

Curdridge Parish Council

2 Berkeley Gardens, Hedge End, Southampton, Hampshire, SO30 0QW

Tel: 01489 786557 or mobile 07858 491919

Email: clerk@curdridge-pc.org.uk



MINUTES OF FULL COUNCIL MEETING OF CURDRIDGE PARISH COUNCIL HELD AT 7.00 PM ON THURSDAY 14 DECEMBER 2023 IN THE BILLIARD ROOM AT CURDRIDGE READING ROOM CURDRIDGE

Present:

Cllr Eric Bodger (Chairman)
Cllr Larry Burden
Cllr Jonathan Carkeet
Cllr Philip Hedger
Cllr Lynne Newton
Cllr Sian Townsend (up to item 23.256)

In attendance:

Jenny Whittle (Parish Council Manager - PCM)
Cllr Vivian Achwal (District Councillor)

Public Session

23.248 Apologies for Absence

Apologies had been received from Cllr Paul Haskins and County/District Councillors Hugh Lumby, Sudhakar Achwal and Anne Small.

23.249 Declarations of Interest

Cllr Townsend declared an interest in item 23.252.1 as this is a neighbour and friend.

23.250 To receive reports from the County Councillor, District Councillors and Hampshire Constabulary Representative, if applicable (usually given at the end of each month)

The County and District Reports previously circulated to Councillors were noted.

Cllr Achwal advised that there are quite a few community grants becoming available that community groups can apply for.

She also noted the Silverlake proposed expansion consultation and that planning for approximately 80 houses has been permitted in Solomon's Lane. WCC had also approved 34 rapid speed electric car charging points within Winchester.

Cllr Carkeet updated Cllr Achwal on Council's Vision Statement consultation of parishioners and advised that consultation responses had been very good which would lead to Council going on to update/consult further with a view to preparing a Neighbourhood Plan for the parish in the near future.

Cllr Bodger advised that Martin Tod had confirmed that WCC will most likely have to look at accepting some Partnership for South Hampshire development in the Local Plan to follow the current draft being adopted and the land East of Botley will probably be a consideration. Cllr Carkeet said that Council needs to be well prepared for this. Members agreed.

23.251 To approve the Minutes of Full Council Meeting on 16 November 2023

Resolved to approve the draft Minutes of 16 November 2023. ACTION: CHAIR/PCM.

23.252 Planning Applications received from Winchester City Council, Hampshire County Council, Eastleigh Borough Council or River Hamble Harbour Authority for decision/response

23.252.1 Little Oaks Lockhams Road Curdrige Southampton Hampshire SO32 2BD - Demolition of car port and construction of extension to garage. Case Officer: Marge Ballinger. Case No: 23/02409/HOU.

Members discussed this application and felt it would have no adverse impact at all. Cllr Bodger noted that good tree protection measures were to be put in place.

Resolved DO NOT OBJECT. ACTION: PCM.

23.252.2 Land To The North West Side Of Botley Road Curdrige Hampshire - Erection of a building to store a tractor and hay, extension to existing access hardstanding and new track to building, fencing and new entrance gates. Case Officer: Liz Young. Case No: 23/02173/FUL. Members discussed this application and felt that Council's previous objection stood, but with the additional concern that the revised positioning of the store immediately alongside Botley Road would be more imposing even though the height of the barn appears to have been reduced.

Resolved TO OBJECT to the proposals in 23/02/173/FUL for the following reasons:

1. The new building will be circa 4.2m high and 25m wide, which will be hugely overbearing and not in keeping with the surrounding open countryside. The proposed site is located on Botley Road in an area of open countryside without any adjacent development. It forms part of the development break between Botley and the arrival in Curdrige, with no other development along the Botley Road at this location. Therefore this proposal is not in accordance with the existing character and landscape of Curdrige, and therefore not in compliance with WCC policy MTRA 4 - Development in the Countryside, which requires that "Development proposed in accordance with this policy should not cause harm to the character and landscape of the area..."

2. This updated proposed includes the relocation of the barn towards the Botley Road has significantly increased the visibility of this large structure and will be highly visible. The site is surrounded by open fields and therefore a large structure will have significant visual impact. The existing boundary has a low level hedge, which is less than 1.7m high, therefore offering no visual screening from this proposal. This visual impact is therefore contra to MTRA 4.

3. The scale of proposed development (25m wide, 13m deep and 4.2m high) represents a very large barn, not representative of the land associated with the application and therefore does not comply with WCC policy MTRA 4, which that development "has an operational need for a countryside location, such as for agriculture, horticulture or forestry". The application site is stated as being 0.83hectares with a proposed use for storage of a tractor and hay. The British Horse Society recommends 0.4 to 0.6 hectares / horse, therefore a maximum of two horses are likely to use the site. Therefore a barn of 1,530sqft is too large and fails the test for an "operational" need.

4. We also refer to our previous comments regarding the scale of the proposed access gates and their close boarded design is not in keeping with the existing hedging along the length of Botley Road. This introduces a residential style of entrance, as opposed to a typical agricultural design and therefore not in-keeping with the country-side nature of the site, all of which are required by MTRA 4.

5. There is no precedent for a development of this scale in the open fields and WCC should reject this proposal, particularly given the revised location of the barn being so visually intrusive. It is important to the character of Curdrige to maintain the areas of open landscape - and this proposal is not in accordance with the Village Design Statement which sought to preserve the existing open areas.

On technical matters, the Parish Council also highlights the following matters which WCC should consider before deciding if they can determine the application and should ensure are addressed prior to any decision:

a) The application form refers to an existing access, this was implemented in October 2020 without approval and the applicant has not demonstrated that this access can comply with the minimum visibility splays. This entrance should be subject to a separate assessment including the impact of changes to the existing hedgerow and loss of habitat.

b) The application makes no reference to the overall height of the structure. The proposed elevations are drawn to scale, but without any reference to the paper size.

23.252.3 Land West Of Yew Trees Harmsworth Farm Botley Road Curbridge Hampshire - Design Appearance and Scale of all Buildings. Including Materials; Layout of Foul Sewers and Surface Water drains; Alignment, Height and Materials of all walls and fences and other means of enclosure; The Provision to be Made for the storage and disposal of refuse; The Finished Levels of the proposed Buildings; Landscape Scheme; External Lighting. Case Officer: Cameron Taylor. Case No: 23/02323/REM.

Cllr Bodger advised that the outline application had previously been approved; he was surprised to note that there was no garage. He commented that the balcony did not overlook neighbouring properties.

Resolved DO NOT OBJECT. ACTION: PCM.

23.252.4 Bay Tree House Blind Lane Curbridge Southampton Hampshire SO32 2BL - Single storey rear extension and detached home office and pump room building to replace existing. Case Officer: Cameron Finch. Case No: 23/02623/HOU.

Cllr Newton advised that this development will not adversely affect anyone and felt that the development proposed was quite sensible.

Resolved DO NOT OBJECT. ACTION: PCM.

23.253 Planning Decisions and Appeals notified by Winchester City Council/HCC - to be noted

23.253.1 6 Kitnocks Farm Cottage Outlands Lane Curbridge Southampton Hampshire SO30 2HD - Single Storey Rear Extension. Case Officer: Cameron Taylor. Case No: 23/02266/HOU.

PERMITTED. Noted.

23.253.2 Appeal Notification - Land Adjacent Beechcroft Vicarage Lane Curbridge Hampshire SO32 2DP - Outline application for erection of two dwellings with details of access. Case Ref: 22/02161/OUT. **Noted.**

23.254 CPC RESILIENCE PLANNING REGARDING PARTNERSHIP FOR SOUTH HAMPSHIRE POSSIBLE ALLOCATIONS - LAND SOUTH OF BOTLEY STATION

Cllr Bodger advised that he had placed this item on the agenda to note that the Partnership for South Hampshire has highlighted that other cities neighbouring Winchester are short of housing provision and that some of the housing demand is going to now be placed on Winchester in the future. WCC may therefore need to consider land around Curbridge, particularly the land East of Botley, which would create more traffic within Curbridge. However, WCC intend to highlight that Southampton City Council appears to have further sites available.

Cllr Carkeet advised Members that this is more reason Council needs to focus on developing a Neighbourhood Plan in the near future to be well prepared for such eventualities and to be in a strong position, as he feels this land development seems like a logical step. It was agreed that

Cllr Carkeet will liaise further with WCC regarding this matter on behalf of Council. **ACTION: CARKEET.**

23.255 Finance

23.255.1 To approve Finance Report dated 14 December 2023 and cheque signing & payments

Resolved to approve the Finance Report dated 14 December, cheque signing and payments. ACTION: PCM.

23.255.2 To consider CPC Website Server and Administration Revisions and budget requirements (including quotation from Smart Marketing)

Cllr Carkeet advised Members that Council was investigating replacing Council's website again to further improve the recent website; Members discussed the various quotation options submitted by Smart Marketing.

Resolved to instruct Smart Marketing to undertake the website and communication support in accordance with Option 2 at a cost of £275 per month plus VAT and to increase the 2024-2025 website (and communications) budget allocation to accommodate this additional cost:

Option 2: Ongoing Comms Support

All social media tasks, as outlined in **Option 1: Social Media Support Only**

- Posting updates to Facebook, Instagram, and Google Business Profile (2 – 3 posts per week)
- Content to be identified from:
 - Parish Council meetings;
 - Updates from the Clerk;
 - Local community groups and venues (i.e., Reading Rooms);
 - Winchester City Council;
 - Hampshire County Council;
 - Other statutory organisations, where appropriate (i.e., Highways, Natural England etc)
- Important content to be shared in local Facebook groups
- Social media comments and messages to be monitored and responded to

PLUS:

- Website updates (including the upload of agendas and minutes);
- Regular email updates for residents (as/when needed);
- Production of twice yearly hardcopy update for residents (assisting the Clerk with this);
- General comms assistance, as and when required (i.e., graphic design, flyers, leaflets, postcards, media policies etc). **ACTION: PCM.**

23.255.3 To consider Council's future support for replacement the Reading Room Charity's Play Area and discuss budgeting requirements

Cllr Townsend advised Members that she has been working with the Reading Room Trustees, Curdridge Primary School and the Cricketers Pub who are all running fund raising initiatives to support the funding of a new play area in the Reading Room Recreation Ground. The Reading Room Charity has also received an offer of funding support from a local developer and they are also considering approaching other large scale developers within the area for further funding support.

Cllr Townsend requested Curdridge Parish Council to make a resolution committing to ensure that the balance of funding required is met:

The CPC confirmed it is fully committed to supporting the playground project and ensuring it has the right level of funding to be successful. We, the CPC will be building our budgets in the next 4 weeks and will look to work with the RR during this time period, to ensure their plans and ours align for the benefit of Curdridge/Curdridge and it's residents in providing the RR

with the funding needed to build a new, safe, fit for purpose playground for the children of this Parish.

Cllr Carkeet advised Cllr Townsend that whilst going through CPC's draft budget figures he had noted that Council has £10,000 ear-marked for Reading Room H&S projects and has approximately £6,000 in reserves from CIL Grant Funding that it could consider using for this project.

Cllr Carkeet advised Cllr Townsend that whilst going through CPC's draft budget figures he had noted that Council has £10,000 ear-marked for Reading Room H&S projects and has approximately £6,000 in reserves from CIL Grant Funding that it could consider using for this project.

The PCM cautioned Members that if Council is proposing to use the £10,000 Council originally ear-marked to save the Reading Room building to now replace the play area then it must make the Reading Room Charity aware that there will be no funding remaining for the Reading Room building itself should it be required by them in future, as this £10,000 of ear-marked funding had taken several years of Council under-spends to accumulate. Members noted this. Cllr Carkeet said that the play area is probably more beneficial to residents than the Reading Room building itself, as it is used by more residents. He advised Members he would also be recommending increasing the parish council budget to enable a grant of £5000 to be given to the Reading Room Charity annually (instead of the current annual grant of £2,500).

The PCM queried whether the Reading Room Trustees had obtained quotations for a replacement play area, as she believed that the amount to do this would be well in excess of £30,000. She believed the Reading Room Charity should be seeking WCC CIL funding and Lottery Grants towards the cost of the replacement play area, as these funding sources are designed for this type of community support projects and would not impact on WCC's precept. Cllr Achwal agreed and advised Members that it had cost Whiteley Town Council over £16,000 to replace just their playground surface; they had also obtained significant CIL funding for the various play area projects undertaken. Cllr Townsend confirmed the Reading Room Charity had obtained one estimate of approximately £83,000 which covered repairs, the relocation of some of the current play equipment and the replacement of other pieces, but the charity is still finalising its specification and looking at ways to reduce this quotation significantly.

Resolved that:

- i)* Cllr Townsend and Cllr Carkeet will have a meeting to discuss the course of action to apply for CIL Grant Funding Grant Application in 2024-2025. **ACTION: CLLRS CARKEET & TOWNSEND;**
- ii)* Cllr Townsend will ensure that the Reading Room Charity obtains at least three quotations for the replacement play area and will report back to Council once these are received. **ACTION: CLLR TOWNSEND;**
- iii)* Cllr Townsend will ensure that the Reading Room Charity is made aware that if they use the £10,000 of ear-marked funding set aside for the Reading Room for the replacement play area project there will be no further ear-marked funding for building renovations, aside from annual grants to support the facility. **ACTION: CLLR TOWNSEND;**
- iv)* Council will increase the annual Reading Room Grant Funding budget from £2,500 to £5,000 when finalising the 2024-2025 budget. **ACTION: PCM.**

23.255.3 To note Curdridge Parish Council's Taxbase 2024-2025

Council noted Curdridge Parish Council's Taxbase 2024-2025 figure as 680.71.

23.255.4 To consider/approve draft Budget 2024-2025

The PCM had circulated draft budget figures to Members last month, which she had scaled down at the request of Members to reduce the percentage increase parishioners would have to absorb. Cllr Carkeet had made adjustments to the draft budget figures. Members worked through the various budget codes and agreed the revisions to be incorporated.

Resolved that:

- i) the PCM will incorporate the revisions agreed tonight and will circulate the finalised draft budget to be approved at the next Full Council Meeting on 8 January 2024. ACTION: PCM;**
- ii) The PCM will notify WCC that Council will formally approve the budget on 8 January 2024 following which she will notify them of Council's precept figure for 2024-2025. ACTION: PCM.**
- iii) Members will review the PCM home office rent/phone allowance for the future PCM once they start, as Cllr Achwal raised the fact that CPC's current PCM allowance was very low against other parish councils that she is well aware of. ACTION: MEMBERS.**

23.255.5 To ratify Council's decision to seek initial legal input in relation to the proposed Silverlake expansion consultation

Cllr Haskins had raised concerns about the level of specialist knowledge Councillors had to deal with the proposed expansion Planning Application should it be presented to WCC in the near future. Consequently, Council had agreed to obtain a quotation from Steve Tilbury Planning Consultant to give initial outline advice.

Resolved to approve Steve Tilbury's quotation in the total sum of £875.00 (£375 for initial outline advice, plus £500 to cover 2 additional days as required) with this amount being taken from Council reserves. It was agreed Cllr Carkeet will instruct Steve Tilbury accordingly in this regard. ACTION: PCM/CLLR CARKEET.

23.256 Correspondence & Telecommunications

23.256.1 Shedfield Parish Council – email invite for Council to consider joint working party for the proposed Silverlake Expansion Consultation project (to include financial input).

Members discussed this communication. It was agreed that the PCM would write to Shedfield Parish Council to advise that whilst Council is happy to share information with Shedfield Parish Council it could not begin to match the budget they are proposing to set aside for possible legal advice, so would not be making any financial contribution, particularly as Council has already sought initial independent professional advice in this regard. **ACTION: PCM.**

23.256.2 HCC - HCC consultation on proposal for traffic calming in Boorley Green. **Noted: Members were impressed with Cllr Bodger's consultation response objecting to this proposal and the public support he had gained.**

23.256.3 WCC Parish Connect. **Noted.**

23.256.4 Hampshire ALC Newsletter. **Noted.**

23.256.5 HCC Newsletter. **Noted.**

23.256.6 Hampshire ALC - Invitation to Participate in Emergency Planning & Resilience Focus Group for Hampshire Resilience Forum - they would be grateful if you would consider participating in one or other of the sessions. Provisionally, they have been set for the mornings of **Thursday 14 December, and either, Tuesday 09 January 2024 or Thursday 11 January 2024**, depending on response. These will be in-person sessions with a venue to be decided based on the location of the respondents. **Noted.**

23.256.7 Police & Crime Commissioner Newsletter. **Noted.**

23.256.8 Hamble Estuary Partnership - updates/next meeting. **Noted.**

23.256.9 WCC – Parish Connect Newsletter. **Noted.**

23.256.10 Hampshire ALC - LCPD Autumn Winter Newsletter. **Noted.**

23.256.11 HCC Newsletter. **Noted.**

23.256.12 HMWP - Hampshire Minerals and Waste Plan consultation coming soon. **Noted.**

23.256.13 WCC – notification of Cultural Strategy - Resident Survey. **Noted.**

23.257 To approve CPC Schedule of Meeting Dates 2024

Members discussed the draft Schedule of Meeting dates and noted the Full Council Meeting starting at 7.45pm on 8 January 2024 (mainly to discuss the Silverlake Consultation and approve the 2024-2025 budget). Members requested the PCM to circulate the Full Council Agenda for 8 January on the website and notice boards prior to the Christmas break to give residents due notice. It was noted that any urgent Planning Applications received would need to be added to the website version if any arise. **ACTION: PCM.**

Resolved to approve the Schedule of Meeting Dates 2024; the PCM will circulate this schedule to Members, County/District Councillors and Becky (the new Reading Room Co-Ordinator) to make room bookings. ACTION: PCM.

23.258 To note Parish Clerk's Update Report (previously circulated to Members) – Noted.

23.259 To receive reports from Parish Councillors

Reading Room Lane (broken drain) – Cllr Burden noted this had been repaired quickly by HCC Highways.

CPC Vision Statement Consultation – Cllr Carkeet advised that Smart Marketing has prepared a draft report encompassing consultation responses and will finalise this once remaining consultation responses are received. This report will enable Council to establish what residents who had responded were keen for Council to focus on and for Council to then consider moving forward with the preparation of a Neighbourhood Plan. Cllr Carkeet will update Members further once the report is finalised. **ACTION: CLLR CARKEET.**

Cllr Newton resignation from Curdridge Parish Council – Cllr Newton advised Members that since she had broken her foot and had been unable to drive she had become aware that Curdridge is too isolated with too few services and so has decided to move house. She advised that she would like to resign ASAP, as she should be moving in mid-February. Members were saddened that she is leaving, but totally understood her reasoning. It was agreed that Cllr Bodger will place an item in the parish magazine and the PCM will place this item on the Full Council Agenda for 8 January 2024 to discuss advertising. **ACTION: PCM/CLLR BODGER**

23.260 Exempt Business - to pass a resolution in accordance with the Public Bodies (Admission to Meetings) Act 1960 to exclude the public and press for discussion of the following business where publicity might be prejudicial to the special nature of the business.

23.261 To receive WCC's update reports on Enforcement cases (if applicable) and decide upon any action required.

Members noted WCC's enforcement updates.

23.262 Staffing Matters

It was agreed the PCM will liaise with Hampshire ALC and will draft a Job Advertisement for her position, together with a draft Job Description and Person Specification for Members to consider/approve at Full Council on 8 January 2024. **ACTION: PCM.**

THE MEETING CLOSED AT 8.30 PM.