

**OWSLEBURY PARISH COUNCIL
MINUTES OF PARISH COUNCIL MEETING HELD ON
12th August 2019
COMMENCING AT 7:30 PM IN OWSLEBURY PARISH HALL**

PRESENT.

Parish Councillor John Chapman (Chair).
Parish Councillors: Paul Phillips, Will Martin, Charlotte Thompson,

IN ATTENDANCE.

Responsible Financial Officer (RFO) Juanita Madgwick
District Councillor Laurence Ruffell (Left after item 114/19)
District Councillor Hugh Lumby (Left after item 114/19)

6 members of the public were present and left after item 113/19.

108/19 APOLOGIES FOR ABSENCE.

Paul Bowes
Roger Page
Mark Egerton
Rob Humby

109/19 DISCLOSURE OF INTERESTS FOR AGENDA ITEMS.

None

110/19 APPROVAL OF MINUTES.

Councillors noted their acceptance of the Minutes of the Parish Council meeting held 8th July 2019, and the Council **Resolved**, unanimously, they were a true record.

111/19 PUBLIC QUESTIONS AND COMMENTS.

a) Planning Applications

Marwell House

The agent for the planning applicant noted that the alterations to the house will not be visible from the road as it is set back from the road but will be from the footpath. The application is to regulate the 18th & 19th century buildings. The Chimneys will be relined and used. The applicants will be retaining the frontage, put the roof behind it and add new windows. The building will need to be underpinned as the house is subsiding.

The agent noted that the original proposal was to put in 1 planning application instead of 2 but they had not received feedback from the planning department therefore had to put in 2 planning applications.

Bottom Pond Cottages

The planning applicant noted that the Shepherds Hut would only be rented out to Hikers and Cyclists. They will not be using the road for access to the Hut but the bridleway. The applicant noted they had to put in a planning application as the Hut is classed as a caravan therefore planning permission is needed to be able to site the Hut or it would only be allowed to be sited for 28 days a year.

The Councillors asked what the 'Change of use' of the agricultural land would be. The applicant wasn't sure.

Two residents of the village wanted to know how the applicant could police the people who were hiring out the Hut would not bring a car. They were worried that clients would arrive by taxi or dropped off by cars. The applicant noted that the Hut would only be advertised on specific websites for hikers and cyclists.

The resident noted that the original application was refused due to Badgers sets being present on the footpath which would access the site the Hut would be on. The applicant

noted that they had paid for a badgers report and they were happy with the access to the site.

The two residents were worried about the increased pedestrian footfall on the Morestead road because the road is very dangerous. The applicant noted that they are in contact with Hampshire highways regarding this.

Hensting Farm

The applicant had brought the land 5 years ago and hadn't realised that it was still agricultural land, therefore once they found out they applied for retrospective planning permission.

The applicant noted that the containers were screened from the road and were put there for security reasons as they had, had items stolen from the field. They have planted more hedges to screen them further. The nearest house is Hensting Farm. The field is 4.5 acres.

112/19 COUNTY AND DISTRICT COUNCILLORS REPORTS

DISTRICT COUNCILLORS REPORT

District Councillor Ruffell and Lumby commented on the district Councillor Report (Appendix 1), which had been circulated to councillors before the meeting.

District Councillor Ruffell commented on the following:

The statement of common ground had been approved by Winchester City Council. Winchester maintains their position on the Eastleigh plan and their objections to it.

Winchester still objects to the road, the road will depend on what HCC says about it.

Nothing has yet come out about the old woodland.

The Councillors thanked the District Councillors regarding the list of contact for Boomtown.

113/19 PLANNING

a) Planning Applications

<p>SDNP/19/03412/LIS SDNP/19/03411/HOUS</p>	<p>Marwell House, Whaddon Lane, Owslebury SO21 1JF</p>
<p>Proposal:</p>	<p>Proposed roof extension, exterior refurbishments and re-configuration of internal layout including the central staircase. External refurbishments to include: Brickwork re-pointing and repairs, like-for-like window replacement, replacement of window cills, refurbishment and replacement of rainwater goods to match existing, coping stone replacement, like-for-like repair and refurbishment of roof, replacement of existing lead gutters and leadwork generally to the roof.</p>
<p>Parish Council Comment</p>	<p>The Council do not wish to comment on this planning application. The Parish Council would like to see the following condition on this planning application should it be approved.</p> <p><i>The Council would like to see the following condition placed on this application: Contractors and builders do not interfere with the local traffic and that noise is kept to a minimum.</i></p>

SDNP/19/03493/FUL	Land to the rear of Bottom Pond Cottages Morestead Hill Morestead SO21 1JE
Proposal:	Change of use of agricultural field to site 1 No shepherd hut
Parish Council Comment	<p>The Parish Council were unable to consider this planning application properly and would like to ask for an extension until the 13th of September.</p> <p>This was due to not understanding the application and that all the documents were not on the planning portal.</p> <p>The Parish Council would like to understand the change of use and asked the Clerk to confirm what this means.</p>

19/01483/FUL (Winchester) Retrospective	Hensting Farm Hensting Lane Fishers Pond Eastleigh Hampshire SO50 7HH
Proposal:	<p>Change of use from Agricultural Land to equestrian</p> <p>Siting of 2 x Shipping Containers for storage</p>
Parish Council Comment	The Council have no objection to this planning application and therefore will make no comment.

b) Planning Decisions

SDNP/19/02483/FUL	Marwell Wildlife Thompsons Lane Owslebury SO21 1JH
Proposal:	The erection of a new building containing biomass boiler unit and associated waste storage, treatment and processing apparatus, air pollution control equipment and the installation of roof mounted photovoltaic panels.
Decision:	Approved

SDNP/19/02311/HOUS	Staggs Gate Staggs Lane Owslebury SO21 1LY
Proposal:	Erection of an approx 19 square metre BBQ hut / summerhouse in the back garden
Decision:	Approved

c) Enforcement Matters

The Clerk noted that she had not received any further updates on any of the enforcement cases open within the Parish.

The Clerk noted that she had received a retrospective planning application for Long Ash which will be discussed at September's meeting.

114/19 RIGHTS OF WAY

a) Red Lane

Councillor Chapman and Page had met with the Landowner of Red Lane and visited the site. They agreed with the Landowner that they would get a contractor to dig down and lay some rubble over the lane and compact it. To begin with the contractor will lay only 10-15 yards of rubble to see if will surface the Lane correctly. If it works the contractor will lay the rubble on the rest of the Lane. This should help with the drainage of the bridleway.

b) Pitcot Lane

The Councillors discussed Pitcot Lane bridleway and felt that the Landowner needed to be contacted to sort out the bridleway.

Action:	By Whom
Contact the Landowner of Pitcot Lane bridleway	The Clerk

c) Marwell footpaths

Councillors Chapman had contact Marwell Wildlife to look at the footpaths around the zoo. Marwell had responded and will be cutting back the footpaths around the zoo.

115/19 HIGHWAYS

a) Gorse Down (Parking)

The Council discussed the parking on Gorse Down Island. The Clerk noted that the Island was owned by Winchester City Council and it was believed that the Housing Department would be the ones to contact. The Parish Council felt that they should contact the residence of the road to ask what they would want to do regarding the parking on the Island. The Council asked the Clerk to draft a letter to bring to the next Council meeting.

Action:	By Whom:
To draft a letter regarding parking on the Gorse Down Island	The Clerk

b) Dragons Teeth on Both Islands by the Ship Inn

The Clerk noted that she had contacted Hampshire Highways regarding installing dragon's teeth on the two Islands to stop cars parking around the Island. Hampshire Highways were happy for the Parish Council to install these around both Islands. The Parish Council asked the Clerk to put the job out to tender and bring the quotes to the next Council meeting.

Action:	By Whom:
To put out to tender to install Dragon's Teeth on both Islands by the Ship Inn	The Clerk

116/19 CORRESPONDENCE

a) Morestead Road

The Clerk had received an email from a residence regarding how dangerous they felt the Morestead Road is. The Clerk had shared this email with all the Councillors. Councillor Chapman had forwarded the residence concerns to Hampshire Highways. Hampshire Highways response was sent to all the Councillors and the resident. The resident felt the response was too generic and the Clerk sent the residence response to Hampshire Highways. The Parish Council are still waiting for the response.

b) Water Lane

The Clerk had received a complaint about Water Lane from a resident regarding the fallen trees and the general state of the bridleway. The Clerk had shared the complaint with all the Councillors. Councillors Egerton had responded to the complaint.

Water Lane will be closed for 2 weeks in August for around 20 trees to be felled as they have Ash Die back and the fallen trees will be removed.

c) Parish Boundary Changes

The Clerk had received an email regarding changing the parish boundary's. The Clerk shared the email with all the Councillors. Councillor Chapman will reply to the email.

Action:	By Whom:
To reply to the email regarding boundary changes	Councillor Chapman

d) Cyclists on Footpaths/Bridleways

The Clerk had received a complaint regarding cyclists disregard to pedestrians on footpaths and bridleways. The Clerk shared this email with all the Councillors. Councillor Egerton replied to the resident. Councillor Chapman also forwarded this complaint to Hampshire Countryside. The Council have not received a response from Hampshire Countryside. The Council asked the Clerk to chase them up.

Action:	By Whom:
Chase Hampshire Countryside regarding cyclists on footpaths and bridleways	The Clerk

117/19 OPEN SPACES, RECREATION AND PLAYGROUND

a) Quotes for Playground Inspections

The Clerk had received the following quoted for 2 six monthly playground inspections:

Vita Play: £212.40 inc VAT
 Play Inspections: £190.00
 Ava Recreation: £65.00 + VAT

After some discussion the Councillors felt that that with the annual inspection by Winchester City Council and a fortnightly inspection by Councillor Thompson that they would only need 1 more inspection for the year. The Council asked the Clerk to see how much a yearly inspection would cost.

Action:	By Whom:
To get 3 quotes for an annual playground inspection	The Clerk

118/19 FINANCE, ADMINISTRATION AND STATUTORY

a) Payments and Receipts

The Council **Resolved** unanimously to approve the following payments and authorised the Chairman, Councillor Phillips or Councillor Martin to authorise the electronic payments as necessary.

Payments:

PAYMENTS	Amount (£)	Payee	Payment Type
41	16.87	1&1 Website Support (invoice 203018128812)	DD
42	35.00	Data Protection Renewal Fee	DD
43	14.20	Dog Poo Stickers	
44	626.74	AVA Recreation (Playground Repairs)	
45	21.65	OPH Hall Hire July 19	

46	380.00	Clerks Salary July 19	
47	95.20	HMRC	
48	11.25	Clerks Expenses June 19	
49	43.00	Paint for Playarea	
50	7.19	SSE (Street Lights)	
51	210.00	Steve Comley Grass Cutting July	

Receipts:

Voucher	Amount (£)	Payee
RECEIPTS		
11	0.04	Interest Business banking account
12	17.50	Penni Harrison Use of Playground
13	33.33	Donation (Portsmouth Cycling Club)

119/19 INFORMATION EXCHANGE AND AGENDA ITEMS FOR NEXT MEETING.

a) Village Agent

The Clerk noted that she had responded to the Village Agent regarding posters and transport that the Councillors asked in the July Meeting. The Village Agent responded, see appendix 2. The Councillors felt that the Clerk should respond to the Village Agent to ask if they should be more proactive for the patient transport and put a plea out on OIS.

Action:	By Whom:
To contact the village agent to ask if they should be more proactive for the patient transport and out an OIS.	The Clerk

b) Marwell Wildlife Meeting

The Clerk noted that she had been contacted by Marwell Wildlife to meet on Tuesday 10th September at 5:30pm. Councillor Chapman, Phillips and Thompson will be attending along with the Clerk. The Clerk will email the rest of the Councillors to see who else would like to attend.

Action:	By Whom:
To email the Councillors to see who would like to attend the meeting with Marwell	The Clerk

c) Southern Parishes

Councillor Phillips noted that at the Southern Parishes meeting Swanmore Parish Council were interested in hiring an ACSO and were looking to see if other Parish Councils would be interested in hiring them for a couple of hours a week. The Councillors felt that this could benefit Owslebury.

120/19 DATE OF NEXT COUNCIL MEETING.

The Council agreed the next Council Meeting would be on Monday 9th September 2019 at 7.30pm in the Committee Room.

The meeting closed at 9:08pm

Chairman:

Date:

Owslebury Parish Council Winchester City Councillor Report August 2019

1. Eastleigh Local Plan - statement of common ground approved

Winchester City Council's cabinet approved on 17th July the proposed statement of common ground in relation to the proposed Eastleigh Local Plan and in particular the parts bordering the district, including Owslebury Parish. The intent of the statement is to set out outstanding matters between Winchester City Council and Eastleigh Borough Council in respect of the plan with particular reference to the proposed strategic growth area to the north of Bishopstoke/Fair Oak, south of Colden Common.

The purpose of the statement is to assist the Planning Inspector to identify the matters for determination at the Local Plan Examination. The statement identifies that Winchester's key concern is on the delivery of a large area of development to the north of Bishopstoke/Fair Oak, and clarification has therefore been sought on matters of viability, transport and environmental issues.

The covering report to the statement summaries the key objections and the proposed current position as follows; a full copy of the statement can be found on the Winchester City Council website at democracy.winchester.gov.uk/ieListDocuments.aspx?MIId=1879&x=1:

“Objection 1 : The current evidence base does not demonstrate that it is an Effective strategy because the proposed Strategic Growth Option may not be viable or deliverable as proposed.

Having reviewed all the updated viability evidence the City Council maintains its concern that under some scenarios the strategic growth option would not be viable and therefore not deliverable as proposed. Government guidance on viability and plan making is clear in that plans should set out the contributions expected from development to include the levels and types of housing provision (incl affordable housing) and other infrastructure such as education, health, transport, flood and water management, green and digital infrastructure, with the policy requirements being informed by evidence of infrastructure required and that this is reflected in the price paid for the land. The guidance continues that viability assessments should not compromise sustainable development but that the total cumulative costs of all relevant policies does not undermine the deliverability of the plan. The guidance also reiterates that it is the responsibility of the site promoters to take into account any costs including their own profit expectations and risks and to ensure that the development is policy compliant. With all of these factors built in under some of the scenarios produced by Eastleigh the development would not be viable. To ensure viability in one of these scenarios, an injection of public funding would be required and although this is possible, it represents another risk factor which ought to be of concern. In response to this concern, the City Council suggests that at very least the policy on the delivery of the link road should be strengthened to ensure that funding for the whole of the road is secure before there is any substantial development.

Objection 2 : The proposed link road on which the Strategic Growth Area is predicated has not yet been shown to be technically feasible or fit for purpose.

A substantial amount of technical data has been prepared and published providing detail of the route incorporating planned environmental and landscape mitigation. As yet the County Council,

as highway authority, has not confirmed that the proposed design or route is technically satisfactory, and therefore the consequent impacts and costs cannot be fully assessed. Eastleigh believes that sufficient contingency exists with the viability assessment to provide for any reasonable requirements but until this is confirmed the objection should remain.

Whilst acknowledging the evidence base is comprehensive the Council still has concerns as to the potential impact of the road and to its delivery in relation to the phasing of development. A further element is that more detail will be forthcoming as the planning policy allocating the site also refers to the preparation of a master plan and supplementary planning document and indeed any planning application will be required to be supported by a full project level transport assessment. Given that Winchester will be the planning authority for determining the planning application for the road in the Winchester District there will be an opportunity to reassess all the necessary data and include planning conditions as required. It will be necessary for Winchester's emerging Local Plan 2036 to safeguard the route and include a policy allocating land for the purpose of a link road, this provides a further opportunity to incorporate detail in policy expression particularly as this part of the link road will cross open countryside and areas protected for their environmental sensitivities.

Eastleigh Borough Council has already written to the Council requesting inclusion of an appropriate safeguarding policy which was agreed by its Cabinet on 4 April – the summary of the Report states:-

Winchester City Council has commenced a review of their Local Plan. They are undertaking a 'call for sites' and they will continue to discuss 'issues and options' with interested parties through 2019. It is recommended that Eastleigh Borough Council makes the following key strategic comments on the emerging Winchester Local Plan at this stage:

1. To welcome the commencement of the Winchester Local Plan review to 2036.
2. To request that the emerging Winchester Local Plan:
 - a) Plans positively for housing needs, taking account of unmet needs in the wider area, in accordance with the National Planning Policy Framework (NPPF);
 - b) Notes that the submission Eastleigh Local Plan (2016 – 2036) makes a significant contribution to meeting housing needs, and requests that the emerging Winchester Local Plan also seeks positively to help to meet unmet needs in the wider area;
 - c) Includes a policy to safeguard the route and identify the requirements for the north of Bishopstoke link road as it passes through Winchester's district, to facilitate major housing and employment growth in Eastleigh's 'Strategic Growth Option' which will reduce pressure for development elsewhere, and minimise additional traffic congestion for communities in Eastleigh and Winchester; and
 - d) Continues to safeguard, and to actively support the delivery of the Botley by-pass

Objection 3: The Duty to Cooperate in relation to the preparation and sharing of the evidence base has not yet been fulfilled.

Planning guidance sets out that a statement of common ground is the means by which strategic policy making authorities can demonstrate that a plan is based on effective cooperation and that they have sought to produce a strategy based on agreements with other authorities. At a local plan examination the Inspector will first assess whether a local planning authority has complied with the duty to cooperate and other legal requirements, and will also use all available evidence including statements of common ground. Winchester has been party to many discussions in relation to Eastleigh's Local Plan and the evidence base has been shared, accordingly it is considered that this part of the Council's objection has been met.

Conclusion

In order to ensure that these matters are put before the Inspector for her to consider at the local plan examination, it is considered appropriate to maintain our objections in relation to points 1 and

2. *By virtue of the dialogue which has been undertaken it is considered that the objection in relation to the duty to cooperate should now be withdrawn.”*

2. South Downs National Park

As previously reported, the [South Downs Local Plan](#) was formally adopted by the South Downs National Park Authority on Tuesday 2 July 2019 and so is now in force.

Listed below are some SDNPA officer contact details:

South Downs Local Plan and Neighbourhood Plans (Team Manager: Lucy Howard) Phone 01730 814810, or email planningpolicy@southdowns.gov.uk

Rural Exception Sites and community led housing (Link Officer: Hannah Chapman) Phone 01730 819270, or email hannah.chapman@southdowns.gov.uk

Cycle routes and buses (Access and Recreation Strategy Lead: Allison Thorpe) Phone 01730 819243, or email allison.thorpe@southdowns.gov.uk

Dark Night Skies (SDNP Lead Ranger: Dan Oakley) Phone 01730 819339, or email dan.oakley@southdowns.gov.uk

The SDNPA have also produced a list of further planning policy documents they will be producing to provide further detail on national park policies:

Technical Advice Notes (TANs) in place:

Ecosystem Services TAN Householder
Ecosystem Services TAN Non householder
Dark Night Skies TAN
Extensions and Replacement Dwellings TAN

Emerging:

Affordable Housing SPD (currently drafted and awaiting sign-off from Planning Committee on Thursday 11th July), Design SPD, Parking SPD, Sustainable Construction SPD, Trees SPD, Biodiversity Net Gain SPD, Habitats Regulations Assessment TAN, Viticulture TAN, Forestry Guidance Note on permitted development rights, Sustainable Tourism: Camping and Glamping TAN

3. Boomtown Community Hotline

This year's Boomtown Fair runs from Wednesday 7th until midnight on Sunday 11th August. The Community Hotline to report any issues, log complaints or provide feedback is 01962 678606. The event is clearly likely to impact on traffic in the area.

Primarily a music festival, the event is licensed for up to 64,999 people and centres around a bespoke 'town' comprising of several 'districts' offering a wide variety of music, arts, theatre and food.

Winchester's multi-agency 'Safety Advisory Group' has worked hard with the event organisers to ensure that the event passes with minimal impact on the local community. The organisers have a traffic management plan in place, but with an event of this size there will inevitably be some impact on the local road networks.

Licence conditions require the organisers to comply with strict noise conditions designed to address the balance between the needs of the community and the needs of the festival.

The event organisers have set up a Community Hotline number for the public to report any issues (e.g. noise, rubbish, security) log complaints or provide feedback during the event. The **Boomtown residents hotline number is 01962 678606** and is the primary point of contact. Alternatively you can e-mail to eventcontrol@boomtownfair.co.uk.

Council officers will attend the site before, during and after the event to ensure adherence to the licence conditions and associated Event Management Plan. Anyone dissatisfied with the noise service offered by Boomtown's Community Hotline number may call Winchester City Council's 'out-of-hours number' - This telephone number is 07766 474516. Please note that this number is only manned during night hours when the licence allows music to be played.

4. Marwell Zoo

In local news, Winchester City Council has been promoting Marwell Zoo and other attractions in the district to tourists. In particular, publicity is being given to the Zoo's world-exclusive BRICKOSAURUS event, with 50 LEGO brick dinosaurs on display around the park, including an eight-metre Tyrannosaurus Rex with new accompanying baby, a four-metre tall Plesiosaur, a super-sized Stegosaurus, a colourful Mochlodon and five bird-like Archaeopteryx.

Laurence Ruffell Hugh Lumby.

Appendix 2 – Village Agent

Hello Juanita,

Posters re village agent are on all parish notice boards.

I have held 2 "come and meet your new village agent" coffee mornings in village hall

On the first Monday in June and July. The next one will be August. Word is gradually getting around and I have 5 clients to see/support at the moment.

Transport is a big problem. There are a few 'unofficial drivers' who have helped various people to get to their appointments from Morestead and Owslebury and I have also helped when I can. There is a private taxi service from Twyford, that some use. There is also the Good neighbours scheme from Twyford who will help on a voluntary basis. And dial a ride scheme from Winchester. Not sure who expensive this is. Appointments for Winchester or Southampton hospitals may take some time as you have to stay with the patient in the waiting area until they are ready to go home. Not everyone has the time to be able to do this. It is a problem and we don't have an official 'good neighbour' scheme in Owslebury. It may be worth putting out a plea for helpers to come forward. I think you also have to let your insurers know you are providing this service. Also not all cars can cope with wheelchairs. Hope this information answers some of the questions.

Appendix 3 – Clerks Report

Action: Parish Hall Advisory Committee.	By Whom:
<ul style="list-style-type: none">Clerk to set-up and prepared preliminary list of issues	Clerk
<ul style="list-style-type: none">OPHMC to consider revisions to current constitutionCurrently 'On Hold'	On Hold
Action: Local transport services.	By Whom:

<ul style="list-style-type: none"> • Council to consider other transport options. • Council to consider transport from Twyford to Owslebury 	Clerk
<ul style="list-style-type: none"> • Awaiting outcome of HCC review 	On Hold

Action: Positioning of signs.	By Whom:
<ul style="list-style-type: none"> • Clerk to discuss with HH positioning of signs at Longwood Road junction and Portsmouth/Hurst Lane. 	Clerk
<ul style="list-style-type: none"> • To discuss with Hampshire Highways on their visit to Owslebury in March. 	

Action: HGV signage	By Whom:
<ul style="list-style-type: none"> • Councillors/Clerk to consider need/cost re better signage to local businesses. • Councillors/ Clerk to consider better signage at Whites Hill and Jackmans Hill 	Clerk
<ul style="list-style-type: none"> • To discuss with Hampshire Highways on their visit to Owslebury in March. 	