concern that large vehicles would be dangerous to pedestrians on the crossing island – in response to this it was stated that in the location of the crossing island each lane of the road would be 3m wide with a 2m wide island;

an independent road safety audit would be carried as part of the application; the Alton Road through the village “looked like a main road and was faster than it needed to be” which reflected the previous reclassification from an A to a B road; traffic calming required street lighting; an example of an alternative means of traffic calming (removal of white lines and change of surface treatment) was referred to; a resident reported on the difficulty of crossing the Alton Road with small children; traffic did not slow until the Poacher Inn; small tanker access to residential properties limited the location of the traffic island in the Poachers Inn location; it was suggested that a new traffic order which reduced the 50mph speed limit to 40mph on the northern approach to the village should be part of any planning permission for the site; site development should protect against surface water flooding onto the Alton Road; a principal concern was road safety and the B3349 was a main artery between Reading and Alton; the proposed new location for the formal crossing point had been under water that week.

The design team reported that Thames Water had confirmed that the South Warnborough Pumping Station on Gaston Lane had capacity to take sewage from the site. Routing of the public sewer across agricultural land rather than along FP1 was preferred by residents and there were problems with surface drainage at the top of FP1 on Gaston Lane. Surface water from roofs would be contained in house plot soakaways and highway surface water in permeable paving. It was suggested that there was the potential for betterment of the existing surface water runoff from the site. A cut-off drain along the boundary of the site was requested. It was stated that block paving on the site would be maintained by a management company post development.

It was resolved that the report from the County Councillor would be heard next.

5. Update from County Councillor

County Councillor Jonathan Glen reported on a commitment by HC Highways to carry out annual maintenance of the ditch outside Wychwood House and there would be additional maintenance works carried out elsewhere in the village. The works would take up to a year to be carried out. The Parish Council was requested to advise on any issues with the proposals. A resident requested that the proposed jetting be extended further upstream to the area of the Village Shop.

Reports from Representatives including:

a) To agree the date of the playground inspection training

It was resolved that the date of the playground inspection training would be on Saturday 15th February.

b) To agree footpaths to be included in the 2020 HCC Cutting Schedule

The list of paths which had been submitted previously to the HCC Cutting List was discussed and it was decided to add Footpaths 3 and 4. It was noted that Hayley Lane was not marked on the definitive map as a Public Right of Way as it was public highway and any maintenance was understood to be the responsibility of Hampshire County Council.

c) To agree schedule of works for Parish Lengthsman

The schedule for the Parish Lengthsman as listed below was agreed. It was decided not to request a survey of the road gullies in the village as this information was already held by the Parish Council Highways Representative.

- i.** Replacement of two barriers on Footpath 1 (to be referred to HC Highways/ HC Countryside Services for contribution to funding).
- ii.** Replacement bollards at Street Farmhouse and junction Less Hill and Alton Road
- iii.** Replace broken mesh fencing alongside play equipment
- iv.** Cut back vegetation around pumping station and on verge opposite Hawthorn Cottages
- v.** Treat with preservative two picnic bench sets
- vi.** clean road signs and reflectors throughout village

The Clerk was requested to establish the ownership of the trees and layby alongside the Alton Road up to the Never Despair Garage.

SWLP

Mr Barham had contacted the Parish Highways Representative to advise on some new plans for the Lees Buildings/Granary Court/ Granary Barns site. He said he was now considering knocking down the large barn to the north of the site with 8 to 12 houses there served by a new entrance in the middle of the site.

HIGHWAYS

Reported potholes in the village did not fit the safety criteria to warrant repair. A gully by the bus stop was under repair. There were several reports of road problems to the meeting: run-off from adjacent land onto the Froyle Road in two locations; the road gulleys on Lees Hill and Gaston Lane were blocked; the drain by Abbotsford on Alton Road was full of leaves.

FOOTPATHS

No problems had been reported. At the meeting the footpath from Ridleys Piece to Gaston Lane to the left of 1 Ridley's Piece was reported to be slippery with moss.

WAR MEMORIAL AND VILLAGE GREEN

Happy New Year was wished to all in the Parish Council with thanks for its endeavours within the village. Thank you also to the volunteers who work on the Village Green for their work and support during 2019. The rota for 2020 would be sent out shortly and it was asked that if anyone else could volunteer to help with the Village Green and War Memorial it would be very much appreciated. It was worthwhile as it made the village look loved and cared for and provided an attractive centre for all to enjoy. The first task for this year would be the tidying up of the hedge at the back of the Green in January with the rota starting in March.

SWAGA

Cllr Ed Clarke advised that he would check the windbreaks and supply the Clerk with the information on the playground contractor of the new playground in Odiham. Sources of funding were discussed and Veolia cited as a contributor to the SWAGA build. A resident voiced frustration about lack of progress on the playground improvements but there were no offers of help in carrying out the work.

A leaflet requesting volunteers would be include with the February parish magazine calling for volunteers to help in the village.

VILLAGE FETE

The next village fete would be Saturday 13th June. The first fete committee meeting would be Monday 13th January. The £4K grant to the playground would be paid to the South Warnborough Recreation Area Trust. **It was resolved** that the Parish Council would accept the balance from the Village Fete account to be held in trust as an allocated reserve, subject to agreement by the Fete Committee.

POLICE (report received after meeting)

Only a few crimes were reported since the last meeting. In November an elderly resident reported paying a cold caller at the door an inflated amount of money for gutter cleaning. In December a leaf blower was stolen from a vehicle parked in the resident car park outside victims address and there was also a report of a parking dispute.

6. To consider quotes received for the new Parish Council Grounds Maintenance Contract

Quotes had been received from three contractors for a new three-year Ground Maintenance Contract for March 2020 to November 2022 inclusive. Two specifications were quoted for being: (a) the existing scope of works; and (b) a variation to provide areas of uncut grass in several areas of the parish to improve the wildlife habitat value of these in-village areas.

The three quotes were reviewed and **it was resolved** to appoint Swadling Garden Services to carry out specification (b) for a total contract cost of £10,356.

7. Financial Reports

a) Bank reconciliation

The bank reconciliation was checked against the bank statements and all signed. Bank balances on 6th January 2020 were:

| | | |
|------------------------------------|---|-----------|
| SWPC Treasurers (current) account | £ | 20,617.05 |
| SWPC Burial Ground Account | £ | 3,169.01 |
| SWPC Recreation Area Trust Account | £ | 9,758.70 |
| SWPC - SWAGA CMM Account | £ | 2,358.91 |
| NS&I Savings Account | £ | 6,058.07 |

b) Minute agreement to payments

See Appendix A. **It was resolved** to approve the payments listed below (total £149.60)

| Payments to be Authorised 6th Jan | | | |
|-----------------------------------|-----------------------------------|---|--------|
| 06/01/2020 | E Ford Dec and Jan expenses | £ | 124.60 |
| 06/01/2020 | The PD Group Ltd, volunteer flyer | £ | 25.00 |
| | | £ | 149.60 |

c) To set the Parish Council precept for 2020/2021

It was resolved to set the Parish Council precept for 2020/2021 at £31,076.

8. To consider the following planning application:

- a) **17/00112/CON, 6 Alton Road.** Approval of conditions 3- materials- 4- construction method statement- 6- surface water drainage- and 7- foul water- pursuant to 17/00112/FUL Erection of detached three bedroom dwelling, with one car parking space to the front, a rear garden with cycle storage provision and the a further car parking space to the rear of the garden. Two car parking spaces to the front of No 6 Alton Road and enlarged rear garden.

The application was discussed and **it was resolved** to submit the comment of no objection and to inform Hart DC that it was understood that foul drainage from 6 Alton Road and adjacent properties was managed by a septic tank on the opposite side of the Alton Road.

9. Update on previous applications

19/02500/CA, The Old Rectory, Alton Road. 01 (Fir) - Remove 02 -21 (Fir) - Remove 23 (Poplar) - Remove 24 (Holly) - Remove 25 (Sycamore) - Crown reduction to final height of 8m including minor trimming of lower branches to maintain proportional shape 27 (Sycamore) - Crown reduction to final height of 10m including minor trimming of lower branches to maintain proportional shape 28 (Holly) - Remove

Parish Council comment no objection. Status: Decided. No objection.

19/02493/HOU, Fir Trees, 1 Tigwells Field, Gaston Lane. Erection of a first floor and part two storey side extension and single storey rear extension.

Parish Council comment no objection. Status: Granted.

19/02481/CA, South Warnborough Lodge, Lees Hill. Line of Leylandii – Fell.

Parish Council comment no objection. Status: Decided. No objection.

19/02314/HOU, Green Barn, Lees Hill. Erection of a garden room.

Parish Council comment no objection. Status: Granted.

19/02276/HOU, Oakdene, Pickaxe Lane. Erection of a first floor rear extension, conversion of loft to habitable accommodation and alterations to fenestration.

Parish Council comment no objection. Status: Granted.

19/02230/CA, Stonewold, The Walled Gardens, Froyle Lane. T1 - Apple tree - Prune 2-3ft T2 - Apple tree - Prune 2-3ft T3 - Silver birch - Remove 4/5 lower branches.

Parish Council comment no objection. Status: Decided. No objection.

19/01949/HOU & 19/01950/LBC, Lees Cottage, Lees Hill. Erection of a two storey rear extension, creation of basement. Single storey outbuilding with accommodation in roof space and replacement of metal railings with new fence and gate. Parish Council comment no objection. Status: To be heard at Hart DC Planning Committee on Weds 15th January.

10. Update from County Councillor

See after Minute 4.

11. Update from District Councillor

Approval of the Local Plan by the Plan Inspector was expected in January and would then need to be formally adopted by Hart DC. It would take at least another six months to put CIL developer contribution payments in place. CIL had the advantage that there was an automatic payment depending on the value of development whereas for S106 payments it was necessary to demonstrate that these were needed to mitigate the effects of the development. Parish Councils received 15% of CIL payments, and 25% if a Neighbourhood Plan was in place. The recent dismissal of the appeal for the Hyde Road etc development in Long Sutton was given as an indicator that if any future planning application at the Poachers Field site went to appeal it would be dismissed.

12. Questions and answers from the floor

The speed indicator device was not working. A resident asked when the bus shelter opposite the village shop would be installed. Concrete blocks had been placed on the access to agricultural land on Gaston and Ford Lanes to deter theft and poaching. A farmer's team had collected 34 bags of rubbish from verges in the area.

Residents need to register their vehicles as soon as possible with Hampshire County Council to avoid paying a £5 per visit fee to household waste recycling sites. Registration can be made using the link below or residents without internet access should call 0300 555 1389. The registration applies to cars and 4*4's only and 3 cars per address can be registered. Visit www.hants.gov.uk/wasteandrecycling/recyclingcentres/vehicle-registration

Hampshire County Council is asking people who live, work and study in Hampshire to have their say on proposed changes to the library service. Visit www.hants.gov.uk/library-consultation for more information and to fill out the consultation response form online. The consultation is open from Thursday 9 January until Wednesday 18 March 2020.

A long term "vision" document for the parish was discussed. This was not a Neighbourhood Plan but a new "Parish Plan". The Clerk would obtain a copy of the previous Parish Plan.

13. To confirm date of next meeting

The date of the next meeting would be Monday 9th March 2020 at 7.30pm in The Ridley Hall.

14. To agree that under the Public Bodies (Admission to Meetings) Act 1960, the press and public is excluded from the meeting whilst confidential business is discussed.

It was resolved that under the Public Bodies (Admission to Meetings) Act 1960, the press and public is excluded from the meeting whilst confidential business is discussed.

15. To discuss confidential business

See confidential minutes.

The meeting finished at 9.45pm.

Signed Chairman _____ Date _____

Parish Clerk Elizabeth Ford

Appendix A – Financial Summary for January 2020

| | | | | | |
|--|------------|------------------------------|--|---------------------------------------|-------------------|
| BANK BALANCES AS AT 6th January 2020 | | | | SWPC Treasurers Account | £20,617.05 |
| | | | | SWPC Burial Ground Account | £ 3,169.01 |
| | | | | SWPC Recreation Area Trust | £ 9,758.70 |
| | | 29-Nov-19 | | SWPC - SWAGA CMM | £ 2,358.91 |
| | | 01-Jan-19 | | NS&I Savings Account | £ 6,058.07 |
| | | | | | £41,961.74 |
| SWPC TREASURERS ACCOUNT | | | | BALANCE CARRIED FORWARD 11th November | £22,252.96 |
| <u>Receipts to 6th Jan</u> | | | | | |
| | | | | £ - | |
| | | | | £ - | £22,252.96 |
| <u>Authorised Payments to 6th Jan</u> | | | | | |
| 967 | 11/11/2019 | PKF Littlejohn LLP | | £ 240.00 | |
| 968 | 11/11/2019 | Lawn Master | | £ 24.00 | |
| 969 | 11/11/2019 | The Ridley Hall | | £ 85.00 | |
| 970 | 11/11/2019 | Upper Bridge Enterprises LLP | | £ 204.89 | |
| 971 | 11/11/2019 | E Ford Oct & Nov expenses | | £ 98.02 | |
| SO | 25/11/2019 | Clerk salary | | £ 273.00 | |
| SO | 02/12/2019 | Swadling Garden Services | | £ 438.00 | |
| SO | 27/11/2019 | Clerk salary | | £ 273.00 | |
| | | | | £ 1,635.91 | £20,617.05 |
| <u>Retrospective Payments to be Authorised 6th Jan</u> | | | | £ - | |
| | | | | £ - | £20,617.05 |
| <u>Payments to be Authorised 6th Jan</u> | | | | | |
| 06/01/2020 E Ford Dec and Jan expenses | | | | £ 124.60 | |
| 06/01/2020 The PD Group Ltd, volunteer flyer | | | | £ 25.00 | |
| | | | | £ 149.60 | £20,467.45 |
| <u>Outstanding Payments</u> | | | | nil | |