

**OWSLEBURY PARISH COUNCIL
MINUTES OF THE PARISH COUNCIL MEETING HELD ON
14th JUNE 2010
AT 7.45 PM IN OWSLEBURY PARISH HALL**

PRESENT

Chairman: Cllr Mr A Manship
Councillors: Mr J Chapman, Mr R Page, Mrs P Sharpe, Mr G Tull

IN ATTENDANCE

County Councillor: Mr P Mason
District Councillors: Mr L Ruffell and Mr R Humby
PC Clive Barham and PCSO Helen Carthew
Clerk: Mrs E Manship

93/10 APOLOGIES

None

94/10 DISCLOSURE OF INTERESTS FOR AGENDA ITEMS

a) Agenda item 96/10 – Whites Hill Farm

As this presentation is within time set aside by the Council for Public Questions and the Council is not in session, Cllr Tull who has personal interests by the nature of owning a field adjacent to Whites Hill Farm and prejudicial interests by the nature of occasionally accepting contract work from Mr Humphrey, will not be required to leave the room and is able, as any other Councillor and member of the public to ask Mr Humphrey and Mr Cleary questions further to the presentation. Mr Humphrey and Mr Cleary have been made aware that owing to the above personal and prejudicial interests Cllr Tull will not be able to take part in any Council discussion regarding the future of the Whites Hill Farm site as to do so would be a breach of the Code of Conduct, a formal code which all Council's are required by law to adopt.

b) Planning Application 10/01001/FUL – 1 Hensting Farm Cottages

Cllr Chapman declared a personal interest as the property owner is a personal friend.

95/10 CONFIRMATION OF THE MINUTES

The minutes of the meeting held on 10th May 2010 had been circulated. The Chairman signed the minutes.

96/10 TO HEAR PUBLIC QUESTIONS AND COMMENTS

a) Whites Hill Farm – Background Information

In February 2010 a letter was received from Mr Cleary, MD of Pro Vision, requesting time to either make a short presentation at a Parish Council meeting or to hold a separate round the table meeting with one or two parish representatives regarding the future of Whites Hill Farm. This request was placed as an agenda item for the March 2010 meeting. At the meeting Cllr Tull declared personal and prejudicial interests and left the room prior to the discussion. The Council discussed Pro Visions request and agreed Mr Cleary should be invited to make a presentation at a full Parish Council meeting. Owing to the forthcoming elections, the Clerk was asked to invite Pro Vision to make a presentation at the June 2010 meeting. (minutes 44/10)

Prior to the June meeting the Chairman discussed with Mr Cleary the format of the presentation and explained that in order for the Council to discuss the presentation, papers would be required in advance of the meeting for Member circulation. Mr Cleary confirmed his preference was to present to the Council without the circulation of papers or detail to Members in advance. The Chairman confirmed that Provision's presentation would be welcome, as it would give Members an overview and time would be set aside within 'Public Questions and Comments'. The Chairman confirmed no discussion or feedback could take place but if following this presentation Mr Cleary wished to forward papers, time would be found at a future meeting to discuss these as an agenda item. This was confirmed by e-mail.

b) Whites Hill Farm – Presentation by Mr James Cleary, Provision and Mr Jonathan Humphrey, Humphrey Farms Ltd.

Cllr Tull joined the meeting part way through this presentation.

Mr Humphrey thanked the Parish Council for the opportunity to open up discussion and engage regarding the future of the Whites Hill Farm site. Mr Humphrey outlined the current use of the site: -

- One rearing shed for which he holds contracts to support its use for the next couple of years. After this, he is not sure how long it will be used for this purpose. This will be dependent on whether sufficient contracts are gained to retain it for its present use.
- Two smaller buildings have planning permission for permanent storage, one of which is used for such to date.

Mr Humphrey explained that he would like to look at possibilities for the site as a whole. Are there better uses for the site long term? Why is he considering options now? Because he understands the Parish has been looking to write a Village Design Statement, though he understands it is currently on hold.

Mr Cleary showed Arial photographs of the 7-acre site, surrounded by hedges and trees. He confirmed the site slopes from 90m to 107m. It sits at the end of a spur, on the western edge of the Parish of Owslebury.

Mr Cleary confirmed that the site includes: -

- 1 building – in use for B8 storage
- 1 redundant shed – not yet converted – with planning permission for B8 storage
- 1 building – poultry unit in use
- 2 cottages supporting 4 dwellings - occupied

Mr Cleary talked through 'permitted development' and alternative employment uses for the sheds such as storage, workshops and offices etc.

Mr Cleary talked about developments on similar sites that Pro Vision had overseen for Humphrey Holdings where new dwellings had replaced the poultry sheds e.g. Hazeley Business Park in Twyford and at a similar Humphrey's site in Braishfield.

Mr Cleary suggested that the 7-acre site should be considered in its component parts: -

- Paddocks – attractive open countryside. We need to maintain and protect this.
- Area next to cottages – perhaps affordable housing could be an option.
- Area in the central part including the poultry shed with consent for storage but had not yet been converted, the poultry shed currently in use and the cottages. Perhaps larger dwellings could replace these.

Mr Cleary confirmed that there might be other uses. Mr Humphrey is open to suggestions. He confirmed there is a need to be sensitive, as the site is close to footpaths and other neighbours.

c) Questions to Mr Cleary and Mr Humphrey

Cllr Ruffell made the point that building 95% 1 or 2 bedroom houses doesn't work. As a member of WCC Planning Committee he can confirm one-bedroom houses are empty all over the place.

Cllr Ruffell asked whether Mr Cleary saw the site supporting housing and business. Mr Cleary said that it would depend on the type of business. Mr Cleary asked whether there were strong ideas. Cllr Humby confirmed that WCC are very reluctant to lose business. Mr Cleary confirmed that they were happy to look at all options.

A question was asked regarding the size of the sheds. Mr Cleary confirmed that the two sheds with permission for storage are 4,500 sq foot each and the poultry shed is in excess of 14,000 sq foot.

A question was asked regarding the size of dwellings that were being considered. Mr Cleary confirmed he would like to know what the local community would like.

There being no further questions the Chairman thanked Mr Humphrey and Mr Cleary for their presentation.

d) Planning Applications – Statement of Intent from Owner or Agent and Public Comments

None

e) Any General Matters

i) Parking in Beech Grove

Mr Ames informed the Council that a woman had been thrown from a horse on the hill at the north side of Beech Grove and broken her hip bones. Owing to the parked cars the ambulance was unable to get through. This despite there being a keep clear sign painted on the road. Mr Ames suggested that if the 2 grassed areas could be tarmacked this would make parking easier and hopefully would lead to more respect to the keep clear signs.

Action:	By When:	By Whom:
<ul style="list-style-type: none"> To take into consideration when discussing road improvements with Fiona Churcher to enable SERCO easier access to the Bottle Bins 	ASAP	Cllr Ruffell

ii) School Sign in Hedge in Main Road

Mr Ames confirmed the school sign was still stuck in the hedge. The Chairman confirmed this had been raised on a number of occasions with Chris Wilson in Hampshire Highways.

iii) Horses Taking a Short Cut Through Hilly Close to Beech Grove

Mrs Harfield reported to the Council that horses were cutting through the passage and up the steps between Hilly Close and Beech Grove.

97/10 POLICE CONSTABLE REPORT

a) Occurrence Summary for Owslebury Parish – Tuesday 11th May – Monday 14th June 2010

This summary gives a simple snapshot of those incidents occurring within the parish which are most liable to affect local residents. It is not intended to be a complete list of all occurrences recorded; identities are omitted. For detailed statistics by post code, please see the Hampshire Constabulary website: <http://www.hampshire.police.uk> scroll down to the bottom left of the page, and in the CADDIE space enter the post code of the area of interest.

- Environmental damage/fly tipping, Baybridge Lane**

Thursday 13th – Friday 14th May 2010

Overnight, commercial load of used car tyres dumped at roadside. 44100196678

- Damage to motor vehicle, Beech Grove**

Sunday 16th – Monday 17th May 2010

Overnight, front offside tyre of parked car punctured through side wall by unknown person(s). 44100199919

- Damage to motor vehicle, Beech Grove**

Monday 17th May 2010 18:00 – 19:30

During early evening, front offside tyre of parked car punctured through inside wall by unknown person(s). 44100202420

- Environmental damage/fly tipping, Longwood**

Sunday 16th – Tuesday 18th May 2010

Quantity of household and garden waste dumped in field entrance by unknown person(s). 44100203756

- Criminal damage, Longwood**

Wednesday 19th – 20th Thursday May 2010

Padlock on estate gate damaged by unknown person(s). 44100205057

- Abusive males, Marwell**

Sunday 23rd May 2010

Three unknown males cycling on bridleway on which cycling not permitted abusive when challenged by local resident. 44100210011

- Suspicious male, Beech Grove**

Thursday 27th May 2010 09:29

Report of suspicious male loitering in area of Owslebury village, including primary school, over previous couple of weeks. Male from Winchester known to police. 44100216376

- **Theft, Pitcot Lane**

Tuesday 27th April – Tuesday 18th May 2010

Metal stock guard from Ifor Williams livestock trailer stolen by unknown person(s). 44100219930

- **Minor damage road traffic collision, Mare Lane**

Tuesday 1st June 2010 07:55

Two vehicles passing each other on narrow lane collided, causing damage to wing mirror and side panelling. One party made off without leaving details. 44100223527

- **Minor damage road traffic collision, Whaddon Lane**

Thursday 3rd June 2010 09:55

Two vehicles passing each other on narrow lane collided causing minor damage. One party continued without leaving details. 44100226529

- **Theft from flower stall, Main Road**

Wednesday 2nd – Thursday 3rd June 2010

30 x bunches of flowers stolen from roadside sales stall overnight by unknown person(s). 44100228124

- **Damage to motor vehicle, Beech Grove**

Wednesday 2nd – Friday 4th June 2010

Rear offside tyre of parked car punctured through outer sidewall by unknown person(s). 44100228883

- **Burglary non-dwelling, Hurst Lane**

Saturday 5th June 2010 17:30 – 22:00

Portacabin being used as a dwelling entered via insecure door, alcohol and DVDs stolen. Two males from Eastleigh subsequently arrested and charged. 44100231023

- **Going equipped for theft, Longwood**

Friday 11th June 2010 01:30

Van (Ford Escort, M83 XDT) made off from police patrol in early hours. Vehicle located after search, and two male occupants found to be in possession of items likely to be used in crime. Both arrested – enquiries on-going. 44100239245

- **Suspicious male, Baybridge Lane**

Monday 14th June 2010 14:15

Two males in Renault van, EO52 UTW, noticed loitering in area by building contractor. When challenged, the occupants claimed to be looking for scrap metal. 44100245035

Anyone with information that might assist police enquiries into these or other crime incidents is requested to make contact by phoning 0845 045 45 45. Alternatively, information can be given to Crime Stoppers (anonymous & free) on 0800 555 111.

Also, further to incident on 17th February 2010 in which mail was stolen from a postman in Hedge End, and mail from this theft was abandoned in a wheelie bin at Owslebury cricket pitch – a Michael Tutt, 26 years, was subsequently identified from fingerprint evidence and arrested. He was charged with this and five other offences and has been sentenced to 4-years imprisonment.

PC178 Clive Barham (Beat Officer), PCSO14039 Helen Carthew & PS Dorian Chapman.

Meon Valley Safer Neighbourhoods Team, Meon Valley Police Station, Hoe Road, Bishops Waltham. S032 1DS.

Tel: 0845-045-45-45. Ext. 643-234. Fax: 023-8074-5307

Email: clive.barham@hampshire.pnn.police.uk Mobile: 079-0110-2498

Email: helen.carthew@hampshire.pnn.police.uk Mobile: 079-0110-2497

Email: dorian.chapman@hampshire.pnn.police.uk Mobile: 079-0110-2292

PC24208 Jon Radcliffe, Countryside & Wildlife Crime Officer

Email: winchester.countryside@hampshire.pnn.police.uk

Tel: 0845-045-45-45. Ext. 643-126.

98/10 MATTERS ARISING FROM THE MINUTES

a) Whaddon Lane – To contact Mr Peach for reinstatement of the 3rd lay-by

The Clerk reported that Mr Peach, Hampshire Highways is in the process of arranging a safety audit with regard to installing a top passing bay. He will inform the Council of his proposals as soon as further information is available.

b) Bottle Banks – To follow up with Martin Taylor and Kate Mooge

Cllr Ruffell reported that Kate Mooge has retired and had been replaced by Chris Pope. Further to an e-mail he can confirm that WCC do not wish to pay for the removal of the verge. As an alternative he has suggested drop kerbs are installed with bollards that lie flat. He has suggested a site visit with Fiona Churcher and Chris Pope from WCC with Cllr Manship to discuss further. He is waiting a reply.

Action:	By When:	By Whom:
• To arrange a site visit with Fiona Churcher, Chris Pope and Cllr Manship	ASAP	Cllr Ruffell

c) Beech House – Debris washing down the lane

Cllr Manship reported that he had made a site visit, discussed the debris with the property owner and liaised with Mr Tiffen from Hampshire Highways East who will visit the property owner shortly to discuss further.

d) Road Surface at Gorse Down

Cllr Manship reported that he had discussed the poor pavement surface at Gorse Down with Chris Wilson, Hampshire Highways, who has added it to his list of areas for re-surfacing.

Action:	By When:	By Whom:
• To confirm via e-mail	ASAP	AM

e) Longwood Crossroads

Cllr Manship reported that he had met with Cllr Mason and 3 Officers from Hampshire Highways, including Martin Wiltshire who has recently replaced Marc Samways. Hampshire Highways have confirmed that: -

- 2 VAS signs and the new crossroads sign are to be installed within the next couple of weeks.
- Hampshire Highways are applying to WCC for planning permission to remove all hedges at the crossroads.
- A survey of the junction has been completed and Hampshire Highways propose that the junction is changed from a crossroads to a Stepped Junction. They believe this can be achieved without compulsory land purchase. They are researching this further, looking into sources of funding and will come back to the Council by September 2010 with their proposals.

99/10 COUNTY AND DISTRICT COUNCILLOR REPORTS

a) Longwood Crossroads

Cllr Mason confirmed that he had attended the above meeting and sought the Chairman's agreement to add to his comments. From his perspective he was pleased to see that Hampshire Highways have formulated a proposal, which they hope to bring to fruition in September. Overall he was impressed with what they had said and felt that at last progress was being made. Cllr Tull said that it wasn't good enough and that the hedge should have been taken out years ago. Cllr Tull said it was complete rubbish that planning permission was required and that Hampshire Highways had every right to take the hedge out to support public safety. Cllr Tull became increasingly heated, he criticised the Chairman's handling of the situation, saying that money had been wasted, no progress had been made and no one was doing anything. Cllr Tull asked for the Parish Council's agreement for him to contact Colin Taylor from Hampshire Highways himself. Cllr Mason stated that he felt Cllr Tull's accusation was not correct, that Cllr Manship had worked consistently hard to engage with Hampshire Highways and he believed the project had significantly moved forward. Cllr Tull became increasingly heated, owing to the number of accidents that had occurred at the site and the time taken to make improvements at the junction, continuously seeking the Parish Council's agreement for him to contact Colin Taylor.

a) Camping and Carvaning Club – Hensting Lane

Cllr Ruffell reported that he had been asked to investigate the rights and restrictions with regard to camping and carvaning at a site in Hensting Lane. He briefed the Council on the restrictions as confirmed by Janine Wright, Enforcement Team. Cllr Manship confirmed he has also been asked to investigate, had also spoken with Janine Wright but had obtained slightly different information.

Action:	By When:	By Whom:
• To clarify the rights and restrictions with Janine Wright.	14/07/10	Cllr Ruffell

b) Parking in Fawley Lane

Cllr Humby reported that he had received concerns regarding parking in Fawley Lane, which he is looking into.

c) Traffic in Lower Baybridge Lane

Cllr Humby reported that he had received reports that traffic continued to be heavy in Lower Baybridge Lane. However, others were reporting that traffic had returned to volumes as prior to the installation of kerbing in Whaddon Lane.

100/10 COOPTION OF PARISH COUNCILLORS

The Clerk read out a Nomination received from Mr Cryer of Lower Baybridge Lane. Mr Cryer sought the design and quotation of a finger post for the corner of Lower Baybridge Lane and Whaddon Lane, which was brought to the Council earlier this year. He has also supported the Council through litter collecting and reporting fly tipping. The Clerk offered Mr Cryer's apologies to the Council for not attending in person, owing to a long-standing prior work commitment. The Chairman confirmed that he had met with Mr Cryer, considered he would be an asset as a Parish Councillor and proposed him for Council co-option. The remaining four Councillors confirmed that they were pleased to receive Mr Cryer's nomination but felt unable to co-opt him onto the Council without having met him personally.

Action:	By When:	By Whom:
• Mr Cryer to be invited to attend the July Parish Council meeting	ASAP	Clerk

101/10 HIGHWAYS

a) Whaddon Lane

b) Virtual Footpaths

The Clerk reminded the Councillors of the content of an e-mail received on 26th April 2010 from Mandy Ware, Transport Team, HCC:

“ I confirm that initial site investigations into providing a virtual footway have been undertaken. Road width measurements have been taken and vary over the identified sections of road from 3.7m at The Ship PH to 5.7m outside Old Shop. The ideal road width for two vehicles to pass is 5.5m, which the road width falls below over much of the identified length. Ideally to provide for the passage of pedestrians to and from the school a 1.2m width of existing carriageway is preferable which requires a road width of 6.7m.

In view of the narrow road width, there is no point between Hilly Close and The Ship PH where a standard or sub-standard virtual footway is feasible. The provision of a virtual footway under these conditions will reduce the carriageway width to such an extent that vehicle / pedestrian conflict could be increased.

I am happy to consider re-marking the road edge markings but this cannot be promoted as a virtual footway I'm afraid. I realise that this is not the response that you hoped for but I do hope that you understand the reasons why a virtual footway is not a suitable measure in these circumstances. Please let me know your comments on the re-marking of the carriageway edge lines in due course.”

General discussion regarding the above took place. The Council were firm in their decision that they wanted a Virtual Footpath to protect children / parishioners as they walked along the edge of Main Road. They could not understand why, when vehicles could drive over the pathway when no parishioners were using it, the reason it was being refused on road width.

Action:	By When:	By Whom:
• Councillor Mason to discuss further with Mandy Ware.	12/07/10	Cllr Mason
• As both HCC and WCC are involved in Highways developments, Cllr Humby / Cllr Ruffell to support as appropriate.		Cllr Humby Cllr Ruffell
• Clerk to e-mail Mandy Ware's response to PC Barham	12/07/10	Clerk

102/10 RIGHTS OF WAY

a) Nettles

Cllr Tull confirmed that he would cut the nettles on the footpaths over the next 2 – 3 weeks.

b) Mountain Bikes

The speed of bikes on the bridleways was raised as they are scaring the horses. PC Barham confirmed the difficulty is identifying those concerned.

103/10 PRESENTATION OF ANNUAL ACCOUNTS 2009/10

The Clerk presented the accounts to the Council, which had been previously circulated. There were no questions. Cllr Tull thanked the Clerk for all her work in managing the accounts. The time required was acknowledged and appreciated.

The Annual Return 2009/10 (Section One – Accounting Statements and Section Two – Annual Governance Statements for Owslebury Parish Council) together with the Reconciliation of Balance as at 31st March 2010 were adopted by the Council and signed by the Chairman and Responsible Financial Officer.

The Clerk's Annual Increment, in line with the Clerk's contract, was agreed.

104/10 CHRISTMAS LIGHTS

The Parish Council agreed to a request from the Christmas Lights committee to contribute £11, towards the additional costs of distributing the Owslebury Newsletter to every household. The total cost for the additional print run was £22. OMCA was being asked to consider funding the other £11.

105/10 PLANNING

a) To discuss planning applications

10/01001/FUL:	1 Hensting Farm Cottages, Hensting Lane, Fishers Pond, Eastleigh. SO50 7HH
Proposal:	Change of use of land from agricultural to garden (domestic)
Closing Date WCC:	15th June 2010
Closing Date OPC:	14 th June 2010 at OPC meeting

OPC: No Comment

10/01074/FUL:	Plasters Row Farm, Lower Baybridge Lane, Owslebury. SO21 1JN
Proposal:	Variation of condition no. 3 of application 05/01550/FUL
Closing Date WCC:	01/07/10
Closing Date OPC:	14 th June 2010 at OPC meeting

OPC: No Comment

10/01076/FUL:	Great Hunts Place, Whaddon Lane, Owslebury. SO21 1JL
Proposal:	(householder) Conversion of garage to games room and conversion of 1 no. stable to office
Closing Date WCC:	No End Date Provided
Closing Date OPC:	14 th June 2010 at OPC meeting (providing plans received from WCC)

OPC: No Comment

10/01116/FUL:	Bottom Pond Farm, Morestead Hill, Morestead. SO21 1JE
Proposal:	Conversion of barn to 4 no. bedroom dwelling and remainder of stables to garaging.
Closing Date WCC:	06/07/2010
Closing Date OPC:	14/06/10 at OPC meeting

OPC: No Comment

b) To hear planning decisions

10/00395/FUL:	Pitcot House, Pitcot Lane, Owslebury. SO21 1LR
Proposal:	Householder – Single storey side extension
Decision:	Application Permitted

09/01875/FUL:	Baudelaire Ltd. The Old Tin Barn, Longwood Road, Owslebury
Proposal:	Revisions to elevations of planning permission 99/01809/FUL to facilitate use by electrical contractor
Decision:	Application Refused. Appeal Lodged 14th Dec 2009. Appeal Dismissed 11th May 2010

09/01660/FUL:	The Forge, Owslebury Bottom, Owslebury. SO21 1LY
Proposal:	Proposed variation of condition 02 of consent W3293/7 and condition 02 of consent W3293/2 to allow the occupation of the dwelling to be occupied by a person solely or mainly employed or last employed at the site in the breeding, rearing and keeping of horses, or for a person solely or mainly employed or last employed within the locality in agriculture or forestry, or for a person solely or mainly employed as a Farrier at the forge, Owslebury Bottom. Proposed change of use to the existing outbuilding from a forge to a commercial equestrian use for the breeding, rearing and keeping of horses to be operated by the occupier of the dwelling at the site. Proposed associated internal alterations to the building.
Decision:	Application Refused (without OPC consultation to revised application). Appeal Lodged 21st Jan 10. Appeal Allowed 21st April 2010.

ENFORCEMENT ISSUES

No new locations raised.

106/10 TO CONSIDER MATTERS ARISING FROM CORRESPONDENCE RECEIVED: FOR INFORMATION ONLY

a) Finger Post for the corner of Lower Baybridge Lane and Whaddon Lane

The Clerk showed the Councillors an artist's impression of the finger post received from Mr Cryer, as discussed in the April 10 meeting (minutes 62/10 d)

b) Hydes Barn, Morestead

The Clerk reported that a letter had been received from Pro Vision advising the Council that they hoped to submit a planning application at this location in the near future. The Council felt it did not have sufficient information to comment at this stage.

c) WDAPC – Annual General Meeting – Thursday 24th June 2010

Action:	By When:	By Whom:
• Either Cllr Chapman or Cllr Manship to attend	24/06/10	JC / AM

107/10 AGENDA ITEMS FOR THE NEXT MEETING

a) Co-option of 2 Councillors

b) Allocation of Remaining Councillor Lead Areas

108/10 FINANCE

Payments were approved in accordance to the budget

109/10 DATE OF THE NEXT PARISH COUNCIL MEETING

The next Parish Council Planning meeting will be held on Monday 12th July 2010 at 7.45pm

The meeting closed at 10.15pm

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