

**OWSLEBURY PARISH COUNCIL  
MINUTES OF PARISH COUNCIL MEETING HELD ON  
10th JULY 2017  
COMMENCING AT 7.30PM AT OWSLEBURY PARISH HALL**

**PRESENT.**

Parish Councillor John Chapman (in the Chair).

Parish Councillors: Paul Bowes, Mark Egerton, Will Martin, Paul Phillips, Roger Page, Gerry Tull.

**IN ATTENDANCE.**

Clerk and Responsible Financial Officer (RFO): Michael Cleary.

County and City Councillor Rob Humby (left after item 123/17).

District Councillor Laurence Ruffell (left after item 123/17).

Councillor David Ashe, Chair, Upham Parish Council (left after item 123/17)

Councillor Barbara Holyome, Council member South Downs National Park Authority (left after item 123/17).

Lucy Howard, Planning Policy Manager, South Downs National Park Authority (left after item 123/17)

No member of the public was present.

**118/17 APOLOGIES FOR ABSENCE.**

District Councillor Amber Thacker (attending Overview and Scrutiny Committee).

**119/17 DISCLOSURE OF INTERESTS FOR AGENDA ITEMS.**

Councillor Tull reminded the Council of his pecuniary interest in a possible site under consideration for affordable housing.

**120/17 REQUEST FOR DISPENSATION UNDER S33(1) LOCALISM ACT 2011.**

There was no request for dispensation under Section 33 of the Localism Act 2011.

**121/17 APPROVAL OF MINUTES.**

Councillors noted their acceptance of the Minutes of the Parish Council meeting held on 26<sup>th</sup> June 2017, and the Council **Resolved**, unanimously, they were a true record.

**122/17 PUBLIC QUESTIONS AND COMMENTS.**

There were no members of the public present.

**123/17 SOUTH DOWNS NATIONAL PARK (SDNP).**

There was a wide ranging discussion lasting some 90 minutes during which the followings points arose:

- **Local Plan.**

The proposed SDNP local plan would be available shortly, and consultation would take place during September and October. The plan was primarily 'landscape' led and sought to maximise the use of eco systems and services. The spatial strategy envisaged 'medium' development in the Park (Owslebury is considered suitable only for some small scale development - given its lack of services). The plan would replace, when finalised and adopted (probably autumn 2018), the Winchester City Council (WCC) core strategy and saved policies, and would be used for all planning applications. In response to a question, Lucy Howard noted councillors concerns about the proposed village boundary previously provided to the Council.

- **WCC.**

Lucy Howard noted the agency agreement for WCC to manage planning applications on behalf of SDNP would be renewed under a new three year agreement, with an option for a further two years. SDNP would continue to 'call-in' significant planning applications to review for itself.

- **Affordable housing.**

The draft local plan did not include any specific housing target for Owslebury. Any such development would need to be under the rural exception site rules. Lucy Howard and Councillor Holyome noted the concerns raised by a councillor in relation to the need for affordable homes in Owslebury. He felt that about 25 homes would be required for the long term, but SDNP had indicated it would support only a small development of some five or six homes. They undertook to look into the matter further although could not make any promises or commitments as to the number of homes SDNP would ultimately

support. They also noted the councillor's concerns that the Winchester housing register materially understated the housing needs of the village.

- **Eastleigh local plan –Options B&C.**

Councillor Holyome assured the Council SDNP is aware of the strong concerns felt in Owslebury and other parishes in connection with the Eastleigh local plan. The Chairman and Councillor Ashe, chair of Upham Parish Council, expressed great frustration that SDNP was not sufficiently and evidently supportive in representing the concerns of parishes in the Park. SDNP had the 'bigger stick' in this matter when compared with the parishes (although Councillor Holyome felt there was a misunderstanding as to the true ability of SDNP to influence planning authorities on such issues). Eastleigh had an obligation (under Section 62) to have regard to the primary statutory purposes of SDNP. The proposals under Options B&C would have a material detrimental and long term impact on traffic in the area, and hence on the public's enjoyment of the Park – one of the primary statutory duties of SDNP.

The Chairman and Councillor Ashe understood the need for more homes – and Councillor Holyome and Lucy Howard commented on the difficulty of building new homes in a crowded but economically growing South East – but the siting of such homes should be based on firm evidence as to the sites suitability. No such evidence was available to support Eastleigh's determination to adopt Options B&C. They and the SDNP representatives were concerned that if the proposed plan were to be rejected by the Inspector as being inadequate, a planning 'free for all' would be created, so making the situation even worse.

County Councillor Humby explained the requirement for HCC to assist in the traffic modelling of the final options selected by Eastleigh Borough Council. The range of options had been narrowed down from eight to two, but no further work would take place until Eastleigh has selected their preferred option for the siting of 6,000+ homes. Both County Councillor Humby and Councillor Holyome stressed that HCC and SDNP are bound by legal procedures they had to follow, frustrating though they may be to the parishes affected by the Eastleigh proposals.

Councillors expressed concern that no one appeared to be in overall charge of the main issues arising from such a major planning matter. Councillor Holyome understood the frustration but commented that Eastleigh is in the driving seat for the production of the plan, and whilst HCC would advise on the traffic implications, the final decision would be made by the Planning Inspector.

At the end of the discussion, Councillor Holyome suggested SDNP and HCC work more closely together in assessing and articulating the implications of Options B&C on the Park. The Chairman considered it would be appropriate for the Council (together, perhaps, with others) to write to the leaders of HCC and SDNP, and, if needs be, the Minister, outlining the potential impact on the parishes in the Park and expressing concerns about the way the matter is being managed.

Matters became heated at times during the above discussions and the Chairman had to admonish Councillor Tull for certain of his interventions, his frankly expressed opinions and his threat to a County Councillor.

- **Local traffic management.**

Councillor Holyome noted the concerns about Owslebury being used as a cut-through. County Councillor Humby commented on the need for the problem to be addressed 'from the top' by improving the major road infrastructure, so mitigating the need for car drivers to search for short-cuts through villages. He noted recent Government measures to increase funding for road infrastructure.

Councillor Holyome recommended councillors consider such local schemes as those in Buriton which had helped to ease traffic congestion/speed. She also recommended the use of a consultant who had been instructed by other parishes which had similar issues to Owslebury.

- **Wildlife and environmental protection.**

Councillors commented on the need to protect the natural environment and the problems recently experienced in finding wildlife protection officers. Lucy Howard noted the team of Park rangers whom, whilst having no enforcement powers, worked closely with WCC and other agencies which had enforcement powers.

- **Signage.**

Councillor Holyome noted SDNP's intention to sign-post the major entry points into the Park. She also encouraged local parishes to adopt a 'shared identity' strategy whereby local signs and stationery

would incorporate the SDNP brand so as to promote the Park.

At the end of the discussion the Chairman thanked Lucy Howard and Councillor Holyome for attending the Council and responding to questions raised by councillors.

Action: Eastleigh Borough Council local plan.	By Whom:
<ul style="list-style-type: none"> <li>The Chairman to consider writing to the leaders of HCC and SDNP and possibly Minister to stress potential impact on local area and concerns over management of the issues involved.</li> </ul>	Cllr Chapman

**124/17 COUNTY AND DISTRICT COUNCILLORS REPORTS.**

There were no reports from the County or District Councillors.

**125/17 POLICE & NEIGHBOURHOOD WATCH REPORT.**

There were no reports from the Police or Neighbourhood Watch.

**126/17 PLANNING**

**a) Planning applications.**

WCC 17/00884/FUL	Little Ranch, Portsmouth Road
Proposal:	The use of land for the stationing of caravans for residential purposes and erection utility/ day room
Deadline for OPC comment:	12 <sup>th</sup> July 2017

The Council **Resolved** (Councillor Tull absent from the room at the time of the vote) to object to the application as consideration of the proposed development should be deferred until the consultation period for Winchester City Council's Traveller Development Plan had concluded, and the final plan adopted by WCC. Furthermore it was unclear from the proposal as to how many caravans would be on the site - the application summary stated 'caravans' whereas the application documentation stated 'a touring caravan'. The Council considered the number of touring caravans should be limited to one and should be genuinely 'touring' and not for permanent residential occupation. The Council further **Resolved** that should the Planning Officer be minded to approve the application at this time, the application should be referred to the Planning Committee.

SDNP17/02741/FUL	Hawthorn Business Park, Whaddon Lane
Proposal:	Single storey side extension
Deadline for OPC comment:	12 <sup>th</sup> July 2017

The Council **Resolved**, unanimously (Councillor Tull having returned to the meeting), that whilst it had no objection in principle to the application, the conditions to any consent should include a requirement that the extension could only be used for the purposes of the business (as set out in the documentation) and for no other purpose. The Council also considered this should be the last piece of development on the site.

**b) Planning decisions.**

The Clerk noted he had not been notified of any planning decisions by SDNP since the last Council meeting.

**i. Eastleigh Borough Council (EBC) local plan.**

The Chairman noted he would be attending the EBC meeting on 20<sup>th</sup> July and intended to address the council on the need for a sound infrastructure plan to support any additional housing. In the absence of such a plan, Options B&C of EBC's housing strategy would have a serious impact on traffic volume and the road infrastructure in areas such as Owslebury, Upham and Colden Common. The Council agreed, unanimously, to support the Chairman in making such a statement.

**ii. Proposed further development on land in or near Knowle and Mortimers Lanes, Fair Oak.**

The Chairman noted the forthcoming meeting of the Bishopstoke, Fair Oak and Horton Heath Local Area Committee at which planning applications for the further development of land near Knowle Lane and Mortimers Lane would be considered. The Council **Resolved**, unanimously, to register an objection to the application on the grounds of the lack of a suitable infrastructure plan to relieve congestion in the area.

**c) Enforcement matters.**

The Clerk noted he understood Enforcement would be issuing a report in the near future on Woodland View Stables.

**d) Affordable housing.**

Councillor Tull, having disclosed his pecuniary interest in the subject matter, left the meeting.

Councillors considered the outcome of the meeting on 26<sup>th</sup> June 2017 at which Footsteps Living Limited had provided information on a possible affordable housing development, and Councillors preliminary views are recorded as part of the minutes of that meeting. Councillors needed further information on why the site opposite The Ship Inn was preferred to the one at Crabbes Hill, and would explore the matter further at the appropriate time. They also noted the Council had previously approved in principle a small development of affordable homes. Parishioners had been asked to put forward possible sites for consideration on the basis that as rural exception sites, only affordable homes could be built. The Council considered the Footsteps proposition that in order to deliver affordable homes it was necessary to include market value homes as well so as to permit a viable development. (If accepted this could potentially bring other landowners into the arena). The Council decided to continue to monitor developments, review any other plans that may come forward, and not to make any decisions until concrete plans were submitted to the Planning Authority.

Councillor Tull re-joined the meeting. He commented that his goal was to provide the village with truly affordable housing for the long term – which may require a mixed development – and was seeking a developer who would meet the criteria he had set.

**127/17 HIGHWAYS.**

**a) Speed in 30mph zone.**

The Chairman noted the continuing problem of traffic volume, the impatient behaviour of drivers (most notably in the centre of the village) and the irresponsibility of some cyclists. The Council acknowledged the matters had been discussed in the past. Nonetheless Councillors felt the matter was so serious, not least in the light of a possible huge increase in traffic arising from Options B&C of the Eastleigh local plan, it needed to be reviewed afresh and the Council would do so at the August meeting. In the meanwhile the following actions were agreed:

Action: Traffic related matters.	By Whom:
<ul style="list-style-type: none"> <li>• The Chairman to consider writing to the press/MP to highlight problems and the need for action;</li> <li>• Cycle clubs to be contacted to request assistance in spreading the word about dangerous behaviour in Owslebury;</li> <li>• Consultant used by other parishes to be approached for fresh ideas.</li> <li>• The Chairman and Cllr Martin to review the actions taken at Buriton and Clanfield parishes re traffic calming measures.</li> </ul>	Cllr Chapman Clerk Clerk Cllrs Chapman and Martin

**b) Potholes.**

Councillors noted that a number of potholes required repair. The Chairman commented he would take the matter up with Hampshire Highways at a forthcoming meeting if it had not been adequately addressed in the meanwhile.

**c) Excess vegetation at junctions.**

Councillors asked the Clerk to:

Action: Excess vegetation.	By Whom:
<ul style="list-style-type: none"> <li>• Improve sight lines at junction of Mare Lane and Hazeley Road;</li> <li>• Consider with the landowner cutting back of a bush at the junction of Longwood Road and Morestead Road, and repairs to the fence.</li> </ul>	Clerk

**128/17 RIGHTS OF WAY.**

Councillors noted HCC had cut back excess vegetation on Footpath 43 (Glebe field right of way).

**129/17 OPEN SPACES, RECREATION AND PLAY GROUNDS.**

**a) Adult use of Play area.**

The Council noted Mary Needham had taken over a class from Penni Harrison and would be using the hard standing in the Play Area on terms agreed by the Council. The Clerk noted he had a copy of her public liability insurance policy.

**b) Former telephone kiosk.**

The Clerk noted a parishioner had suggested the former phone kiosk be used as a community resource for

a micro magazine and publications centre. The Council asked the Clerk to discuss the matter further with the parishioner.

Action: Kiosk.	By Whom:
<ul style="list-style-type: none"> <li>Clerk to discuss with parishioner use of kiosk as a micro publications centre</li> </ul>	Clerk

**c) Trees on Recreation Ground.**

The Clerk noted he had received a report that the trees were infected with leaf miner and required treatment. The Council agreed Councillor Phillips should inspect the trees and report his findings before any proposed remedial work is carried out.

Action: Recreation Ground trees.	By Whom:
<ul style="list-style-type: none"> <li>Cllr Phillips to inspect for leaf miner and report back to Council.</li> </ul>	Cllr Phillips

**130/17 FINANCE, ADMINISTRATION AND STATUTORY.**

**a) Payments and receipts.**

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

Voucher	Amount (£)	Payee	Purpose	
<b>PAYMENTS</b>				
24	16.99	M Cleary	Purchase of drip hose for bank tree (minute 145/16(f)) VAT recoverable £2.83	Electronic
25	33.00	M Cleary	Reimbursement of Copyman printing costs of flyers re traffic/Eastleigh localplan.	Electronic
26	282.80	M Cleary	Net pay June	Electronic
27	188.00	HMRC	June PAYE	Electronic
28	68.74	M Cleary	June expenses (travel £5.40; postage £1.14; quarterly allowances home working £31.25, broadband/telephone £30.95)	Electronic
29	20.00	John Chapman	Chairman's quarterly allowance	Electronic
30	46.55	OPHMC	June hall bookings (2 meetings)	Electronic
31	290.00	S Comley	June grass cutting	Electronic

The Council noted the following receipts:

Amount (£)	Payer	Purpose	
100.00	SSE	Annual rent re sub station	Cheque
0.04	Lloyds	Interest	Electronic
33.33	Sontana	Donation for parking on Glebe field re cycle race.	Electronic
22.50	Helen smith	Use of Play area - June	Electronic

**b) Financial results for first quarter 2017/18.**

The Council noted the RFO's summary of receipts and payments for the first quarter – broadly, expenditure was slightly under budget and income slightly over.

**131/17 CLERK'S REPORT.**

The Clerk commented on the actions taken on matters determined at previous meetings and not included on the agenda (Appendix).

**132/17 CODE OF CONDUCT.**

There were no matters the Chairman wished to discuss with the Council.

**133/17 INFORMATION EXCHANGE AND AGENDA ITEMS FOR NEXT MEETING.**

The Chairman asked that further consideration be given to traffic matters at the August meeting and a review of the Parish Plan be placed on the agenda for the September meeting.

**134/17 DATE OF NEXT COUNCIL MEETING.**

The Council agreed the routine Council Meeting would be on Monday 7<sup>th</sup> August 2017 at 7.30pm in the Committee Room.

The meeting closed shortly after 9.40pm

Chairman ...John Chapman.....Date: 7<sup>th</sup> August 2017

**APPENDIX: CLERK'S REPORT ON ACTIONS ARISING FROM THE MINUTES NOT INCLUDED ELSEWHERE ON AGENDA.**

Action: .Low lying branches	By Whom:
<ul style="list-style-type: none"> <li>• .Clerk to choose contractor provided cost no more than £200.</li> </ul>	Clerk
<u>S. Comley instructed and installed.</u>	

Action: Staggs Gate pond	By Whom:
<ul style="list-style-type: none"> <li>• Clerk to review boundaries;</li> </ul>	Clerk
<u>In hand – search arranged and maps being reviewed.</u>	

Action: Traffic management.	By Whom:
<ul style="list-style-type: none"> <li>• Councillor Egerton to discuss with school governors and seek their support.</li> <li>• Chairman to write to parents and to parishioners.</li> </ul>	ME/JC/ Clerk
<u>Agreed to hold-back for time being</u>	

Action: DBC check	By Whom:
<ul style="list-style-type: none"> <li>• Clerk to arrange for contractor to undertake DBS check and Council to pay costs involved.</li> </ul>	Clerk
<u>In hand – September/October</u>	

Action: Benches	By Whom:
<ul style="list-style-type: none"> <li>• Cllr Tull to provide bench</li> </ul>	Cllr Tull
<u>Defer for time being</u>	

Action: Unauthorised occupation.	By Whom:
<ul style="list-style-type: none"> <li>• Clerk/Cllr to make further enquiries.</li> </ul>	Clerk

Action: Illegal burning of obnoxious materials	By Whom:
<ul style="list-style-type: none"> <li>• Clerk to make enquiries.</li> </ul>	Clerk
<u>In hand but current enquiries have not been able to identify persons involved.</u>	

Action: Inappropriate use of land.	By Whom:
<ul style="list-style-type: none"> <li>• Clerk to report to Enforcement.</li> </ul>	Clerk
<u>Reported to Enforcement and case file opened.</u>	

Action: Hilly Close.	By Whom:
<ul style="list-style-type: none"> <li>• Clerk to discuss with Cllr Ruffell involvement of WCC in review of parking arrangements.</li> </ul>	Clerk
<u>In-hand</u>	

Action: Red Lane surface improvement	By Whom:
<ul style="list-style-type: none"> <li>• Photographs of damaged Lane surface to be provided to HCC via Clerk;</li> <li>• Landowner approval to be obtained;</li> <li>• Consent to be obtained from HH for proposed work;</li> <li>• Council to determine extent of financial commitment to such improvement, and contractor arrangements;</li> <li>• Grant application to be submitted;</li> <li>• Council to give final approval to commencement of work.</li> </ul>	Cllr Page Clerk Clerk Council  Clerk Council
<u>Awaiting photographs before proceeding further.</u>	

Action: Footpath 23	By Whom:
<ul style="list-style-type: none"> <li>• Clerk to contact HCC/landowner re footpath surface and signage</li> </ul>	Clerk
<u>Reported to HCC who intend to take forward.</u>	

Action: Kiosk.	By Whom:
<ul style="list-style-type: none"> <li>• Clerk to advertise.</li> <li>• Councillor Tull to repair and lock the door.</li> </ul>	Clerk. Cllr Tull
<u>Clerk to discuss further with parishioner interested in using he kiosk.</u>	

Action: Parish Hall Advisory Committee.	By Whom:
<ul style="list-style-type: none"> <li>• Clerk to set-up and prepared preliminary list of issues</li> </ul>	Clerk
<u>OPHMC to consider revisions to current constitution. Cttee 'on hold'.</u>	