

**PPOWSLEBURY PARISH COUNCIL
MINUTES OF PARISH COUNCIL MEETING HELD ON
9th OCTOBER 2017
COMMENCING AT 7.30PM IN THE COMMITTEE ROOM, OWSLEBURY PARISH HALL**

PRESENT.

Parish Councillor John Chapman (in the Chair).

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

IN ATTENDANCE.

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

6 members of the public were present; 4 left after item 177/17

170/17 APOLOGIES FOR ABSENCE.

Parish Councillor Paul Bowes

County and City Councillor Rob Humby.

District Councillors Laurence Ruffell and Amber Thacker.

171/17 DISCLOSURE OF INTERESTS ON AGENDA ITEMS.

Councillor Martin noted his personal interest in two planning matters, Hill Farm and Long Barn (the owners being known to him).

172/17 APPROVAL OF MINUTES.

Councillors noted their acceptance of the Minutes of the Parish Council meeting held on 11th September 2017, and the Council **Resolved** they were a true record.

173/17 PUBLIC QUESTIONS AND COMMENTS.

Parishioners in properties neighbouring 1 Bottom Pond Cottages commented on the Appeal against the refusal of planning consent for two Shepherds huts at 1 Bottom Pond Cottages. They commented on a number of matters including the slow response from SDNP/WCC to their enquiries in relation to the protection of agricultural land and the proposed new drive-way. They also commented on highways safety issues, parking and the need for a full ecology survey. They expressed concern that whilst the reason for SDNP/WCC's refusal of the original application was highways safety (a continuing and material issue), these other issues were also relevant and should be taken into account by the Appeal Inspector. Councillors commented the parishioners should ensure all their concerns were brought to the attention of the Appeal Inspector. The parishioners expressed concern a letter from the Planning Inspectorate stating that an Environmental Impact Assessment would not be required may prejudice the outcome of the appeal. The Clerk explained the Inspectorate had determined the appeal did not relate to a material proposed development (eg a housing development or large scale development in the countryside) such that it required specific independent assessment of its environmental impact, in accordance with regulations (Town and Country Planning (Environmental Impact Assessment) Regulations 2017). Accordingly it would not prejudice the appeal. A parishioner noted he had difficulty in getting information to the Head of Planning SDNP and to the Planning Inspectorate and the Chairman asked the Clerk to pass-on the information on the parishioner's behalf.

A parishioner commented on her planning application to convert a redundant agricultural building at the family farm (Upper Baybridge Farm) to residential housing for herself. She explained the circumstances and noted the building was in a poor state of repair and had been independently assessed as being unsuitable for commercial or tourist use. She explained the planning history and the pre-planning advice provided by SDNP/WCC.

174/17 COUNTY AND DISTRICT COUNCILLORS REPORTS.

There were no reports from the County or the District councillors.

175/17 BROADBAND SERVICES.

a) HCC/BT Match funding scheme.

The Chairman outlined the proposed implementation (over 18 months or so) of the super-fast broadband services in the parish. He noted it was unclear at this stage as to which homes would not be able to access the new service. However, parishioners whose homes were outside the range of the

super-fast fibre equipment may still be able to participate under the HCC/BT matched funding scheme - whereby the parishioner would pay a subsidised contribution for the extra BT work involved in connecting their home to the super-fast broadband service. The Clerk noted he was seeking clarification as to the number of homes falling outside the scheme. However, he commented that relatively few parishioners had indicated any interest (following a recent request on the Owslebury Information Service) in registering for the scheme in the event their homes were outside the range of the BT equipment.

b) Current internet problems.

The Clerk noted the widespread problems being experienced by parishioners in the quality of broadband services - continual daily interruptions to the service. He commented he would be approaching BT to establish when the problem would be resolved.

176/17 POLICE & NEIGHBOURHOOD WATCH REPORT.

There was no report from the Police, and in the absence of Councillor Bowes, the Neighbourhood Watch report was carried forward to the November meeting.

177/17 PLANNING

a) Planning applications.

SDNP/17/04037/FUL	Upper Baybridge Farm, Baybridge Farm Road.
Proposal:	Change of use from existing redundant agricultural barns to new dwelling.
Deadline for comments	13/10/2017

The Council **Resolved**, unanimously, to support the application subject to a restriction that the building should not be capable of being sold as a separate dwelling from the main house and land..

SDNP/17/04685/HOUS	Hill Farm, Jackmans Hill, Morestead
Proposal:	Replacement of an existing pre-cast concrete portal framed shelter with a new timber clad barn to provide a double garage and first floor ancillary bedroom annex to survey the house.
Deadline for comments	25/10/2017

The Council **Resolved**, unanimously, to support the application.

SDNP/17/02741/FUL	Hawthorn Business Park Whaddon Lane
Proposal:	Change of use from display of renewable energy systems to office and display of renewable energy systems, single storey side extension (Amended description 28.09.2017)
Deadline for comments	30/10/2017

The Council considered the amended description and **Resolved**, unanimously, that it had nothing further to add to its previous submission on the original application.

b) Planning decisions.

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

c) Planning appeals.

SDNP/16/04301/FUL	Long Barn Morestead Hill Morestead.
Proposal:	Erection of a single unit to be used for holiday accommodation with associated parking and landscaping

The Council noted the property mainly fell within the Twyford parish and noted the comments (supporting the refusal of planning permission) submitted by Twyford Parish Council. The Council **Resolved** to support the Twyford Parish Council's reasons for objection, principally on the grounds of the poor links with public transport and concerns over the location of the property near to a busy road.

SDNP/17/00074/FUL	1 Bottom Pond Cottages Morestead Hill Morestead
Proposal:	Change of use of field to site two shepherd huts for the purpose of letting during the months of March - October and the provision of a new vehicular access. (Amended plans and information received 27.02.2017, amended description to include access)

The Council **Resolved**, unanimously, to oppose the appeal primarily on the grounds of its continuing concerns over highways safety and the alleged use of agricultural land for the proposed new drive-way. In

the event planning permission was obtained following the Appeal, restrictions should be imposed such that the change of use from agricultural to recreational use would only be permitted for two Shepherds huts and for nothing else.

d) **Draft SDNP local plan.**

The Clerk noted the consultation process for the draft local plan. The plan was 'landscape' led (ie the impact on the landscape would be the primary determinant in assessing planning applications) and could have significant implications for the parish. The Council agreed to consider the matter further at its November meeting.

Action: SDNP local plan	By Whom:
<ul style="list-style-type: none"> Clerk to set out key points for discussion at November meeting. 	Clerk

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

The Chairman noted the next key stage in the debate would be the Eastleigh Council meeting in December when it was likely the council would determine which of the options for housing development it would pursue. The general view was that it would be Options B&C (ie the options which would have a material detrimental impact on Owslebury and other local parishes). The highways implications were being assessed and the Chairman noted that these and other issues such as environmental impact would be included in forthcoming meetings with the leader of HCC and with local MPs.

f) **Enforcement matters.**

The Clerk noted he had received a report from Enforcement on Hydes Barn but was still waiting for reports on Long Ash, Dundee Farm and Woodland View. Councillors asked the Clerk to make enquiries about the alleged unauthorised use of a garage for accommodation purposes.

Action: Enforcement matters.	By Whom:
<ul style="list-style-type: none"> Clerk to update Council when reports received on Long Ash, Dundee Farm and Woodland View. Clerk to make enquiries about alleged unauthorised residential use of garage. 	Clerk with help from District Cllr Ruffell Clerk

178/17 HIGHWAYS.

a) **Traffic Advisory Group.**

The Chairman noted the advisory group would be meeting later in the week under the chairmanship of Councillor Martin. He commented on the growing concerns over traffic volume and the related issue of speed. Councillors felt the issues needed to be brought to a head within the next 12 months or so given the problems currently being experienced in the parish and the additional traffic likely to arise from the Eastleigh District housing developments. The Chairman felt a formal letter to HCC at the highest level may be necessary. Councillors asked the advisory group include in its deliberations the introduction of 'no right hand turn' restrictions from the Portsmouth Road into Hurst and Thompson lanes so as to reduce traffic volume in the morning peak, and also the use of very large and noticeable 'unsuitable for HGV' signs.

b) **National Highways and Transport Public Satisfaction Survey.**

The Clerk noted he had now submitted the Council's response to the survey.

c) **Bus services.**

Councillors noted the potential impact of a reduction in bus subsidies on the bus services to the parish and agreed to consider the matter when further information is made available.

d) **Whaddon Lane ditch.**

Councillors noted the continued build-up of mud and asked the Clerk to discuss with HH when they intend to remove the mud. However, councillors also noted the ditch may be on land owned by Marwell Wildlife Park and asked the Clerk to make further enquiries.

Action: Whaddon Lane ditch.	By Whom:
<ul style="list-style-type: none"> Clerk to discuss with HH removal of mud. Clerk to make enquires of Marwell Wildlife re ownership of ditch 	Clerk Clerk

e) **Portsmouth Road signage.**

It was noted some drivers are having difficulty with sight lines at the busy junction with Hurst Lane because of the positioning of the signage. Councillors asked the Clerk to discuss the matter with HH.

Action: Portsmouth Road signage.	By Whom:
<ul style="list-style-type: none"> Clerk to discuss with HH. 	Clerk

f) **Weather proofing.**

Councillors noted the bus shelter at the Recreation Ground and the newly installed gate on the Glebe field would benefit from additional weather proofing protection and asked the Clerk to obtain quotations.

Action: Weather- proofing.	By Whom:
• Clerk to obtain quotes for bus shelter and Glebe field gate.	Clerk

179/17 RIGHTS OF WAY.

Councillors noted the need to remove weeds on the ROW leading from the Glebe field and asked the Clerk to make the necessary arrangements. They also noted the need to ensure the gate to the ROW by Greenhill House is kept unlocked.

Action: Weeds.	By Whom:
• Clerk to arrange for weed killer re path leading from Glebe field	Clerk

180/17 FINANCE, ADMINISTRATION AND STATUTORY.

a) **Hosting and security of website.**

The Clerk noted the annual renewal of the hosting and security arrangements for the website had been completed.

b) **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	
PAYMENTS				
51	258.01	M Cleary	Clerk's September net salary	Electronic
52	171.60	HMRC	September PAYE	Electronic
53	88.30	M Cleary	September exps (travel £26.10 – SDNP Petersfield, HCC/Lengthsman Sutton Scotney – 1/4ly home working £31.25, 1/4ly broadband and telephone £30.95)	Electronic
54	20.00	J Chapman	Chairman's 1/4ly allowance	Electronic
55	45.44	C Thompson	Shelving for Beech Grove kiosk (Minute 146/17)	Cheque
56	290.00	S Comley	Grass cutting September	Electronic
57	40.25	OPHMC	September room bookings	Electronic
58	50.00	Twyford Patients Group	S137 grant (Minute 165/17)	Electronic
59	20.00	S Comley	Replacement of bird spikes on playground swings	Electronic

Receipts

Amount (£)	Payer	Purpose	
0.04	Lloyds	Interest	Electronic
11,416.00	WCC	2 nd installment of precept and grant	Electronic
7.50	Mary Needham	Use of play area September	Electronic
15.00	Helen Smith	Use of paly area September	Electronic

c) **Financial performance- six months ended 30th September 2017.**

The Clerk commented on the pre-circulated receipts and payments account for the six months ended 30th September 2017 and noted the Council had operated well within its budget. In the absence of any material unbudgeted expenditure in the next six months the Council was likely to show a surplus at the end of the

181/17 CLERK'S REPORT.

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

182/17 CODE OF CONDUCT.

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

183/17 INFORMATION EXCHANGE AND AGENDA ITEMS FOR NEXT MEETING.

There were no specific matters, other than those already noted in the minutes, Councillors wished to be included on the agenda for the November meeting.

184/17 DATE OF NEXT COUNCIL MEETING.

The Council agreed the routine Council Meeting would be on Monday 13th November 2017 at 7.30pm in the Committee Room.

The meeting closed shortly after 8.30pm

Chairman ...Gerry Tull.....Date: 13th November 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"> .Clerk to choose contractor provided cost no more than £200. 	Clerk
<u>S. Comley instructed (after leaf fall).</u>	
Action: Staggs Gate pond	By Whom:
<ul style="list-style-type: none"> Clerk to review boundaries; 	Clerk
<u>Search completed; historic maps to be reviewed.</u>	
Action: Traffic management.	By Whom:
<ul style="list-style-type: none"> Councillor Egerton to discuss with school governors and seek their support. Chairman to write to parents and to parishioners. 	ME/JC/ Clerk
<u>Agreed to hold-back for time being</u>	
Action: DBC check	By Whom:
<ul style="list-style-type: none"> Clerk to arrange for contractor to undertake DBS check and Council to pay costs involved. 	Clerk
<u>In hand – September/October</u>	
Action: Benches	By Whom:
<ul style="list-style-type: none"> Cllr Tull to provide bench 	Cllr Tull
<u>Defer for time being</u>	
Action: Parish Hall Advisory Committee.	By Whom:
<ul style="list-style-type: none"> Clerk to set-up and prepared preliminary list of issues 	Clerk
<u>OPHMC to consider revisions to current constitution. Cttee 'on hold'.</u>	
Action: Hedges	By Whom:
<ul style="list-style-type: none"> Clerk to issue OIS 	Clerk
<u>Done via OIS</u>	
Action: ROW	By Whom:
<ul style="list-style-type: none"> Clerk to discuss improvement to Red Lane with HCC. Clerk to discuss with landowner locked gate at Greenhill House. 	Clerk
Action: Play equipment audit	By Whom:
<ul style="list-style-type: none"> Clerk to arrange for operational review 	Clerk
<u>In hand by end October</u>	