

GREYWELL PARISH COUNCIL

Minutes of the Greywell Parish Council meeting
held in the Village Hall at 6pm on Thursday 19 August 2021

In attendance: - Cllr D. Millard, Cllr M. Barter, Cllr H. Mogg and the Earl of Malmesbury (until 6.45pm)

Also in attendance: - Beverley Bridgman (Parish Clerk), County Cllr J. Glen and District Cllr J. Kennett

Draft minutes subject to confirmation

At the start of the meeting it was agreed to move agenda point 14 to earlier in the meeting to allow the Earl of Malmesbury to take part in the discussion

1. Receive and accept apologies for absence

Apologies received from District Cllrs C. Dorn & K. Crookes. The District Cllrs gave their thanks to Sue O'Neill for her work as a Parish Councillor

2. Receive and note any declarations of interest relevant to the Agenda

None

3. The Chairman to sign as a correct record the minutes of the Parish Council meeting held on 4 May 2021

The Chairman signed as a correct record the minutes of the Parish Council meeting held on 4 May 2021

4. PUBLIC PARTICIPATION - The meeting will recess for not more than 15 minutes so as to allow any members of public (not more than 3 minutes each) to address the meeting

3 members of the public attended the meeting. Each spoke in regard to agenda point 6a.

Points raised:

- This application would cause a big increase in the amount of traffic in Greywell
- There are already 20-30 cars parked in The Street every day, more traffic would be a problem
- Deptford Lane is already used as a rat run, this application would increase the amount of traffic
- Is there a need for a vitality bar? Will this essentially be a bar for events held at the venue?

5. Receive reports

Reports were received from the County and District Councillors, these can be found in Appendix A

6. Consider and discuss the following planning applications:

a) Demolition and replacement of an agricultural building, silo and stores to provide for a wellness centre with flexible rural workspace and ancillary vitality bar, creation of a secondary access road, parking and landscaping

The Old Dairy, White Lane, Greywell, RG29

Reference 21/02002/FUL

The Parish Council discussed the application; it was resolved to submit a comment of **objection**. The objection letter can be found in Appendix C

7. Update on previous planning applications

Since the last Parish Council meeting on 4 May 2021, Hart District Council (HDC) has refused the following planning application:

21/00980/LBC, The Old Forge, Hook Road, Greywell, RG29 1BT

Since the last Parish Council meeting the Parish Council have sent the following comments to HDC using their Planning Protocol:
No objection-21/01350/HOU and 21/01351/LBC, The Old Vicarage, The Street, Greywell, RG29 1BZ

8. Approve the Electronic Payment request for August

Approved-The Electronic Payment request for August is shown below

Greywell Parish Council August 2021 Electronic Payment Request

To	Item	Amount	Invoice number	Type
Staff	Salary August 2021	£266.08	08/21	SO
Greywell Village Hall	Hire of Hall August 2021	tbc (approx £20-hall hire 19/8/21)	tbc	EP
Chairmans Signature and date:				

9. Note the current financial situation and sign bank statements

Noted-The current financial situation can be found in Appendix B. The balances as at 13 August 2021 were:

Current Account: £8773.86

Savings Account: £12.26

10. Note the resignation of Cllr O’Neill and agree the next steps

Noted-The Parish Council thanked Sue O’Neill for her work as a Parish Councillor since August 2016.

In line with legal requirements the Monitoring Officer at Hart District Council has been informed of the casual vacancy and this has been advertised both via the village email communication list, the village notice board and on the parish website.

If, within 14 days (excluding Saturdays, Sundays and Bank Holidays) after the date of the advertisement notice, a request for election to fill the vacancy is made in writing to the RETURNING OFFICER of HART DISTRICT COUNCIL by ten electors for the Parish, an election will be held to fill the vacancy. If this does not happen the Parish Council will be in a position to co-opt a new Councillor

11. Sign documents to remove Cllr O’Neill and a previous Cllr from the Parish Council bank accounts

Signed-the Parish Clerk will return the signed documents to Lloyds Bank

12. 1st quarter accounts

The 1st quarter accounts were presented by the Parish Clerk and can be found in Appendix D

13. Consider the Planters on offer from Hart District Council

Information regarding planters on offer from the District Council had been circulated prior to the meeting. It was agreed the Parish Council would **not** make an offer for the planters

14. Discuss and agree a schedule of jobs for the County Lengthsman

Discussed and agreed the following schedule of jobs:

- Cut back the overgrown vegetation at the boardwalk

- Dig out the long ditch outside the waterworks
- Dig out the ditch before the bridge in Deptford Lane
- Ensure all signs and road names are visible and clean

15. Update on land at the pumping station

Agreed Cllr Barter will look at the HMRC website in conjunction with Cllr Millard with a view to the Parish Council obtaining adverse possession of the land. Cllr Millard will also circulate an email to the village requesting help from someone qualified in these matters

16. Update on Speedwatch

Cllr Mogg plans to restart Speedwatch after the school summer holidays. It was noted that a minimum of 4 volunteers are needed for each session

17. Update on the Rural Gigabit Broadband Voucher Scheme

Cllr Mogg confirmed the Hampshire Top-Up to the Gigabit Broadband Voucher scheme has been relaunched. The Greywell properties who signed up to the scheme have been registered with Open Reach; re-costing and an update based on the number of properties interested in the scheme should be available soon

18. Note decisions made in accordance with minute ref 25 of the Parish Council meeting held on 4 May 2021

Noted-the following decisions were made by the Parish Clerk in conjunction with the Chairman :

Payments additional to Standing Orders:

Clerk expenses £6.85 (posting audit paperwork signed delivery)

ICO annual renewal £35 by direct debit

Upper Bridge Enterprises (annual website fees) £189.49 inc VAT

19. Confirm the date and time of the next meeting

26 October at 6pm

There being no other business the meeting finished at 7.15pm

Appendix A

County Councillor Jonathan Glen jonathan.glen@hants.gov.uk

I hope everyone had some sort of summer break, and enjoyed watching the fantastic performances of our athletes at the Tokyo Olympics as much as I did. Now it's September we're all back to school and work.

The elephant in the room this month, of course, is the debate about Shapley Heath New Town. I have had many phone calls and emails regarding the proposed development on our doorstep but I need more!

Hart District Council (HDC) has now launched a communities survey on its plans to build up to 10,000 new houses at Shapley Heath, which is now the name for the woodland and fields separating Hook, Hartley Wintney, Winchfield and Fleet, pretty much all our neighbouring villages. The survey as it stands fails to ask any questions for or against this development of our rural setting, basically presenting the proposal as a fait-accompli.

I believe we have a right to express our opinion about this.

The survey locates the development at Shapley Heath, but explores NO alternatives for meeting future housing demand, and asks NO questions about whether residents want Shapley Heath to go ahead. No use asking us how many parking spaces we would like if we don't want the houses at all!

Just think...10,000 houses will produce a minimum of 20,000 transport movements in the morning rush hour, and a further 20,000 vehicles trying to get home at 5pm. Ever queued to get on the M3 through Hook? We will all have to add an extra hour to our commuting times. Not to mention the added pressure on our local services, shops, and medical practices.

This super-sized urban extension will merge Fleet with Hartley Wintney, Winchfield and Hook. It will have a devastating impact on our local infrastructure and will deprive surrounding towns and villages of much-needed investment.

This year, HDC plans to spend a further £279,000 of OUR money on this unpopular development. There is insufficient government funding to support this project, in addition to the District Council already having a budgeted deficit of £381,000.

If you are as concerned as I am, please share your thoughts with me by emailing me on jonathan.glen@hants.gov.uk and giving me permission to send on your responses directly.

On a more global note, I'd like to update you on what Hampshire County Council (HCC) is doing to address the climate change challenge. HCC has recognized the severity of climate change and the urgent need for action at home. We have declared a climate emergency and set two targets. The first, is to be Carbon Neutral by 2050; the second is to be resilient to the impacts of a two-degree

Appendix A

temperature rise. The Hampshire Climate Change Strategy and Action Plan includes key programmes on transport, energy, residential emissions, and the green economy.

More information on what we are doing and how to calculate your own carbon footprint can be found at:

<https://www.hants.gov.uk/landplanningandenvironment/environment/climatechange>.

In addition, HCC also now has a **Pollinator Strategy** and is working closely with Parish Councils on the Pollinator Pledge Project. Did you know there are around 1500 species of insect pollinators in the UK? They are vital to growing much of our crops and for plants to flourish in our fields and gardens. Unfortunately, they are facing a number of threats meaning populations are in decline.

We're looking for local communities to pledge to help enhance their local environment for pollinators and raise awareness of how important they are. Simple actions such as not cutting your grass verges could make a big difference to the pollinators in your area.

Further details are available on <https://www.hants.gov.uk/community/parish-pages/parish-pollinator>

We are also keen to help residents who elect to drive Electric Vehicles (EVs) as an alternative to traditional petrol and diesel cars. Trials are already underway of publicly available EV charge points for on-street locations to improve the EV network across Hampshire.

We'd like to hear your views, so please take a few minutes to complete our survey on <https://forms.office.com/Pages/ResponsePage.aspx>.

More information about our work on electric vehicles as part of our strategy to tackle climate change can also be found at <https://www.hants.gov.uk/transport/electric-vehicles>

District Cllr John Kennett

Cllr Kennett reported that it is a very quiet time of year for the District Council however he also reported that due to the resignation of many experienced staff the District Planning Department is currently experiencing delays in processing planning applications.

Greywell Parish Council Monthly Sheet for August 2021 (Appendix B)

Lloyds Current Account

Balance as at 27 April 2021

£11099.19 (agrees statement dated 30 April 2021)

Payments

Date	To	Amount
30 April 2021	Staff Salary April	£266.08
5 May 2021	Staff Expenses April	£14.30
5 May 2021	Do The Numbers Ltd Invoice	£125.00
5 May 2021	Annual Grass Cutting	£200.00
5 May 2021	Hampshire Association of Local Councils Invoice 4440	£169.95
5 May 2021	Community Heartbeat Trust Invoice 8396	£151.20
5 May 2021	The Basingstoke Canal Society Invoice 01779	£30.00
7 May 2021	Came & Company Invoice 506802966	£339.13
1 June 2021	Staff Salary May	£266.08
30 June 2021	Staff Salary June	£266.08
30 June 2021	Staff Expenses June	£6.85
16 July 2021	Information Commissioner's Office Invoice 00016933917	£35.00
21 July 2021	Upper Bridge Enterprises Invoice 0995	£189.49
30 July 2021	Staff Salary July	£266.08

Balance as at 13 August 2021

£8773.86 (agrees on line statement dated 13 August 2021)

Lloyds Savings Account

Balance as at 27 April 2021

£12.26 (agrees statement dated)

Balance as at 13 August 2021

£12.26 (agrees on line statement dated 13 August 2021)

Total Balance as at 13 August 2021

Lloyds Current Account	£8773.86
Lloyds Savings Account	£12.26
Unpresented cheques	Nil
Cancelled cheques	Nil
Net Bank Balance	£8786.12

Chairmans Signature and date:

COMMENTS FROM GREYWELL PARISH COUNCIL

Introduction

Greywell Parish Council (GPC) has studied this new proposal in depth and unanimously resolves to strongly **object**.

This is based on grave concerns that the proposed development will potentially create significant, negative traffic impacts upon the village. The effect could result in unacceptable harm to Greywell and its residents, particularly in terms of road safety, but also with respect to amenity and enjoyment of living in what is a small rural village.

The comment above uses the expression 'potentially' as GPC believes the application's supporting documentation fails to disclose sufficient evidence regarding the type and level of activity that will be actually be undertaken within the development. Consequently, GPC has been left with no choice but to analyse the published floor plan and take an educated guess as to the likely modus operandi of the development and the resultant traffic impact.

This note will develop the argument above and conclude with a formal request for further clarification of the development's purpose and an updated traffic survey and statement.

Planning Context

The National Planning Policy Framework (NPPF) requires that local planning authorities should support the sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well-designed new buildings; and promotes the development and diversification of agricultural and other land-based rural businesses.

GPC supports the policies contained in the NPPF. In particular, we favour diversifying the rural economy and finding alternative uses for redundant agricultural buildings. However, we believe this planning application has the potential to adversely affect the character of the village of Greywell and the safety and well-being of its residents. This objection rests on one key issue: the anticipated significant negative impact of increased traffic volumes. Interestingly, this view accords exactly with the applicant's own Planning Statement (PS) which states: "*Traffic generation associated with the proposed development and associated highway safety and access issues are considered to be the primary consideration in the determination of this application, as per the previous application*".¹

GEN 1 within the Saved Policies following adoption of the Hart Local Plan 2032, states *inter alia* that "Proposals will be permitted where they:

- (ii) Avoid any loss of amenity to existing and adjoining residential (and other) uses by virtue of noise, disturbance, noxious fumes, dust, pollution or traffic generation (our underlining);
- (viii) Do not give rise to traffic flows on the surrounding road network, which would cause material detriment to the amenities of nearby properties and settlements or to highway safety;
- (x) Do not lead to problems further afield by causing heavy traffic to pass through residential areas or settlements, or use unsuitable roads;"

GPC believes the development's likely use breaches the above policies.

¹ Planning Statement & Agricultural Statement, The Old Dairy, Greywell RG29 1DQ, Dated August 2021 – Access & Parking (para 3.46)

The Development's Purpose

The applicant's Planning Statement describes the development as provision for "...a wellness centre with flexible rural workspace and ancillary vitality bar". It goes on to say that the concept presented has 'evolved' since the approval of the previous health spa application and that a more sustainable option will be created with the introduction of flexible workspaces to be operated by a company called x+why who are at the forefront of providing flexible workspaces and co-working environments. The PS concludes by saying: "Converting old farm buildings to office space is a tried and tested diversification but they [the applicants] are looking at wellness space alongside flexible office provision."² The Transport Statement describes the development as "...a wellness and co-working centre working in collaboration with x+why who currently run similar sites in the UK".³

The x+why website provides a clear indication as to the likely business model for the development. The key focus is on flexible workspace with a supporting wellness factor; however, the latter appears to primarily be a means by which 'employers can take care of their teams'. This would explain the modest amount of floor space in the proposed development (less than 10%) allocated to a very small gym, wellness room and studio. It is difficult to see the justification for the application's inference that this floorspace represents a 'wellness centre' which would attract regular use by a significant number of non-office staff members.

In terms of allocated floorspace, it is particularly noteworthy that circa 8% of the floorspace is allocated to a large kitchen, associated back of house (BOH) space and a counter serving area. In the catering industry an often used 'rule of thumb' is that you need 0.5 sqm of kitchen space for each front of house seat. The proposed development's kitchen space alone (exclusive of the BOH's storage, plate washing etc) would cater for up to 150 people and this would increase considerably if the catering provision was a simple affair. Connected to the proposed catering facilities is a range of flexible open plan spaces (including the bar area and entrance) which in total make up circa 45% of the development's floor space. These types of facilities fit neatly with the x+why business model of offering extensive event and workshop capabilities. For example, its Whitechapel establishment marketing material states: "Throwing an event? We have just the space. Light, bright and inviting, soak up the peaceful views of the private garden and transform the space to your liking. It fits up to 250 people and has its own dedicated kitchen".

Traffic Impact

The applicant's Traffic Statement (TS) uses the Automatic Traffic Counter (ATC) survey from the site's previous planning application. The TS acknowledges this survey is now circa 3 years out of date; however, it states that traffic speeds will not have changed and the volume of traffic is reflective of pre-COVID-19 levels. It also suggests that the pandemic has had a major impact on travel habits over the last 18 months and this is likely to continue for the next 6-12 months. It concludes that the ATC data is suitable for the new planning application. GPC disagrees with this view.

The COVID-19 pandemic has put Greywell on the recreation map. In the search for interesting and attractive places to walk and socialise during lockdown an enormous number of people from across the local area and beyond have discovered the fantastic circular walks radiating from Greywell. This rapid expansion in activity has persisted after the lifting of COVID-19 restrictions, and as a result traffic levels have risen. At the same time, residents are regularly working from home and their cars now stay parked outside their homes during the day. Therefore, on-street parking on The Street has become an even

² Planning Statement & Agricultural Statement, The Old Dairy, Greywell RG29 1DQ, Dated August 2021 – Background/Proposal (para 1.12)

³ Transport Statement, The Old Dairy, Greywell, Dated June 2021 – Introduction (para 1.1.5)

greater problem than that articulated in GPC's objection to the original application for a spa/health club. GPC recently undertook a survey of residents to determine views on ways to ameliorate the problem of visitors parking along the whole length of The Street - a problem that is most definitely here to stay. The data from the survey informed representations to Hampshire Highways regarding counter-measures.

The TS's modelling of the proposed day-to-day operation centres around the assumption that the "*building will house a members-only wellness centre with a flexible co-working element*". The requirement for 88 car parking spaces (more than double the 40 spaces allowed in the original consent) is then justified by an allocation across 3 areas: Office, Flexible Space and Wellness. The Hart District Council parking provision interim guidance (2008) document is referenced as the baseline for carparking standards, but there is nothing in those standards for either office development or leisure facilities to justify anything like the number of spaces envisaged. Crucially, in this regard, **there is no mention whatsoever of any event or workshop activity** despite space on the floor space drawing having the annotation 'Private Hire'.

The TS then goes on to develop various assumptions for trip rates based on hybrid data. This includes TRICS data for co working and the spa/health club trip data used in the previous consented planning application. GPC believes it is wholly unacceptable to use the consented spa/health club trip data as this bears little or no comparison with the anticipated 'wellness' activity of the proposed development. In a similar way to the allocation of car parking spaces, the TS trip data assumptions **make no mention of any event or workshop activity**.

GPC believes that the overall traffic case presented by the TS is seriously flawed and must be updated to reflect the impact of events and workshops which, by their very nature, will create high intensity 'pulses' of traffic through narrow streets that are regularly congested with parked cars belonging to recreational visitors. The updated TS should be underpinned by a current ATC survey that reflects the 'new normal'.

Summary

- The application relies heavily on the previous consent for the spa development despite it actually having very limited relevance to the current proposals.
- GPC does not believe the application wholly portrays the intended use of the development.
- As a result of the above, GPC considers the TS to be seriously flawed in terms of the justification of 88 car parking spaces and the projected number of associated journeys.
- The use of hybrid data for Trip Rates as presented in the TS is wrong as the consented data was for a spa/health club and this bears little comparison to the proposed use of the new development.

Conclusion

The Parish Council strongly objects to the application and requests Hart District Council to refuse permission. The Planning Department should make its deliberations on the basis of a revised submission that better reflects the purpose of the development and an updated TS that reflects these changes. If Officers then decide to approve the application, the Parish Council requests that the application is heard by the Planning Committee.

Greywell Parish Council
25 August 2021

Greywell Parish Council Q1 Accounts 30 June 2021

Incoming Payments

	Predicted 2021-2022	Already received
Precept	£5200.00	£5200.00
Bank Interest	£0.00	£0.00
VAT refund	£100.00	£0.00
Totals	£5300.00	£5200.00

Outgoing Payments

	Budget 2021-2022	Already paid	What's left in the budget
Salary	£3193.00	£798.24	£2394.76
Clerk's Expenses	£50.00	£0.00	£50.00
Administration	£50.00	£6.85	£43.15
Insurance	£400.00	£339.13	£60.87
Audit	£160.00	£125.00	£35.00
Venue Hire	£100.00	£11.99	£88.01
Website Management	£300.00	£0.00	£300.00
Repairs and Maintenance	£575.00	£326.00	£249.00
Training	£0.00	£0.00	£0.00
Subscriptions and Donations	£300.00	£199.95	£100.05
Chairmans Allowance	£50.00	£0.00	£50.00
VAT paid	£100.00	£27.60	£72.40
Totals	£5278.00	£1834.76	£3443.24

Balance Carried Forward 30/4/21	£5911.45
ADD Total receipts (as above)	£5200.00
LESS Total payments (as above)	£1834.76
Balance Carried Forward 30/6/21	£9276.69

Current Account as at 30/6/21	£9264.43
Savings Account as at 30/6/21	£12.26

Total **£9276.69**