

Minutes of the Meeting of South Warnborough Parish Council
The Ridley Hall
Monday 11th March 2019
Draft Minutes Subject to Confirmation

Present Cllr Lady Belinda Hall
Cllr Mrs Harriet Kennett
Cllr Chris Preston
Cllr Mr Stephen Spreadborough

Mrs Elizabeth Ford (Clerk)
Cllr John Kennett (HDC Ward Member)
Aaron Smith (Fowler Architecture and Planning Associates)
Cllr Chris Dorn (Chair Crondall PC and candidate for Hart District Council
in upcoming elections on 2nd May 2019)

12 members of the public

1. Apologies for absence

Apologies were accepted from Cllr Michelle Brown. Apologies were also received from County Councillor Jonathan Glen and Mark Honour and David Hand.

2. Declaration of interests – None.

District Councillor John Kennett then introduced Chris Dorn, Chairman of Crondall Parish Council, as the Conservative candidate for the Odiham ward in the Hart District Council elections on 2nd May.

It was resolved to bring item 5. a) forward.

5. a) To receive resident feedback on the public exhibition on new proposals for Poachers Field held on Thursday 7th March

Aaron Smith, Chartered Town Planner acting for the landowner, gave a report on the public meeting which had been held on Thursday 7th March to present the latest proposals for the development of the "Poachers Field". More than 60 residents had attended the meeting to view information on a proposal for 14 houses (8 open market and 6 affordable). 12 comment forms had been completed at the meeting and copies were given to the Parish Council. Three main issues were identified being transport, drainage and the overall design concept. Dialogue with Thames Water had been re-opened regarding connection to the public sewer system. Previous reports such as Ecology were being updated and there was other work to be carried out. Information boards at the public meeting had specified that the operational discharge from the sewage package treatment plan would be made to the surface ditch outside Wychwood House. This was now recognised not to be possible as the ditch was a soakaway not a running watercourse. The route of surface drainage from the field above the development site would be checked (Chris Dorn advised that the Hart DC flood engineer held the overland flood maps for Hart). A planning application would be submitted once the technical studies were carried out and feedback collated. Once planning permission had been obtained the site would be sold on the open market. The landowner could place covenants on the site but these would be outside the planning process. Aaron Smith would pass on the comments regarding whether the landowner would have controls on the future form of the development. A meeting would be held with HCC to confirm the extent of its roadside landholding so that any proposed footpath links did not encroach upon third party land. A request was made that the occupiers of Roadside Cottage should have the same access as currently. An extended topographical survey would be carried out to avoid any of the previous errors with the highway plans. The highways consultant would consider if there were alternative means of providing safe access for pedestrians without the use of a traffic island and would liaise with the drainage consultant to ensure that proposals were compatible with roadside drainage layouts. The visibility splay proposed was longer than required for the speed limit and so accommodated the typically excessive speed of traffic through the village.

It was noted that the Parish Council could approach HC to request a reduction in speed limits on the approach to the Odiham side of the village. The Parish Council had already spoken to the HCC Road Safety Officer and was looking at the only currently available option which was for community funded road safety improvements. Bridge construction works in Alton had temporarily reduced the number of lorries travelling through the village. A resident noted that the village had wide verges and so was quite open but did not give the impression that there were a lot of houses whereas the proposals involved a certain sense of massing and density and a more intensive development than other areas of the village.

Aaron Smith then advised that the next steps would be liaison with HCC and HDC. A workshop type meeting for residents was proposed. This would be to explain the proposals in detail and talk about different ideas and might include a trip to the site. Aaron Smith would update the Parish Council in a couple of weeks. Cllr Belinda Hall thanked Aaron for attending the Parish Council meeting.

3. Approval of minutes from the Parish Council meetings on 14th January 2019

The minutes of the ordinary meeting on 14th January 2019 were approved.

4. Financial Reports

a) Bank reconciliation

The bank reconciliation was checked against the bank statements and all signed. Bank balances on 11th March 2019 were:

SWPC Treasurers (current) account	£ 16,037.68
SWPC Burial Ground Account	£ 2,928.01
SWPC Recreation Area Trust Account	£ 9,758.70
SWPC - SWAGA CMM Account	£ 2,464.74
NS&I Savings Account	£ 6,058.07

b) Minute agreement to payments

It was resolved to approve the payments listed below (total £610.69)

Retrospective Payments to be Authorised 11 March

30/02/2019 Clerk salary (Feb)	£ 273.00
-------------------------------	----------

Payments to be Authorised 11 March

11/03/2019 Clerk expenses	£ 64.69
31/03/2019 Clerk salary (Mar)	£ 273.00
	<u>£ 610.69</u>

5. Reports from Representatives (Highways; RoWs; Village Green & War Memorial; SWAGA; SWLP: Shop; Village Hall; Village Fete; Parish Lengthsman; Police) including:

a) To receive resident feedback on the public exhibition on new proposals for Poachers Field held on Thursday 7th March

See after minute 2.

b) Update on Parish Housing Needs Survey

An article introducing the Parish Housing Needs Survey had been included in the March parish magazine and the survey now covered both affordable and market housing needs. The survey questionnaires would be distributed to every household in the parish with the April parish magazine and the online survey would also go live on the 1st April.

c) Update on planning for road safety improvements for the Parish – deferred.

Highways – no report

ROW's – no report

Village Green & War Memorial (written report from Mark Honour)

"We have now started the new maintenance ROTA and I would like to thank all of those who volunteered to carry on for another year, it is very much appreciated, as their efforts make the centre of the village an attractive place to be and a real asset to the village. The autumn and winter tidy up made a great deal of difference to the shape of the flower beds and to the way the Green looks. Hopefully the grass will recover completely from last very dry and hot summer, but if not we may have to reseed one or two patches. The spring flowers are out, spring is on the way, what could be better!"

SWAGA

The responses to the questionnaire on the playground had been reviewed and a formal request submitted to Hart DC for the release of £2,017 of S106 funding towards a new zipwire for the playground. A decision on the funding was expected in 3 to 4 weeks.

SWLP

With the new proposals for development of the "Poachers Field site it was suggested that the SWLP committee was re-activated.

Shop - no report

Village Hall

A meeting of the Hall trustees, to which all were welcome, would be held on the 29th April. The problem with the floor was not dangerous and was still being assessed.

Village Fete

New members had joined the committee and a new treasurer had been appointed. The fete would be held on Saturday 15th June. Attractions already confirmed would include tombola, dog show, birds of prey display, cake stall, food and drinks and many more. Extra volunteers were very welcome, particularly to help provide more of the traditional village fete stalls. Flyers for the fete would be provided at the end of April in time for distribution with the May parish magazine. The Parish Council would organise the tea stall. Cllr Steve Spreadborough would identify the contact in the Long Sutton fete committee for the possible loan of putting/hoopla/coconut shy equipment. The Long Sutton village fete would be on the 29th June.

Parish Lengthsman

The next visit was provisionally booked for the last week of March and the final date would be confirmed when there was a period of good weather for the painting and wood treatment works.

Police

PC Paul Franks had retired and his replacement was PC Amy Oliver in the Hart Rural South Neighbourhood Policing Team based at the Hart DC Offices in Fleet.

6. To consider the following planning applications:

- a) **19/00432/PRIOR, New Farm, Froyle Lane.** Application for prior notification of agricultural or forestry development for a proposed agricultural building for fertiliser.

The application was discussed and **it was resolved** to submit the response of no comment.

- b) **17/00428/CON, Street Farmhouse, Alton Road.** Approval of condition 3- materials (fencing and driveway) pursuant to 17/00428/HOU Alteration and landscaping works to front east elevation of house and front garden including: alterations to existing attached front porch, alterations to front boundary fence and wall, hard and soft landscaping works.

The application was discussed and **it was resolved** to submit the response of no comment.

7. To report comments submitted on:

- a) **19/00169/LBC, Street Farmhouse, Alton Road.** Replacement of two timber casement windows and one external door.

The Parish Council had submitted a comment of no objection.

- b) **19/00164/PRIOR Woodside Cottage, Pickaxe Lane.** Notification for Prior Approval for a Change of Use from agricultural to dwellinghouse.
The Parish Council had submitted a comment of no objection.
- c) **19/00149/PIP Granary Court, Alton Road.** Removal of 6 bay workshop and replacement with 6 - 9 dwellings (Amended Description).
The Parish Council had submitted the comment to object. Status: Application refused.
- d) **19/00044/PIP Granary Court, Alton Road.** Removal of 6 bay workshop and replacement with 8 dwellings.
The Parish Council had submitted the comment to object. Status: Application refused.

8. Update on other previous applications

18/02812/CA, The Old Rectory Alton Road. Tree works to be carried out as detailed in the attached document. Parish Council comment no objection. Status: Decision of no objection.

18/02747/AMCON, 3 Elles View Barns Alton Road. Application to vary condition 1 attached to Planning Permission 16/02705/PRIOR dated 10.01.2017 to change the double glazing scheme. Parish Council comment no objection. Status: Granted.

18/02485/LBC, Manor Court, Lees Hill. Opening up of previously boxed in fireplace in kitchen, addition of ventilation flu for cooker hood, creation of opening in internal wall in order to recess a kitchen appliance. Replacement of kitchen furniture (not anticipated to require permission) but included for completeness. Parish Council comment no objection. **Status:** Granted.

18/02482/HOU, Dean Farm, Lees Hill. Erection of open porch and single storey extension to rear of property. Parish Council comment to support. **Status:** Granted.

18/00916/FUL, Barn North Of Pickaxe Lane, South Warnborough. Change of use of the land/barn to accommodate a 596 sqm warehouse with ancillary spaces etc. Parish Council comment no objection subject to conditions. **Status:** Application ongoing.

9. Update from County Councillor

Jonathan Glen had sent apologies that he could not attend the meeting.

10. Update from District Councillor

Hart DC had agreed the budget for 2019/2020 at the Council meeting on Thursday 7th March. There would be a Council Tax rise of 3%. The Local Plan Inspector had replied to Hart DC broadly accepting the Plan and requesting Hart to provide the overspill housing for Surrey Heath, which would be from within existing housing numbers. The Inspector had also questioned the need for the new settlement. There would be an emergency Cabinet meeting on Thursday 14th March to discuss the response to the Inspector. The changes would require further consultation and so the Plan would now not be in place until September.

The "Poachers Field" site was outside the settlement boundary and inside the Conservation Area of the village. This meant that any planning application to develop the site would need to overcome these planning hurdles. Hart DC was also well ahead in achieving housing targets. This put the Parish in a strong negotiating position with the developer.

11. To confirm appointment of internal auditor and arrangements for internal audit

It was resolved to appoint the previous internal auditor, Do The Numbers Ltd, to carry out the 2018/2019 internal audit. The audit would be carried out on the 21st May.

12. To decide whether to request or opt-out of an external audit (limited assurance review)

It was resolved to request a limited assurance review.

13. To consider revision of Parish Council governance documents

It was resolved not to make changes to the governance documents and to include this as an item on the agenda of the May Annual Meeting (AGM).

14. To consider arrangements for the Parish Assembly and SWPC Annual Meeting (AGM)

The Parish Council Annual Meeting (AGM) and Parish Assembly would be held on Monday 13th May. The Parish Council AGM would start at 6.30pm and there would be refreshments from 7.15pm with the Parish Assembly starting at 7.30pm. A key topic at the Parish Assembly would be a proposal for the creation of "edible landscapes" in South Warnborough.

15. Questions and answers from the floor

There was a discussion on the effectiveness of traffic calming measures and that a speed camera was necessary.

16. To confirm date of next meeting

The date of the next meetings was confirmed as Monday 13th May for the Parish Council Annual Meeting (AGM) starting at 6.30pm, followed by refreshments from 7.15pm and then the Parish Assembly starting at 7.30pm.

The meeting finished at 8.45pm.

Signed Chairman _____ Date _____

Parish Clerk Elizabeth Ford

