

**OWSLEBURY PARISH COUNCIL  
MINUTES OF OCTOBER'S PARISH COUNCIL MEETING HELD ON  
11 October 2021  
COMMENCING AT 7:00 IN THE OWSLEBURY PARISH HALL**

**Present:** Parish Councillor John Chapman (in the Chair).  
Parish Councillors Paul Bowes, Mark Egerton, John Foster, Will Martin, and Paul Phillips

**In Attendance:** Responsible Financial Officer (RFO) Juanita Madgwick, District Councillor Ruffell and District Councillor Lumby

**Also in Attendance:** 1 member of the public was present

**110/21 APOLOGIES FOR ABSENCE.**

Apologies for absence were received and accepted from Cllr Page and County Councillor Humby

**111/21 DISCLOSURE OF INTERESTS FOR AGENDA ITEMS.**

None

**112/21 APPROVAL OF MINUTES.**

Councillors noted their acceptance of the Minutes of the Parish Council meeting held on 13 September 2021, and the Council **Resolved**, unanimously, they were a true record.

**113/21 PUBLIC QUESTIONS AND COMMENTS.**

**a) Planning**

There were no members of the public present to discuss any of the planning applications

**b) Other items**

A member of the public noted that they had found used needles and nitrous oxide bottles in the sports field and had noticed groups of vehicles congregating at the sports field in the evenings.

The Council asked the Clerk to contact the CSO to look into this.

Action:	By Whom:
To contact the CSO	The Clerk

A member of the public noted that although the Lengthsman has cut back most of the vegetation on the bank by the school and Hall there are small saplings that need to be cut as well.

The Council asked the Clerk to contact Hampshire Highways to cut back.

Action:	By Whom:
Contact HH to cut back saplings on the bank	The Clerk

## **114/21 TO RECEIVE A REPORT FROM THE AFFORDABLE HOUSING REPRESENTATIVE**

The Chairman thanked Hampshire Homes Hub for coming to talk to the Parish Council about rural affordable housing.

They noted they are independent of Hampshire County Council and work within Action Hampshire. They provide support and advice to local communities to provide local affordable housing. They work alongside parish councils, communities, local authorities and specialist local housing authorities.

There are several types of affordable housing, shared ownership, social renting and rural renting.

Rural housing is provided through rural exception sites; the types of houses will depend on the need within the parish and would be subject to the SDNP Planning Policy.

There are currently 13 households on the Winchester housing register with a connection with Owslebury, waiting to be housed. Therefore there is a housing need in Owslebury.

Affordable housing provides affordable housing for local people to enable them to stay in the village or for those who have moved out as they have been priced out of the village. The homes are retained as affordable for local people.

They noted that rural exception sites are sites that would not normally obtain planning permission for housing however they may be permitted as the homes are specifically for local people and to meet an identified need. These are sites on land outside of, but usually adjacent to a village settlement boundary or in villages with no settlement boundaries.

There was a question asked about villages without a settlement boundary and one that does not have any housing allocation in the SDNP Local Plan. They noted that there is a policy in the SDNP Local Plan about rural exception sites where houses can be built.

SDNP would work with Hampshire Homes Hub once an exception site has been located but they would not actively look for one. SDNP would also look at the need for housing in the area.

They noted that they had worked with Owslebury previously in 2015 – 2018 where 7 possible sites were considered and 1 identified as suitable, however this was halted in 2018 due to a number of reasons including the rental costs of the houses and social rent. Since then there have been a number of changes and social rent is now an available option.

A question was raised on how 'affordable' is the affordable housing, it was noted that things have changed in government policy. Social rent is similar to council housing rent which is 60% of market rental value.

There are 3 key areas that need to be addressed to be able to start to deliver affordable housing:

1. Identify the need (Use the housing register and complete a housing need survey)
2. Identify a site
3. Support from the community and Parish Council

There are several ways to deliver rural affordable housing and that is working with a housing association or a community led housing. The Parish Council would need to think about what type of scheme they would want use.

A question was asked on how long would the houses stay affordable? It was noted that the right to buy would not apply to these houses.

## **115/21 PLANNING**

### **a) Planning applications**

SDNP/21/01075/FUL	Homelands, Longwood Road, Owslebury, Winchester, SO21 1LL
Proposal	Erection of wooden shed/ garden room on allotment less than 40sqm
PC Comment	The Council object to this planning application on the adverse visual impact of the building on this site.

SDNP/21/03124/FUL	18 Beech Grove Owslebury SO21 1LS
Proposal	(Amended) Single storey rear and two storey side extension
PC Comment	The Council did not comment on this application

SDNP/21/02599/FUL	Morestead Hill Cottages Morestead Hill Morestead SO21 1NB
Proposal	Demolition of the existing dwelling and erection of a replacement dwelling with associated access and parking
PC Comment	The Parish Council object to this planning application as there is not enough information to convince the Parish Council that all the environmental concerns have been addressed correctly. The Parish Council would like confirmation that house will be demolished from the original site. The Parish council is concerned that the site that has been chosen is outside the curtilage of the garden and is actually being built on agricultural land. The Parish Council ask if the planners would make a site visit. The Parish Council would like this planning application to be referred to the planning committee.

SDNP/21/04758/HOUS	Hillside Cottage, Pitcot Lane, Owslebury, SO21 1LR
Proposal	Replacement of existing outbuilding to provide garage and home office work space
PC Comment	The Parish Council do not object to this planning application provided the following conditions are placed on the application if it is approved:  <ol style="list-style-type: none"> <li>1. The garage does not become a liveable accommodation or holiday let.</li> <li>2. The applicant addresses the windows in regarding to light pollution.</li> </ol>

#### **b) Planning Decisions**

SDNP/21/04046/FUL	Longwood Shooting Lodge Longwood Owslebury SO21 1LB
Proposal	(AMENDED DESCRIPTION) Erection of a single storey tent for a temporary 3 year period (RETROSPECTIVE)
Decision	Approved

#### **c) To receive a report on Outstanding Planning Applications and Enforcement Cases**

The Clerk had circulated the report on the outstanding planning applications and enforcement cases prior to the meeting (Appendix 1).

#### **d) General Matters**

The District Councillor noted that they had been in contact with the planning enforcement department to check the Long Ash extension as they felt it was larger than they remember giving planning permission for.

#### **116/21 TO RECEIVE THE COUNTY COUNCILLORS AND DISTRICT COUNCILLORS REPORT**

District Councillor Ruffell commented on the District Councillor Report (Appendix 2), which had been circulated to councillors before the meeting.

The District Councillor Ruffell noted that he had attended a meeting on planning and enforcement and noted that there is a shortage of staff due to staff leaving. He also noted that there had been £5K worth of fines handed out in the last 3 months for fly tipping.

#### **117/21 TO RECEIVE THE CSO REPORT**

The Clerk had circulated the CSO Report for August (Appendix 3) to the Councillors prior to the meeting.

#### **118/21 HIGHWAYS**

##### **a) Beech Grove – Pathway Improvement**

The Clerk had circulated the report on Beech Grove pathway improvements prior to the meeting (Appendix 4). The Clerk noted that she was waiting for the outline design which should be received at the end of the month.

#### **119/21 RIGHTS OF WAY**

##### **a) General Matters**

The Council discussed sending out another OIS to ask residents to cut back their hedges, as some of the hedges in the village were over hanging the highway.

Action:	By Whom:
To put out another OIS on cutting hedges	The Clerk

#### **120/21 OPEN SPACES, RECREATION AND PLAYGROUND**

##### **a) To receive a report on the Pavilion Sports Field Committee.**

Cllr Egerton updated the Council on the Pavilion Committee; he noted that there had been a great response and he suggested that we hold the first meeting on Tuesday 2 November at 7pm at the Parish Hall inviting all the people that had volunteered.

The aim of the committee will be to decide on what happens to the Pavilion and what sports the Council going to facilitate at the sports field.

Action:	By Whom:
Arrange the first Pavilion Committee meeting on Tuesday 2 <sup>nd</sup> November	The Clerk

##### **b) To receive and note the asbestos survey on the Pavilion**

The Clerk had circulated the asbestos survey on the pavilion prior to the meeting (Appendix 5). The Council noted that they had read the survey.

##### **c) To review and note the tree survey completed at the Sports Field**

The Clerk had circulated the tree survey that was completed on the sports field prior to the meeting (Appendix 6). The Council noted that they had read the survey.

**d) To review the quotes to carry out the tree works**

The Clerk had circulated the quotes received to carry out the tree works prior to the meeting (Appendix 7). After some discussion the Council **Resolved** unanimously to use Company 2.

**e) To review and note the Play area inspection**

The Clerk had circulated the play area inspection report prior to the meeting (Appendix 8). The Council noted that they had read the play area inspection. The Clerk noted that all the findings were low or very low and there were no immediate items that needed fixing.

**f) To consider any general Matters.**

There were no other matters to discuss.

**121/21 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:**

<b>PAYMENTS</b>	<b>Amount (£)</b>	<b>Payee</b>	<b>Payment Type</b>
70	7.17	SSE (Street Lighting)	JC/PP
71	290.00	S Comley - Grass Cutting Aug	JC/PP
72	981.99	Swanmore PC (CSO)	
73	540.00	Woodward Tree Surgeons	
74	36.00	CPRE	
75	14.39	Zoom	CC
76	16.87	IONOS - Website	DD
77	16.00	Three (Phone)	DD
78	54.00	Vita Play	
79	284.70	BCM - Land Valuation	
80	1.55	Amazon - Envelopes	CC
81	10.44	Amazon - 2022 Diary	CC
82	398.40	Clerks Salary - Sep	
83	99.60	HMRC	
84	64.55	Clerks Expenses - Sep	
85	20.00	Chairmans Allowance Q2	
86	270.00	SC Asbestos Ltd	
87	21.25	OPMC	
88	7.17	SSE (Street Lighting)	
89	622.89	Swanmore PC (CSO)	
90	165.00	WCC (Dog Bin Emptying)	
91	290.00	S Comley - Grass Cutting Sep	

**Receipts:**

Voucher	Amount (£)	Payee	
<b>RECEIPTS</b>			

**b) To agree on a donation to Hampshire Archive**

The Clerk noted that she had dropped off all the old minutes from 1958 to 2004 to Hampshire Archive office. They had asked for a small donation. The Council **Resolved** unanimously to donate £200 to Hampshire Archives.

**c) To review and adopt the Press and Media Policy**

The Council **Resolved**, unanimously, to re-confirm the Press and Media Policy and asked the Clerk place a copy of the website (Appendix 9).

**d) To adopt the Document Retention and Disposal Policy**

The Council **Resolved**, unanimously, to adopt the Document Retention and Disposal Policy and asked the Clerk place a copy of the website (Appendix 10).

**e) To review and respond on The Community-based Renewables Technical Advice Note**

The Clerk had circulated a report on The Community-Based Renewables TAN prior to the meeting (Appendix 11).

The Council **Resolved** unanimously not to comment on this scheme.

**122/21 INFORMATION EXCHANGE AND AGENDA ITEMS FOR NEXT MEETING.**

The Council discussed writing a report to put out on OIS, in the newsletter and put in the notice boards about affordable housing and if there is any land available within the village and that there had been changes and improvements in the process.

Action:	By Whom:
To put article out on affordable housing on OIS, Newsletter and Notice Boards	The Clerk

**123/21 DATE OF NEXT COUNCIL MEETING.**

The Council agreed the next Council Meeting would be on Monday 15 November 2021 at 7.00pm.

The meeting closed at 9:20pm

Chairman:

Date: