

**OWSLEBURY PARISH COUNCIL
MINUTES OF THE PARISH COUNCIL MEETING HELD ON
14th MAY 2007
AT 7.45 PM IN OWSLEBURY PARISH HALL**

PRESENT

Chairman: Mr A Manship

Councillors: Mrs J Chase, Mrs T Meads, Mr R Page, Mr J Seabrook and Mr G Tull.

IN ATTENDANCE

District Councillor Mr L Ruffell

District Councillor Mr R Humby

Clerk to the Parish Council: Mrs E Manship

83/07 APOLOGIES

Councillor Mrs J Ruffell

County Councillor Mr P Mason

P C Charlie Farley

84/07 ELECTION OF CHAIRMAN FOR THE YEAR 2007/08

Cllr Manship – nominated by Cllr Chase and seconded by Cllr Meads. There were no further nominations. Cllr Manship was elected Chairman for the year 2007/08. The Chairman signed the Declaration of Acceptance of Office.

85/07 DISCLOSURE OF INTERESTS FOR AGENDA ITEMS

Agenda item 17 – Planning Application 07/00954/FUL. Cllr Tull disclosed that he had worked for the applicant of this planning application on the Whites Hill Farm site and is currently working for the applicant on another site. He also owns next door.

86/07 MINUTES

The minutes of the meeting held on 2nd April had been circulated. The Chairman signed the minutes.

87/07 ELECTION OF VICE CHAIRMAN

Cllr Chase - nominated by Cllr Manship and seconded by Cllr Page. Cllr Chase was elected Vice-Chairman.

88/07 APPOINTMENT OF PARISH COUNCIL REPRESENTATIVES

- a) Representatives to Winchester District Association of Parish Councils
 - Councillors Mrs J Ruffell & Mrs J Chase
- b) Representatives to Owslebury Parish Hall Management Committee
 - Councillors Mr J Seabrook & Mrs T Meads
- c) Representative to Winchester Area Community Action
 - Councillor Mr A Manship
- d) Representatives to OMCA Committee
 - Councillor Mrs J Chase & Mrs J Ruffell
- e) Rights of Way Representatives
 - Councillors Mr A Manship & Mr G Tull
- f) Tree Warden
 - Councillor Mr A Manship

- g) Representative to Local Road Safety Committee
 - Councillor G Tull
- h) Local Authority Representative to Owslebury Primary School
 - Councillor Mrs T Meads
- i) Highways Liaison Committee
 - Councillors Mr A Manship, Mr R Page, Mr J Seabrook & Mr G Tull
- j) Playgrounds Representative
 - Councillor R Page
- k) Travellers Representative
 - Councillor Mrs J Chase

89/07 MATTERS ARISING FROM THE MINUTES

a) To agree wording for the contract with Mr Ifould, a copy to be forwarded to the Clerk - RP
Cllr Page is waiting for Mr Ifould to come back to him. To action.

b) To ask Mrs Crowsley and Mrs Sprott whether an unconditional donation from the PC would be welcomed.

Mrs Sprott, present, confirmed an unconditional donation would be welcomed. The Council agreed an annual donation of £100.

90/07 PUBLIC QUESTIONS AND COMMENTS

a) Planning Applications – statement of intent from owner or agent and public comments

07/00850/FUL – Marwell Zoo – change of use from agricultural land to zoological park with alterations

Mr James Cleary, Agent, outlined the key points and took questions:-

- Valley Field is an area of land that has been within the ownership of the zoo for many years
 - The original planning permission for the zoo covers this site as a permitted area
 - To date the area has been used for agriculture, no other purpose and the hay is not required
 - The northern edge was bounded by a footpath, now diverted through woodland
 - The area is about 18 hectares in size. It will be used for the grazing of animals already within the zoo, there is no anticipation of acquiring new species for the site
 - The area can be viewed from the new restaurant
 - The lower part of the area has poor drainage. A water hole will be created to improve the bio-diversity of the field and allow the animals to drink.
 - The periphery of the field will have a double fence to meet legal requirements. The area between the fences will be planted, which, in time will hide the fences and give a natural look
 - With no new species, the zoo sees this proposal is 'traffic neutral'.
 - The zoo is very concerned regarding traffic issues at peak periods e.g. Easter. As a result the zoo will develop a 'Green Traffic Plan'. This can be made available to the Parish Council. The zoo has also received a report from Southampton Business School regarding Environmental Issues and Traffic Management which will be implemented over the coming months.
 - Planting within the 18 hectares will be implemented in phases. There is to be significant planting at the top of the valley, to protect the privacy of the houses at the south of the village. The aim is to let the planting mature before opening the area to the public.
- Q. Cllr Tull said that when the Cllrs met with Mr Cretney at the zoo, they were informed that visitor numbers would increase. The Council was promised a Traffic Management Plan. Cllr Tull understands from the plans that the temporary car park will be removed and asked where the cars that currently park there will park.
- R. Visitor numbers have increased owing to an interest in conservation. A much wider cross-section of society now visits, e.g. young couples in their 20's/30's as well as families with young children. The zoo does not want more people to visit in peak periods and is actively investigating premium pricing during peak periods, to iron out the numbers. Mr Cleary confirmed the overflow car park is not covered by this proposal.
- Q. Cllr Page questioned the need for hay from the field as the zoo; the zoo supports a variety of animals that eat hay, presumably the zoo will need to buy in hay as opposed to make it. 37/07

- R. The animals will graze on the field rather than the field producing hay. With a variety of animals the zoo will always have to buy in animal feeds.
- Q. Cllr Tull asked what steps will be taken to stop vehicles driving through the village
- R. The zoo does not perceive this will be an issue, but all traffic issues will be considered in the 'Green Traffic Plan'.
- Q. Cllr Page asked whether Mr Cleary could explain Plan No. 2 that shows the buildings on the corner as in the ownership of the zoo. This area is up for sale.
- R. This is an error on the plans. These buildings are not in the ownership of the zoo.
- Q. The timescale for animals using the valley field was asked
- R. There isn't an exact programme as it is dependent on the necessary consents. He understands the zoo wish to begin construction at the end of this year, with completion at the beginning of next.
- Q. Cllr Tull stated that it would be many years before the double fencing was covered by the planting and that the planting at the north end of the valley would surely be eaten by the animals
- R. The zoo planned to purchase semi-mature trees to plant.
- Q. Mrs Sprott asked whether, if this planning application were granted, whether the zoo could build further buildings without permission
- R. The zoo does not have permitted rights for animal buildings. They all have to be applied for.
- Q. Concern was raised about the zoo's intended pricing structure, feeling that it was not possible to price people out of going where they want to go. Concern was raised about where the cars would park, hopefully not on the roads, and had a one-way system been considered, as discussed at the Council meeting with Mr Cretney.
- R. I will take the above comments and concerns back to Mr Cretney.

07/00851/FUL – Marwell Zoo – Construction of new restaurant with viewing deck

James Cleary, Agent, outlined the development and took questions:-

- Tree Tops restaurant is in a very poor condition and has been condemned by Environmental Health
- The zoo has not restaurant, only kiosks, which is not appropriate when supporting the number of customers that visit the zoo, particularly considering the long journeys they come and the rain.
- The new restaurant will be of modest size, single storey, to be clad in wood to fit in with the area. Part of the African Biome.
- It is positioned at the end of a walkway in front of the Manor House.
- It has been designed by a leading firm of London Architects and it has been a very careful design exercise
- It will not be visible from any public footpath or bridleway.
- The new restaurant will overlook the valley field, a natural environment
- In front, there will be decking to enable visitors to sit out and look at the view around
- The services required will be in the back part of the building, out of view.
- The intention is not to create a new attraction. It is envisaged as part of 'visitor neutral'

Q. How many will it seat?

R. 300

Q. Is it intended to only open during zoo hours?

R. I believe this is so.

Q. Will traffic within the zoo increase? Living close to the zoo I can hear the animals which is not a problem. However, I do object to continuously hearing the tooting of the train horn.

R. The zoo is looking to rationalise and review all traffic within the zoo to reduce carbon omissions. I will take your comments about the train horn back to the zoo.

Q. I am in support of the zoo, but it will take 15 years for the planting to grow sufficiently for the restaurant not to be seen from the village

R. James Cretney has informed me that the restaurant will not be seen.

Q. I am concerned that the road that leads to the new restaurant will not support a fire engine.

R. I will take this comment back to the zoo. Thank you.

07/00910/FUL – Marwell Zoo – Demolition of existing Tamarin House

No public questions or comments

07/00954/FUL – Whites Hill Farm, Whites Hill – Removal of condition no.2 of permission W06568/03 to allow a continuation of change of use

Mr James Cleary confirmed that whilst his company was the Agent for the applicant, a colleague had been working direct with the applicant. However, he would answer questions to the best of his knowledge.

- Q. The 3-year trial period is about to come to an end. However, it has not been fully utilised. It has not been a genuine trial.
- R. When the original proposal was put forward, City Councillors recommended that it should be permanent. As a result of concern from the public, 3-year temporary permission was granted. As a result of the temporary permission, the applicant has had difficulties attracting the calibre of tenant they would wish. The recent tenant 'went under' and left the applicant with significant costs. Permanent permission will enable the applicant to implement the site properly.

Public comments:

- Concern was raised regarding noise that could be generated from the site and traffic, without restriction vehicles could use the site day and night. Currently chicken lorries use the site at night. Additional noise would create a significant disturbance to the neighbouring properties.
- Access for traffic is poor. Only the route from Longwood Road is wide enough to enable access and this goes against all Parish Council attempts to reduce the number of lorries through the village.
- The plan is only ½ scale. The trips data is discredited by professional data
- Parking is provided for 20 cars!
- The 2nd part of the assessment document contradicts itself as it says "conversion of buildings completed in 2005" and then "only one barn has been converted"
- Use of the building may not have complied with permissions that the applicant will know about
- Traffic impact has been controlled and is misleading. The applicant has not kept to his agreement of allowing an accurate traffic assessment. If the applicant wishes to continue, there should be another 3 year trial
- The whole site should or will come under ICCP regulations. It is classified by DEFRA as premises for farm animals. Regulations – persons should ensure shoes and boots are cleaned, regardless of whether they come in contact with the animals. Vehicles and trailers should not be taken into a site with animals owing to cross-contamination. The only way out of this if the applicant wishes to continue with industrial use is to close down the poultry shed.
- There are currently 42 traffic movements per day, though we are told there are only 18.
- The tenant was only on site for a maximum of 6 months. The units at Twyford are still for let. There is obviously not a need for further units.
- No employment has been offered for local people, so creating more traffic.
- Information on the trial should be public.

07/01068/FUL – field Adjacent to Whiteflood Farm, Belmore Lane – Erection of stables with hay store / tack room

No public comment

b) Any general matters

None

91/07 COUNTY AND DISTRICT COUNCILLOR REPORTS

No further reports from the APM

92/07 HIGHWAYS

Concern raised regarding 'treading in the tarmac'. Cllr Mason is taking this forward.

93/07 RIGHTS OF WAY

a) Fence at Marwell has been cut

Action	By When	By Whom
• To notify zoo	11/06/07	Clerk

- b) Fingerpost outside church, signposting Hampshire Millenium Trail – broken
- c) Gate at the entrance to the footpath from Beech Grove – broken and off hinges
- d) Broken styles – south end of footpath 24 (owslebury parish) & ½ way along footpath 1 (upham parish)

Action	By When	By Whom
• To notify Rights of Way	11/06/07	Clerk

94/07 PARISH PLANS AND VILLAGE DESIGN STATEMENTS

Postponed to June meeting

95/07 COUNTRY KERBING

Results of Councillor Surveys:

- Councillor’s Manship and Seabrook – Main Road and Longwood Road - Nearly every household without kerbing approached. All, apart from one, approached wished for kerbing.
- Councillor Tull – Whaddon Lane - Either spoken in person or left a questionnaire with every household. All apart from one in favour.
- Councillor Page – Baybridge / Longwood – No adverse comments
- Councillor Meads – Thompsons Lane and Hurst Lane – Apologies, will visit households in the next couple of weeks
- Councillor Ruffell – Jackmans / Crabbs Hill, Morestead / Hensting – Absent.

Hampshire Highways – Colin Taylor has informed the Clerk that Chris Wilson is in charge of this project. Unfortunately he is not responding to e-mails.

Action	By When	By Whom
• To contact Cllr J Ruffell regarding feedback from survey	31/05/07	AM
• Highways Committee to meet to document specific areas of kerbing requested by residents and to liaise with Hampshire Highways (AM to co-ordinate)	11/06/07	AM/GT/RP/JS

96/07 VILLAGE WEBSITE

Three draft pages had been circulated to Councillors for comment. Each page consists of a Green Strip at the top, entitled “Owslebury Community and Parish Council Website”. The main body of information is on the left-hand side of the page. Two boxes are on the right hand side, one for photographs of the village, which will change between pages and one for links to other sites as relevant. General agreement that all sounds fine. No adverse comment received.

Discussion was held around the amount to ask company’s/service provider’s for, to advertise on the site, either by placing information about their service on the site or by having a link to their site. The sum of £50 was agreed as an introductory offer.

Action	By When	By Whom
• To contact company’s/service providers asking whether they would like to advertise on the site. Only employers/service providers within the Parish to be approached.	11/06/07	Clerk

97/07 WINCHESTER DISTRICT COMMUNITY PLANNING GUIDANCE AND PROTOCOL – CONSULTATION

Councillors had viewed the information on line. No input was considered necessary.

98/07 PLANNING

a) To hear Planning Applications

07/00850/FUL:	Marwell Zoo, Thompsons Lane, Owslebury, Winchester. SO21 1JH
Proposal:	Change of use from agricultural land to zoological park with alterations to include: construction of water hole, nature conservation area, fencing and associated planting.
Comments by:	24 th May 2007 40/07

PC Comment: The Council supports this application because it will allow the animals to roam in much larger enclosures. However, they are concerned where vehicles are to park in busy periods with the removal of the temporary car park. They are concerned that they have not had the opportunity to view the Green Traffic Plan as part of this application and ask that WCC ensure parking issues and traffic jams are considered as part of this application. The Council asks to see the Green Traffic Plan.

07/00851/FUL:	Marwell Zoo, Thompsons Lane, Owslebury, Winchester. SO21 1JH
Proposal:	Construction of new restaurant with viewing deck, access, service enclosure and associated works
Comments by:	24th May 2007

PC Comment: The Council does not object to this application, but ask that opening hours are restricted to day time hours, in line with the zoos current opening hours, to protect neighbouring properties for excessive noise and disturbance.

07/00910/FUL:	Marwell Zoo, Thompsons Lane, Owslebury, Winchester. SO21 1JH
Proposal:	Demolition of existing Tamarin house and erection of toilet block
Comments by:	31st May 2007

PC Comment: No Comment

07/00954/FUL:	Whites Hill Farm, Whites Hill, Owslebury. Winchester. SO21 1NZ
Proposal:	Removal of condition no.2 of permission W06568/03 to allow a continuation of change of use
Comments by:	25th May 2007

PC Comment: The Parish Council strongly objects, for all the reasons outlined above by members of the public. The Parish Council asks that if it is not refused, it is taken to Planning Committee.

07/01068/FUL:	Field Adjacent to Whiteflood Farm, Belmore Lane, Owslebury.
Proposal:	Erection of stables with hay store / tack room
Comments by:	7th June 2007

PC Comment: No objection providing restrictions are placed stating 'for private use only'. The PC question access and location, but for planning discussion only.

b) To hear Planning Decisions

07/00742/FUL:	Grange Cottage, Morestead Hill, Morestead, Winchester. SO21 1NB
Proposal:	Two storey side extension
Decision:	Application Permitted with conditions

06/00024/FUL:	Hill View Farm, Hensting Lane, Owslebury. SO21 1LE
Proposal:	Change of use from cattle shed to light industrial building
Decision:	Application Permitted with conditions

06/03346/APN:	South Longwood, Staggs Lane, Owslebury. SO21 1LY
Proposal:	Erection of agricultural grain storage building
Decision:	That no objection be raised

07/00430/FUL:	Marwell Activity Centre, Hurst Lane, Owslebury
Proposal:	Extension to building to provide tea room / café (Retrospective)
Decision:	Application Refused

99/07 MATTERS ARISING FROM CORRESPONDENCE RECEIVED: FOR INFORMATION ONLY

None

100/07 APRIL CORRESPONDENCE CIRCULATED IN DISTRIBUTION FILE

Correspondence Received – April 2007

- 1) **Winchester City Council (WCC)**
 - a) Rural Affordable Housing Information leaflets
 - b) Council Minutes – 18th April 2007
 - c) Parish Connect – March 2007
- 2) **Hampshire County Council (HCC)**
 - a) Hampshire Countryside Access Forum – Annual Report 2006
 - b) Hampshire Now – spring 2007
- 3) **Hampshire Association of Parish and Town Councils (HAPTC)**
 - a) Bulletin – Spring 2007
- 4) **Hampshire Fire and Rescue Service**
 - a) Integrated Risk Management Plan 2007/10
- 5) **Campaign to Protect Rural England (CPRE)**
 - a) Hampshire Newsletter – Spring/Summer Edition
- 6) **Winchester Area Community Action (WACA)**
 - a) Community News – spring 2007
- 7) **Revised Code of Conduct**
 - a) HAPTC – circular dated 3rd April 2007
 - b) Communities and Local Government – Letter and copy of The Local Authorities (Model Code of Conduct) Order 2007 (SI No 1159)
 - c) HAPTC – Circular – dated 18th April 2007
 - d) Standards Board for England – letter dated 1st May 07

101/07 ITEMS FOR NEXT MONTHS AGENDA

- Litter Collection – Village Enterprise
- Parish Plans and Village Design Statements – discussion and way forward

102/07 FINANCE

The month's payments were approved in accordance to the budget.

103/07 DATE OF THE NEXT PARISH COUNCIL MEETING

The next Parish Council meeting will be held on **Monday 11th June 2007 at 7.45pm**

The meeting closed at 10.20pm

Chairman..... Date.....