

**OWSLEBURY PARISH COUNCIL
MINUTES OF PARISH COUNCIL MEETING HELD ON
12th SEPTEMBER 2016
COMMENCING AT 7.30PM IN THE COMMITTEE ROOM, OWSLEBURY PARISH HALL**

PRESENT.

Parish Councillor John Chapman (in the Chair).

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

IN ATTENDANCE.

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

District Councillor Laurence Ruffell (left at 8.30pm).

Peter North, Director Footsteps Living Limited. }

Charles Wilkinson, Director Footsteps Living Limited} (both left after item 139/16}

One member of the public was present (left after item 138/16).

APOLOGIES FOR ABSENCE.

District and County Councillor Rob Humby (deputising for Councillor Roy Perry at parish council workshops).

District Councillor Amber Thacker.

136/16 DISCLOSURE OF INTERESTS FOR AGENDA ITEMS.

Councillor Martin declared a personal interest (as a friend of the owners) in the planning applications for Long Barn and Hensting Farm. Later in the meeting, Councillor Tull noted his personal interest in land which may be suitable for affordable housing should the Council ultimately decide (at a future meeting) to support additional affordable homes in the parish. (Personal interests declared at previous meetings: Councillor Egerton declared his personal interest (as Treasurer) in matters affecting Owslebury Sports Club. Councillor Chapman declared his personal interest (as the owner of a nearby property) in a planning application for Moris Farm).

137/16 APPROVAL OF MINUTES.

Councillors noted their acceptance of the Minutes of the Parish Council meeting held on 15th August 2016, and the Council **Resolved** they were a true record.

138/16 PUBLIC QUESTIONS AND COMMENTS.

Planning applications:

The agent for Hensting Farm commented on the application. He noted the application, in essence, replaced an earlier application for, amongst other matters, an extension to the kitchen. Whilst that application had been approved by SDNP, it would not now be implemented.

139/16 PRESENTATION ON AFFORDABLE HOUSING.

Peter North and Charles Wilkinson of Footsteps Living Limited (Footsteps) gave a presentation on the approach Footsteps could offer if the Council wished to support additional affordable homes in the parish. They commented on a range of factors including:

- the model Footsteps use was based on selling (rather than renting) affordable homes at a permanent discount. This was achieved by a 'triple lock' mechanism: (a) a Section 106 agreement with the planning authority such that planning permission was conditional on the discount being provided to purchasers, (b) Footsteps retaining the freehold and providing long (150 years) leases to purchasers. In order to sell-on the lease to a new purchaser, the lessee must first obtain the approval of Footsteps, such approval being conditional on the discount being passed on to the purchaser, (c) the purchase agreement included a covenant to the effect the discount is passed on to subsequent purchasers;
- the discount is dependent upon a range of factors, most notably land values but usually range from 20% to 40% of market value – market value being assessed independently in the event of a dispute;
- homes are sold to local buyers for owner occupation with family incomes of less than £60,000pa. In the event there are no local buyers, the property is then marketed in local parishes and ultimately the district;
- typical homes vary in price from £150k for a one bedroom flat to £240k for a three bedroom property;
- the model is based on the identification of suitable 'exception' sites for which planning permission is provided, subject to entering into a S106 agreement. The parish finds suitable sites for Footsteps to assess, and to negotiate terms with the owners. It would then obtain planning permission. House designs and density would be agreed with the parish council. The timescale from completion of site

assessment and price negotiation to occupation is generally between one and two years.

The Chairman thanked Peter North and Charles Wilkinson for their contribution and noted the Council would consider the matter further in due course.

140/16 COUNTY AND DISTRICT COUNCILLORS REPORTS.

District Councillor Ruffell commented on a number of matters including:

- recent developments within WCC, notable the retirement of Simon Eden (Chief Executive of Winchester City Council) and the process for selecting his successor;
- the decision to reconsider WCC’s proposals for the redevelopment of Station Approach;
- the introduction of charges for soil, rubble and asbestos material from 1st October;
- the crime report on BoomTown – c£180k of drugs seized and c£80k of drugs handed-in as part of an amnesty;
- an update on the follow-up actions being taken by the Enforcement Team.

141/16 POLICE REPORT.

There was no Police report but the Clerk noted the Police UK website recorded (for July) two anti-social incidents, one in the Marwell area and the other in Baybridge Lane. The Clerk noted a new PSCO had been appointed for Twyford and Colden Common; he had made enquiries as to whether Owslebury would also benefit, but was awaiting a response.

142/16 PLANNING

a) **Planning applications.**

SDNP/16/03622/FUL	Moris Farm, Hurst Lane, Owslebury
Proposal:	Change of use from Agricultural/grazing to equestrian. Development of stable building consisting of 5 stable, hay barn, tack room and wash bay. Development of 20x40 sand ménage (revised siting)
Closing date (OPC):	14 th September 2016

The Council **Resolved** unanimously that it had no objections to the application but would recommend to the Planning Officer:

- restricting any further development of the site, including the installation of electricity. This is so as to protect the rural nature of this part of the SDNP from light pollution;
- restricting the number of vehicles including caravans on the site;
- restricting the site to private usage by the owner and family, and prohibiting commercial development of the site;
- landscaping to shield the view of the stables from the road.

SDNP/16/04135/FUL	Hazeldene, Longwood Road, Owslebury
Proposal:	Demolition of the existing small rear porch and erect a conservatory to the rear elevation of the property.
Closing date (OPC):	14 th September 2016

The Council **Resolved** unanimously that it had no objections or comments to bring to the Planning Officer’s attention.

SDNP/16/04203/HOUS	23, Beech Grove, Owslebury
Proposal:	Construction of a dropped kerb to allow domestic vehicular access to the front garden which will become a driveway.
Closing date (OPC):	14 th September 2016

The Council **Resolved** unanimously that it had no objections or comments to bring to the Planning Officer’s attention.

SDNP 16/03744/APNB	Park Farm, Baybridge Lane, Owslebury.
Proposal:	Steel framed, box profile green tin clad barn (within the curtilage of a listed building)
Closing date (OPC):	14 th September 2016

The Council considered the information on the Notification was inadequate. It was difficult to determine the site of the barn on the location and site plans, the Notification referred to a listed building – there being no such building on the site to the Councillors knowledge, and the neighbouring property was incorrectly described on

the location and site plans. The Council instructed the Clerk to bring the Council's concerns to the attention of the Planning Officer.

SDNP/16/04301/FUL	Long Barn, Morestead
Proposal:	Erection of a single unit to be used for holiday accommodation with associated parking and landscaping.
Closing date (OPC):	23 rd September 2016

The Council **Resolved** unanimously to object to the application:

- the business case for a holiday home in the area was not evident. Holiday lets in other parts of the village have been unsuccessful, and there was little reason to believe a holiday home off a main road would be any more successful;
- the application was partly based on the ease of access to Winchester including a near-by bus stop which enabled 'frequent daily links (by Stagecoach) to Winchester' - in reality there is one bus service on each of three days a week;
- the proposed home was not within the curtilage of the principal home on the site.

The Council was concerned the proposal could lead, in due course, to another residential property for permanent occupation being created in the countryside.

The Council considered that if the Planning Officer was minded to approve the application, it would wish the application be referred to the Planning Committee.

SDNP/16/04334/HOUS 16/04335/LIS	Hensting Farm, Hensting Lane, Fishers Pond
Proposal:	Single storey rear extension and minor internal alterations.
Closing date (OPC):	23 rd September 2016

The Council **Resolved** unanimously that it had no objections in principle to the application provided the previous application (approved by SDNP), for an extension to the kitchen and other matters was rescinded (or at least not now be implemented).

b) Planning decisions.

The Clerk reported the following application had been approved by SDNP:

SDNP 16/03316/HOUS	1 Gorse Down, Owslebury
Proposal:	Replacement of existing open entrance porch with new enclosed porch, single storey rear extension and replacement of flat roof over existing rear extension with new part pitched/part flat roof.
Outcome	Approved

SDNP 16/06344/FUL	Marwell Farm House, Whaddon Lane, Owslebury
Proposal:	Conversion of cart shed/stable into holiday let accommodation.
Outcome	Approved

SDNP	Meadow View, Main Road, Owslebury
Proposal:	Alterations to garage to form habitable room.
Outcome	Approved

c) Enforcement matters.

The Clerk reported he had not received a response from Enforcement to his enquiries over several months on a number of enforcement cases. The Council concurred the Clerk should now refer the matter to the district councillors.

d) Eastleigh Local Plan.

The Chairman updated the Council on recent developments in the campaign by local councils and residents to persuade Eastleigh Borough Council not to adopt options B or C of the proposed plan – such options involving some 6,000+ new homes, with attendant additional traffic, in areas near to Upham and Owslebury. He noted the routes of two possible new roads, one of which would take traffic away from the Owslebury area. However whilst the Council welcomed such a development – if the construction of a substantial number of new homes were to be approved by Eastleigh Council – it would want assurances that (a) the substantial funds required were available to construct the road, and (b) the road would be constructed before the houses are built. The Chairman noted he intended meeting with County Councillor Humby to consider the matter further, and to continue to work with Action against Destructive Development

(ADD) to limit the damage of Eastleigh's proposals for new housing, on the local area. The Council unanimously agreed the Council's name could be added to the list of ADD sponsors. The Chairman noted a public meeting would be being held at Upham School on 29th September.

e) **Affordable housing.**

The Council considered the draft report from ActionHants follow their survey of all households in the parish. ActionHants recommended an additional ten affordable homes (for rent or purchase) in the parish. The Council unanimously agreed the Clerk should invite parishioners to put forward land which may be suitable as 'exception sites' for affordable housing. Such 'exception sites' would be valued on the basis that planning permission would only be granted for affordable housing, and would not attract market rates for general housebuilding. The Council would then consider whether to continue with additional affordable housing in the parish and if so, which of the two providers, ActionHants and the related housing association, or Footsteps Living Limited, should be invited to take matters forward with the landowners and with SDNP.

Action: Affordable housing.	By Whom:
<ul style="list-style-type: none"> Clerk to advertise for exception sites on OIS/Notice Board/newsletter 	Clerk

143/16 HIGHWAYS.

a) **Traffic.**

The Council noted the Chairman would be meeting with County Councillor Humby to discuss a number of matters including traffic issues, most notably in relation to the Eastleigh local plan.

b) **Potholes.**

Councillors noted a number of potholes had been, or were about to be, repaired. However, these tended to be in the centre of the lanes; potholes on the edges of lanes did not appear to have been included in the repair programme.

144/16 RIGHTS OF WAY.

a) **Rights of Way requiring improvement.**

The Council agreed that Councillor Page and the Clerk should meet to discuss the extent of work required on BW25, and to arrange to meet with HCC to consider such work being carried out under the small grants scheme. The Council asked the Clerk to inspect the right of way by Whiteflood cottages and to report back on the need (and urgency) for any repairs.

Action: BW 25/ROW near to Whiteflood Cottages	By Whom:
<ul style="list-style-type: none"> Councillor Page and the Clerk to discuss further and report back to Council. Clerk to inspect right of way near to Whiteflood cottages and report back to Council. 	Clerk

b) **Obstruction on right of way.**

Councillor Page noted a tree was obstructing the right of way near to Popes Lane, and the Clerk was asked to contact the local landowner to remove it.

Action: Obstruction.	By Whom:
<ul style="list-style-type: none"> Clerk to contact landowner to have tree removed from ROW near to Popes Lanes. 	Clerk

145/16 OPEN SPACES.

a) **Dog fouling.**

The Council noted the continuing problem of dog waste on the Recreation Ground. Councillors felt that given the extent of the problem the time had come to take greater steps to identify the owners involved. The Council **Resolved** unanimously to authorise the Clerk to incur expenditure of up to £300 on acquiring a CCTV, subject to discussion with WCC as to its use and the signage involved.

Action: CCTV	By Whom:
<ul style="list-style-type: none"> Clerk to discuss with WCC and arrange, if necessary, for CCTV and signage up to £300. 	Clerk

b) Play area equipment review.

The Council noted the proposed rolling 4 year programme of minor repairs to playground equipment prepared by the Clerk and asked the Clerk to implement the programme as necessary and to keep the Council advised of progress.

c) Pavilion.

Councillor Egerton noted the windows had now been secured. The problem facing the Sports Club was whether to undertake refurbishment work on the pavilion when it was likely the pavilion would be replaced in the medium term. Councillor Egerton agreed to keep the Council informed of progress on the Club's plans for the replacement of the pavilion.

d) Material on Recreation Ground.

Councillor Tull noted the material temporarily stored on the Recreation Ground car park would be used mainly for improvements to rights of way in the parish. He performed such work on a gratis basis and accordingly such work was dependent on the spare time he had available. Whilst he could not give a firm timetable for its removal, he was conscious of the need to clear the car park of such material and would do so as soon as practicable.

e) New benches.

The Council asked Councillor Tull to obtain prices from a local supplier used in the past by the Council for (generous) three seater benches (most probably concrete and timber based) for the Recreation Ground.

Action: Benches.	By Whom:
<ul style="list-style-type: none"> Councillor Tull to make enquiries about costs for three seater benches from a local supplier, and to advise the Clerk accordingly. 	Councillor Tull

f) Bank tree.

The Council **Resolved** unanimously to authorise the Clerk to incur expenditure of up to £15 on the acquisition of a 'soaking' hosepipe for the Bank tree.

Action: Bank tree	By Whom:
<ul style="list-style-type: none"> Clerk to acquire hosepipe – maximum price £15. 	Clerk

146/16 COMMUNITY SERVICES.

Beech Grove kiosk.

The Clerk advised the Council of his recent discussions with a parishioner about the use of the kiosk as a 'herb garden' for community use on a trial basis. The Council agreed to the proposed use and asked the Clerk to make the necessary arrangements. The Council also noted the need to keep the kiosk in a good condition for the parish and asked the Clerk to make enquiries as to the cost of refurbishing the exterior of the kiosk.

Action: Kiosk	By Whom:
<ul style="list-style-type: none"> Clerk to finalise arrangements with parishioner for a herb garden; Clerk to obtain cost estimate for refurbishment of exterior of box. 	Clerk

147/16 FINANCE, ADMINISTRATION AND STATUTORY.

a) Akismet security software.

The Council approved the reimbursement (£45) to the Clerk of his payment to Akismet for the 2016/17 computer security fee for the community website.

b) Payments and receipts.

The Council approved the following payments and authorised the Chairman and Councillor Phillips to authorise electronic payments as necessary:

Voucher	Amount (£)	Payee	Purpose	
PAYMENTS				
43	287.52	M Cleary	Clerk's net pay August	Electronic
44	21.77	M. Cleary	Clerk's August expenses (postage £1.14, travel £2.93, stationery £17.70 (paper))	Electronic
45	191.60	HMRC	August PAYE	Electronic
46	44.84	M Cleary	Akismet security software for community	Electronic

			website – annual	
47	39.50	WCC	Fee for playground audit	Cheque
48	290.0	S Comley	Grass cutting August	Electronic
49	21.00	OPHMC	Hall fees August	Electronic

The Council noted the following receipts:

Amount (£)	Payer	Purpose	
12.50	P Harrison	Use of play area for August	Electronic
0.04	Lloyds	Interest	Electronic

148/16 CLERK'S REPORT.

The Clerk summarised the progress made on matters determined by Council at previous meetings (Appendix 1).

149/16 INFORMATION EXCHANGE AND AGENDA ITEMS FOR NEXT MEETING.

There were no special matters Councillors wished to discuss at a future meeting.

150/16 DATE OF NEXT COUNCIL MEETING.

It was agreed the next Council meeting would be held on 10th October 2016 commencing at 7.30pm in the Committee Room.

The meeting closed shortly before 10pm

ChairmanJohn Chapman.....Date: 10th October 2016

APPENDIX 1: CLERK'S REPORT

Action: Play Equipment	By Whom:
<ul style="list-style-type: none"> Councillor Tull to review certain (non-urgent) points noted by the Inspector. minor repairs to be undertaken in due course. 	Clerk
Action: Owslebury Information Service.	By Whom:
<ul style="list-style-type: none"> Councillor Martin to overview procedures (including security arrangements) for OIS. 	WM/Clerk
Action: Recreation Ground	By Whom:
<ul style="list-style-type: none"> Dragon's teeth to be installed on bank at Recreation Ground. Temporary measures taken pending installation of teeth 	PP/GT
Action: Enforcement.	By Whom:
<ul style="list-style-type: none"> Clerk to make further enquires re <ul style="list-style-type: none"> Woodland View Stables and continued residential use; Old Wells Cottage (tiles). Clerk to give email trail to DC Ruffell; Alpaca Meadows (fence damaging hedge). Land opposite Magnolia (possible residential use and fence). <p><u>In hand- awaiting response from Enforcement</u></p>	Clerk
Action: Bus services.	By Whom:
<ul style="list-style-type: none"> Clerk to gather more information on strength of demand for better bus services. Ellen Catterson to update the Council as necessary. <p><u>Survey completed – items for October agenda</u></p>	Clerk
Action: Staggs Gate pond	By Whom:
<ul style="list-style-type: none"> Clerk to review boundaries; <p><u>In hand – search arranged and maps being reviewed.</u></p>	Clerk
Action: Burial ground.	By Whom:
<ul style="list-style-type: none"> Clerk to draft letter for Chairman to send to PCC on behalf of the Council. <p><u>Drafted and sent to PCC- awaiting response.</u></p>	Clerk
Action: Bank tree.	By Whom:
<ul style="list-style-type: none"> Clerk to discuss with local tree surgeon; Cllr Chapman to discuss possible supply of fertiliser with local supplier. <p><u>Hose pipe to be acquired; neighbour has agreed to supply water. Yet to be actioned.</u></p>	Clerk
Action: Cricket pavilion.	By Whom:
<ul style="list-style-type: none"> Clerk to liaise with Club re repair of pavilion. <p><u>Repairs now in hand.</u></p>	Clerk
Action: Small grants scheme	By Whom:
<ul style="list-style-type: none"> Clerk to draft application form for grant to improve BW25. <p><u>Meeting with ranger in hand.</u></p>	Clerk
Action: CPRE campaign	By Whom:
<ul style="list-style-type: none"> Clerk to add Council's name to campaign. <p><u>Done.</u></p>	Clerk