

Draft Minutes

Greywell Parish Council Meeting

Wednesday 17th January 2018 at 5.45 pm in the Village Hall

1	<p>Present: David Millard (Chairman), Nick MacAndrew (Vice Chairman), Sue O'Neill, Henri Mogg, District Councillors John Kennett and Stephen Gorys, Elizabeth Ford (Clerk) and 4 members of the public.</p> <p>Apologies: District Councillor Ken Crookes and Earl of Malmesbury.</p>	
2	<p>Minutes of last meeting The minutes of the last meeting on Monday 8th November 2017 were approved and signed.</p>	
3	<p>Declarations of interest relating to this agenda: None</p>	
4	<p>Planning:</p> <p style="margin-left: 40px;"><i>a. Applications to be considered at meeting</i></p> <p style="margin-left: 80px;">i. 17/02583/PREAPP, The Old Dairy, White Lane Change of use of agricultural building into a day health spa facility.</p> <p>The Clerk confirmed that it was good practice for the Parish Council to discuss different aspects of a development at the early design/pre-app stages, but it was necessary that no decision on whether to support or object to the development was made until the planning application was discussed as specified business at a parish council meeting. Two representatives of the applicant gave a presentation on the proposed development. The site was part of the group of farm buildings at the northern end of White Lane. The buildings to be developed under the current proposal were previously in use as a dairy but the farm was now under arable and the dairy was not required. The buildings provided a minimal rental income and were considered visually unattractive. The site was accessed by a BOAT, a "by-way open to all traffic", and it was proposed to widen this before the planning application was submitted to provide a separate safe pathway for pedestrians. The development proposal was for a "day spa" with opening hours of 6am to 10pm, also accessible to families and older people and located on a footpath and cycle route. The existing buildings would be re-clad in timber with a small reduction in footprint to enlarge the area available for parking. There would be a small coffee shop but no restaurant. It was hoped to open the spa by 2020 and it would be run by a partnership between the owners and a commercial operator. The next buildings along were planned for a Phase 2 development as a crèche. The barn at the end of the group was newer build and would remain in agricultural use (to be rented by the agricultural contractor currently using the development site buildings). There was a discussion on where the users of the facility would travel from, the proportion of traffic which would pass through the village, and the safety of the road junction with the BOAT. It was noted that there was a marked increase in foot, cycle and horse traffic in the area at the weekends. A request was made that the planning application should include information on the potential traffic impact due to the development including base figures, effect of the development on traffic levels (including type of traffic) and a comparison with alternative uses of the site.</p> <p>It was resolved to make a representation to Hart District Council that any future planning application include consideration of the traffic impacts of the development.</p>	Clerk

	<p>17/02979/HOU and 17/02980/LBC, Dorchester Cottage Hook Road Dorchester and Holly Cottage. Removal of C20 single storey flat roof extension to rear and erection of two storey extension in its place together with single storey extension to rear to form day room.</p> <p>The application was discussed and it was resolved to submit the comment to support the application.</p> <p>ii. 17/02868/HOU and 17/02869/LBC, The Old Forge Hook Road Removal of corrugated Asbestos roofing material to outbuildings 1 & 3, and replacement with traditional hand-made clay roofing tiles. Demolition of Building 2 and reconstruction as an annexe for additional guest accommodation ancillary to the main house. Building 2 to be clad in traditional oak cladding. Building 1 to be clad in oak on the south side only. Installation of conservation rooflights to rear facing roof slopes of Buildings 1 & 2.</p> <p>The application was discussed and it was resolved to submit the comment to support the application as long as conditions were included that the accommodation remained ancillary to the main house.</p> <p><i>b. Update on previous applications.</i></p> <p>i. 17/02730/AMCON, Old Chapel Deptford Lane Variation of conditions 6 and 7 to allow for the substitution of the Bat Survey and removal of condition 2 (submission of brick and mortar details) - pursuant to 17/00687/HOU - Alterations to roof including the removal of flat roof at rear and the pitched roof at front to be raised and extended to cover the rear. Installation of 2no conservation roof lights Status: Granted 10 January 2018</p> <p>ii. 17/01800/CA & 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</p> <p>iii. 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 (N.B. HCC Highways comment to request additional information and, if Basingstoke and Deane BC minded to determine application before this information has been received, recommend to refuse).</p> <p>iv. 17/02390/LDC, Old Chapel Deptford Lane Application for a Lawful Development Certificate for greenhouse and various outbuildings. Declaration of interest made by Cllr Nick MacAndrew, as the applicant. Parish Council comment to support the application. Status: Granted 5th December 2017</p> <p><i>c. Local planning matters</i> The GPD Steering Group had sent an update to the village last week which picked out the parts of the approved "submission" version of the Hart Local Plan which were relevant to the village of Greywell. Responses to this consultation would be sent directly to the Plan Inspector and so residents were encouraged to send in comments as individuals.</p>	<p>Clerk</p> <p>Clerk</p>
--	---	---------------------------

	<p>i. To consider request by Rural Hart Association to join a co-ordinated effort to reverse the decision of Hart Council to build a New Settlement in the Winchfield/Murrell Green area</p> <p>It was resolved that although the Parish Council supported in principle the objection to the proposed new settlement in the Winchfield/Murrell Green area and the associated increase in housing numbers, it would decline the invitation to join the Rural Hart Association and/or campaign for the New Settlement Strategy (SS3) to be removed from the Hart District Local Plan at the Reg 19 inspection in the summer. Reply to be drafted by DM and the Clerk.</p>	DM&Clerk												
5	<p>Report from County Councillor</p> <p>No report.</p>													
6	<p>Report from District Councillor</p> <p>This had been provided under item 4c.</p>													
7.	<p>Finance:</p> <p><i>a. To note current financial situation and sign bank statements</i></p> <p>Bank reconciliations as at 16th January 2018 were approved and signed as correct. Account balances were noted as follows:</p> <table style="margin-left: 40px;"> <tr> <td>i.</td> <td>Treasurer's account</td> <td style="text-align: right;">£19,459.54</td> </tr> <tr> <td>ii.</td> <td>Business 30 day account</td> <td style="text-align: right;">£12.26</td> </tr> <tr> <td></td> <td>Less un-presented cheques</td> <td style="text-align: right;">-£12.50</td> </tr> <tr> <td></td> <td>Reconciled total</td> <td style="text-align: right;">£19,459.30</td> </tr> </table> <p><i>b. Payments and cheques for signature.</i></p> <p>Cheques were approved and/or signed as per the schedule below.</p>	i.	Treasurer's account	£19,459.54	ii.	Business 30 day account	£12.26		Less un-presented cheques	-£12.50		Reconciled total	£19,459.30	
i.	Treasurer's account	£19,459.54												
ii.	Business 30 day account	£12.26												
	Less un-presented cheques	-£12.50												
	Reconciled total	£19,459.30												
8	<p>Any other business and items for agenda of next meeting</p> <p>None</p>													
9	<p>Dates of next meetings</p> <p>The next meetings (all in Greywell Village Hall) were confirmed as: Provisionally Wednesday 28th February 2018 at 6pm - Full Council Meeting (N.B. Date now changed from 28th Feb to Monday 12th March at 6pm) Wednesday 18th April 2018 at 6pm – Full Council Meeting</p>													

The meeting closed at 6.40pm

Schedule of cheques and payments for approval/signature on 17th January 2018

Serial	Payee	Services/Goods	Amount	Cheque No	Dated
Retrospective			nil		
Current					
22	E Ford	Clerk's salary&exp (Dec& Jan)	£342.47	506	17.1.18
		Total	£342.47		