

Draft Minutes

Greywell Parish Council Meeting

**Wednesday 18<sup>th</sup> April 2018 at 6.00 pm in the Village Hall**

|   |   |        |
|---|---|--------|
| 1 | <p><b>Present:</b><br/>David Millard (Chairman), Earl of Malmesbury, Nick MacAndrew (Vice Chairman), Sue O'Neill, Henri Mogg, County Councillor Jonathan Glen, District Councillor Ken Crookes, Elizabeth Ford (Clerk), Mike Barter.</p> <p><b>Apologies:</b> District Councillors John Kennett and Stephen Gorys.</p>  |        |
| 2 | <p><b>Minutes of last meeting</b><br/>The minutes of the last meeting on Monday 12<sup>th</sup> March 2018 were approved and signed.</p>  |        |
| 3 | <p><b>Declarations of interest relating to this agenda:</b><br/>EoM declared an interest in the planning application ref. 18/00389/FUL (see 5 a. i below) due to a right of way across to the adjacent field and also as the part of the site of the proposed development included land in his ownership.</p>   |        |
| 4 | <p><b>Parish Council Elections on Thursday 3<sup>rd</sup> May</b><br/>Five candidates had been nominated for the five seats on the Parish Council. The election would therefore be uncontested with no poll (voting) on Thursday 3<sup>rd</sup> May and all candidates would be duly elected. Nick MacAndrew had decided not to stand for re-election and new candidate Mike Barter was welcomed in advance to the Council</p>  |        |
| 5 | <p><b>Planning: No applications to be considered at meeting.</b></p> <p><i>a. Update on previous applications.</i><br/>This is included in in full Appendix A.</p> <p><i>i. 18/00389/FUL, Garage Adjacent To Hook Road Greywell</i><br/>Replacement of existing garage with new store/workshop to be used in association with Dorchester and Holly Cottage.<br/>Since the meeting on Monday 12<sup>th</sup> March the Parish Council had considered the above application and the Clerk had submitted a comment to object (full comment included in Appendix A).<br/>It was reported that the applicant did own the access to the garage. If the planning officer report recommended granting permission the application would be expected to go to committee.</p> <p><i>b. Local planning matters including:</i></p> <p><i>i. Report of the Parish Council response to the Hart Local Plan consultation</i><br/>The Parish Council comment, which was generally in support of the Local Plan, is included as Appendix B. The final housing numbers included in the Plan were higher than those calculated using the proposed new methodology but were to accommodate expected changes in the National Planning Policy Framework which was still under review. Adoption of the Local Plan was currently expected in early 2019.<br/>It was decided that refund of the DLFF monies should not take place until after adoption of the Local Plan.</p> |        |
| 6 | <p><b>On-going issues</b></p> <p><i>a. Speedwatch</i><br/>At least two people per session were required. Sessions were proposed for 1 hour in the evening and 1 hour in the morning over a period of 3-4 days and this would involve 6 volunteers from a core group of 8-12. It was decided to ask residents at the Parish Assembly and in the parish magazine if they had a problem with speeding and, if so, would they volunteer to join the Speedwatch group.</p>   | HM &DM |

|     |   |   |                     |            |     |                         |        |  |                           |     |  |                  |            |  |
|-----|---|---|---------------------|------------|-----|-------------------------|--------|--|---------------------------|-----|--|------------------|------------|--|
|     | <p>b. <i>Website</i><br/>How to support the completion of the new website would be investigated. Not many people in the village were on Facebook but the Parish Facebook page was in operation and being used. Circulation of information on an attempted burglary would be carried out using Facebook rather than the village email list.</p> <p>c. <i>Phone box – Defibrillator, CPR training, Village Emergency Telephone System</i><br/><b>It was resolved</b> to join the VETS at an initial cost of £45 and then a £100 per year (with the first year free). The scheme could be set up without training, but if required would cost £175. The decision on whether to support training for the scheme was deferred and SO'N asked to advise on need.</p> <p>d. <i>Parish Lengthsman</i><br/>A review of last year's work schedule would be carried out at the next meeting to decide new works for 2018/2019. The Clerk was to confirm details of HCC grass cutting from the Deptford Lane bridge to the waterworks entrance and the entrance to the Moors SSSI opposite.</p> <p>e. <i>Superfast broadband</i><br/>A commitment had been obtained from HCC and BT Openreach (with the help of County Cllr Jonathan Glen) that Deptford Lane would be connected to Superfast broadband by the end of 2019.</p> <p>f. <i>Waste bin</i><br/>The Clerk had written to Hart DC regarding the move of the existing bin at the Deptford Lane bridge to a new location at the entrance to the canal by The Old Wharf House on Deptford Lane but as yet no reply had been received.</p> <p>g. <i>South East Water pipeline works</i><br/>The Clerk would circulate the notice that Deptford Lane would be closed from Monday 23<sup>rd</sup> April for 9 days.</p> | <p>SO'N</p> <p>SO'N</p> <p>Clerk</p> <p>Clerk</p> |                     |            |     |                         |        |  |                           |     |  |                  |            |  |
| 7   | <p><b>Report from County Councillor</b><br/>The Clerk would publish the written report from County Councillor Jonathan Glen on the Parish website and copy to HM for inclusion in The Villager. This issue provided information on pothole repairs and the previous issue outlined the financial pressures on the County Council and that HCC was applying to government for fairer funding. Liaison by HCC with the Minister for Communities and Local Government had resulted in HCC receiving an extra £2.9M for the repair of potholes. It was confirmed that HCC had no liabilities due to the financial failure of contractor Carillion.</p>  | Clerk   |                     |            |     |                         |        |  |                           |     |  |                  |            |  |
| 8   | <p><b>Report from District Councillor</b><br/>The Local Plan was prepared and awaiting examination by the Inspector. Hart DC had re-tendered the contract for waste collection in a joint bid with Basingstoke and Deane Borough Council and Serco would take over from Veolia in October 2018. A parish poll would be held on 3<sup>rd</sup> May in Odiham. This followed Odiham Parish Councillors voting in favour of the deer park development and was effectively a vote of no confidence in the Parish Council. There was no requirement for the Parish Council to respond to the vote and its cost was minimised as the poll would take place on the same day as the Parish and District Council elections. The poll would have no implications on the Neighbourhood Plan as this had already been made.</p>   |   |                     |            |     |                         |        |  |                           |     |  |                  |            |  |
| 9.  | <p><b>Finance:</b></p> <p>a. <i>To note current financial situation and sign bank statements</i><br/>Bank reconciliations as at 17<sup>th</sup> April 2018 were approved and signed as correct. Account balances were noted as follows:</p> <table data-bbox="379 1720 943 1845"> <tr> <td>i.</td> <td>Treasurer's account</td> <td>£23,326.27</td> </tr> <tr> <td>ii.</td> <td>Business 30 day account</td> <td>£12.26</td> </tr> <tr> <td></td> <td>Less un-presented cheques</td> <td>nil</td> </tr> <tr> <td></td> <td>Reconciled total</td> <td>£23,388.53</td> </tr> </table> <p>b. <i>Payments and cheques for signature.</i><br/>Payments were approved as per the schedule over the page.</p>  | i.  | Treasurer's account | £23,326.27 | ii. | Business 30 day account | £12.26 |  | Less un-presented cheques | nil |  | Reconciled total | £23,388.53 |  |
| i.  | Treasurer's account   | £23,326.27  |                     |            |     |                         |        |  |                           |     |  |                  |            |  |
| ii. | Business 30 day account   | £12.26  |                     |            |     |                         |        |  |                           |     |  |                  |            |  |
|     | Less un-presented cheques   | nil   |                     |            |     |                         |        |  |                           |     |  |                  |            |  |
|     | Reconciled total  | £23,388.53  |                     |            |     |                         |        |  |                           |     |  |                  |            |  |

|    |  |                               |
|----|--|-------------------------------|
| 10 | <p><b>To consider support for the Basingstoke Canal</b></p> <p>A letter had been received from the Chairman of the Society requesting support in the form of volunteers rather than funding. <b>It was resolved</b> to invite the Society to speak at the Parish Assembly.</p>   | Clerk                         |
| 11 | <p><b>Update on Parish Newsletter</b></p> <p>The newsletter provided the annual report for the Parish Council and its issue coincided with the Parish Assembly. DM had drafted the 2018 copy with NMCA as sub-editor and sections were requested from HM and SO'N.</p>   | Clerk<br>HM&SO'N              |
| 12 | <p><b>Any other business and items for agenda of next meeting</b></p> <p>The Hampshire and Isle of Wight Wildlife Trust had confirmed that it did not own the land outside the waterworks. Registration of the title by the Parish Council was suggested. Grass cutting of the area was discussed, but no party identified to take over the work.</p> <p>The AGM would start at 6pm. The Clerk was to confirm the funds available in the Chairman's Allowance for refreshments for the Parish Assembly. Refreshments would be served from 7.00 to 7.15pm with the Parish Assembly starting at 7.15pm. HM and SO'N would set out the refreshments (wine at cost from the Village Hall, crisps and nuts, catering for 12-20 residents).</p> <p>The Clerk would write to HC Highways to request management of the trees overhanging Hook Road between the parish boundary and the A287. The letter would be copied to District Councillor Ken Crookes in time for the traffic partnership meeting the following week.</p> <p>Finally DM gave thanks to NMCA for his service as Councillor and Vice Chairman on the Council over the last five years. Nick was recognised for his exceptional input from the start, the implementation of the boardwalk and the village clean-up initiative which would be his lasting legacy. He was presented with a card and gift and would be missed. NMCA thanked for the kind words and said that the Parish was in very good hands with Mike Barter taking over his place on the Council.</p> | Clerk<br>HM&SO'N<br><br>Clerk |
| 13 | <p><b>Dates of next meetings</b></p> <p>The next meetings (in Greywell Village Hall) were confirmed as:</p> <p style="text-align: center;">Wednesday 9<sup>th</sup> May – Parish Council Annual Meeting (AGM) at 6pm and Parish Assembly at 7.15pm</p>   |                               |

#### Schedule of cheques and payments for approval/signature on 18th April 2018

| Serial               | Payee  | Services/Goods                                | Amount         | Cheque No | Dated   |
|----------------------|--------|---|----------------|-----------|---------|
| <b>Retrospective</b> |        |   | nil            |           |         |
| <b>Current</b>       |        |   |                |           |         |
| 27                   | HALC   | HALC Affiliation Fees and NALC Levy - 2018/19 | £145.00        | 512       | 20.4.18 |
| 28                   | E Ford | Clerk salary & expenses (Feb, Mar)            | £177.19        | 513       | 20.4.18 |
|                      |        | <b>Total</b>                                  | <b>£322.19</b> |           |         |

## Appendix A - Update on Previous Planning Applications

### REPORT OF COMMENT ON PLANNING APPLICATION SUBMITTED SINCE LAST MEETING: 18/00389/FUL, Garage Adjacent To Hook Road Greywell

Replacement of existing garage with new store/workshop to be used in association with Dorchester and Holly Cottage.

#### Comment submitted 5 April 2018:

Greywell Parish Council would like to submit the comment to object to the above application based on the following:

- it entails a change of use likely to have adverse effects on immediate neighbours, e.g. noise, traffic, access
- it significantly increases the footprint and height of the current building with adverse visual impact on the street scene and neighbours visual amenity
- a workshop/store would be out of character with the setting of the site in the small rural village and surrounding Conservation Area.

The Parish Council would have no objection to the repair and refurbishment of the existing building provided it is retained only for its present use as a garage.

By 17 April 2018 there were 22 resident comments to object on the website and none to support. Highways comment to request to condition as ancillary use to residential use of dwelling it is to serve. Conservation Officer comment to refuse until further detail on external surfaces have been submitted for consideration. Notes that the proposal is larger than the land in ownership of applicant and that applicant does not own access drive. Also increase in width and height will make building stand out and the removal existing greenery without room to re-establish will also have negative impact.

#### UPDATE SINCE LAST MEETING

##### 17/02583/PREAPP, The Old Dairy White Lane

Change of use of agricultural building into a day health spa facility

Validated: Wed 22 Nov 2017

Formal response from Hart DC on 8 Feb 2018. No further info.

##### 17/01800/FUL & 17/01801/LBC. Manor Farm Barns, The Street, Greywell.

**Proposal:** Conversion and extension of farm buildings to create five dwellings, etc.(pursuant to previous permission/consents) etc.

Parish Council comment no objection. Status: Application ongoing. No further info. Since GPC comment on 10 November 2017

##### 17/03487/FUL. Land Adjacent to Junction 6 M3 Basingstoke Hampshire.

**Proposal:** Construction of a new Motorway Service Area to comprise an amenity building, lodge, drive thru coffee unit, associated car, coach, motorcycle, caravan, HGV and abnormal load parking, and a fuel filling station with retail shop, together with alterations to the adjoining roundabout on the M3 and slip roads to form an access point and works to the highway. Provision of landscaping, infrastructure and ancillary works. Validated 2 November 2017.

Parish Council comment to object. Status: Application ongoing. Last doc posted on website was on 16 April 2018 and was a memo from B&DBC Planning Policy Team written in Nov 2017.

##### 16/00109COU3, P.I. Ref. APP/N1730/C/17/3176640, 8 Dorchester Way

Appeal against: Unauthorised change of use of private land to form garden land and erection unauthorised structures.

Interested party comments due 24 Nov 2017

Appellant/LPA Final comments due: 15 Dec 2017

Status: Appeal undecided (as of 17 April 2018)

## Appendix B: Greywell Parish Council comment on Hart Local Plan

Excerpts from Part B of the Publication Stage Representation Form submitted to Hart District Council by Greywell Parish Council on 26<sup>th</sup> March 2018

### 2. Do you consider the Local Plan is:

Please check as appropriate.

- |  |     |                                       |
|--|-----|---------------------------------------|
| (1) Legally Compliant                    | Yes | ✓                                     |
| (2) Sound                                | Yes | ✓ qualified, see SS3 (No) and H3 (No) |
| (3) Compliant with the Duty to Cooperate | Yes | ✓                                     |

### 3. Please give details of why you consider the Local Plan is not legally compliant or is unsound or fails to comply with the duty to cooperate. Please be as precise as possible.

If you wish to support the legal compliance or soundness of the Local Plan or its compliance with the duty to cooperate, please use this box to set out your comments.

## Greywell Parish Council comment on the soundness of the Local Plan

The Parish of Greywell is located to the extreme west of Hart District, sharing its western boundary with the Borough of Basingstoke and Deane. It is a small community of less than 240 residents in just under 100 households and is centred on a small rural village within a parish area of only 350 ha (Census 2011 data).

Greywell is a small community but shares many aspects of the planning context of the small rural parishes, particularly those in the south western quadrant of the District. The particular planning context of Greywell is summarised as follows:

The unspoilt rural character of the parish and the built-heritage of its small village give the area a high amenity value. The area is much enjoyed and is important to the health and well being of the residents themselves and also the wider community. The River Whitewater arises upstream and flows through the environs of the village. Development has been of a small scale and so generally accommodated without major problems. Existing infrastructure is limited and there are significant constraints for the provision of additional services. There is no shop, no school and no doctor's surgery. There is no bus service and currently a limited taxi-share service, subsidised by the County Council. There is no street lighting and the dark skies are an appreciated feature of the area. Superfast Broadband was installed recently but without connecting a significant proportion of the village. The tranquil rural nature of the area and historic road network (a complex network of narrow lanes with no or narrow footways) means that increases in traffic levels have a significant negative impact both on road safety and local amenity. Commuters from the village regularly face peak hour congestion both on joining major roads and on rail networks.

Greywell Parish Council applauds the Vision of the Hart Local Plan.

In recognition of the significant constraints on major development in the west of the district, as illustrated for the Parish of Greywell, the Parish Council considers that it is justified that the focus for the majority of growth is to the east of the district.

The individual policies of the Plan are generally well defined to deliver successful smaller scale development elsewhere in the district and in line with the Vision and Objectives of the Plan.

The Parish Council welcomes Policy NBE2 Gaps between Settlements and in particular the inclusion of the North Warnborough to Greywell local gap, which is considered essential to conserve the identity of our village.

The form of new housing policies, in particular for housing mix, affordable housing and rural exception sites (with a lower maximum number – see separate representation on H3), are considered justified to meet identified housing needs throughout the district and compatible with the conservation and enhancement of the high natural and built environmental quality of Hart District.

### **Greywell Parish Council comment on Policy SS3**

The inclusion of planning towards a new settlement within a specified search area in the spatial strategy of this plan period is not supported as it is not considered to be the most appropriate strategy for the following reasons:

1. the Plan already exceeds current housing requirements without a new settlement.
2. the search area has been closely defined based on current land availability although the new settlement is for housing needs beyond 2032
3. the search area should relate to the identified Hampshire County strategic transport priority for an improved link between the M3 and M4 i.e. extend further north in Hart District rather than be focused on the limited land area along the existing M3 corridor.
4. the current search area is greenfield;
5. the current search area is of a relatively limited extent so that local gaps between Hook and Hartley Wintney and the new settlement are not considered deliverable;
6. the catchment of the River Whitewater runs through the current search area.

### **Greywell Parish Council comment on Policy H3**

Re. policy H3 – Rural Exception Sites, the max number at 20 is considered well above potentially identified needs and too high to be readily accommodated by the adjacent villages without significantly altering their character.

**4. Please set out what modification (s) you consider necessary to make the Local Plan legally compliant or sound, having regard to the Matter you identified at question 3. above. (NB. Please note that any non-compliance with the duty to cooperate is incapable of modification at examination). You will need to say why this modification will make the Local Plan legally compliant or sound. It would be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.**

### **Greywell Parish Council comment on Policy H3**

It is therefore important to reduce the max figure and replace the number 20 with the number 5 in paragraph 192, so the policy should be changed to:

“The size of an exception site will depend on the level of need and site-specific considerations, but, as a general rule are envisaged to be up to 5 dwellings. Rural exception sites should be well related to an existing settlement, for example in terms of impact on landscape, heritage assets, and the setting of the settlement. The development should also be well designed to be in keeping with the character of the settlement. “