

Curdridge Parish Council

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**MINUTES OF FULL COUNCIL MEETING OF CURDRIDGE PARISH
COUNCIL
HELD AT 7.00 PM ON THURSDAY 16 JULY 2020
(PLEASE NOTE THAT THIS MEETING WILL BE HELD AS AN ONLINE
ZOOM MEETING DUE TO THE CORONAVIRUS LOCKDOWN)**

Present:

Cllr Eric Bodger (Chairman)
Cllr Steve Wallin (Vice Chairman)
Cllr Larry Burden
Cllr Rory Kemp
Cllr Lynne Newton
Cllr Sian Townsend

In attendance:

Jenny Whittle (Parish Council Manager - PCM)
Cllr Roger Huxstep (County Councillor)
Cllr Vivian Achwal (District Councillor)
Cllr Roger Bentote (District Councillor)

20.129 Apologies for Absence

Apologies had been received from Cllr Debbie Caister.

20.130 To receive Declarations of Interest

There were no declarations of interest.

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

Cllr Huxstep gave a written report:

Coronavirus (COVID-19) - It is more than regrettable that the virus is still with us although it is on the decline and we have entered a new era of lockdown easing. Many of our residents are quite rightly still fearing this pandemic; equally many are sticking zealously to the mantra “**Stay Home, Protect the NHS, Save Lives**”.

To enjoy this summer safely:

- Stay two metres apart from others. If this isn't possible, it's one metre plus – which also requires something extra to be in place such as a screen or face-covering
- Stay at home and get tested if you have symptoms
- Wear a face covering on public transport or in enclosed spaces
- Wash your hands often and as soon as you get home.

Please be assured that specialists from Public Health England (PHE) are still working with Hampshire County Council and NHS colleagues to continue to help combat this pestilence. The priority is to ensure critical local services to Hampshire residents are maintained and signposting people to the most up-to-date official sources of information and advice.

The Coronavirus Hampshire Helpline Hantshelp4vulnerable is for frail or vulnerable residents who do not have support from family, friends or their local community, and who need urgent assistance with essential food or household supplies, the collection of medication, or who are at risk of loneliness. Anyone in need of help can call 0333 370 4000 seven days a week, from 9am-5pm.

Hantshelp4vulnerable provides advice and information, as well as co-ordinating requests for practical help, passing them through to the appropriate Local Response Centre – there is one based in each of Hampshire's 11 districts.

Bridleways Funding - at the meeting on 14 July, Councillor Mans, Leader of Hampshire County Council, agreed to award £13,810 in funding to the South Downs National Park Authority (SDNPA), to help ensure that members of the public can continue to access land and bridleways at Corhampton Lane Farm, also known as Corhampton Gallops, over the next four years. The £13,810 grant awarded to the SDNPA forms part of the County Council's Investing in Hampshire Fund, which provides grants to specific projects for the improvement or maintenance of assets or facilities within Hampshire.

Energy projects first in line to help Hampshire meet Climate Change targets - Hampshire County Council's Cabinet has agreed the first new projects to be launched which will impact on Hampshire's carbon reduction and climate resilience targets as part of the Hampshire Climate Change Strategy.

Love your library? - Hampshire County Council's library service has loaned 25,000 items to more than 5,000 customers, in its first week since branches reopened. For those who may not want to spend too much time out and about at the moment, libraries are also offering a huge range of different ways to enjoy books and activities – many of which don't involve browsing the shelves.

Libraries began opening last week for short visits, as planned, with a very positive response from customers on the new Covid-safe arrangements that have been put in place. The Ready Reads service, where customers enjoy a selection of books chosen by our staff, has been enjoyed by more than 4,700 people. Ready Reads allows for a quick collection of new reading material of books hand-picked by library staff, based on a readers' preferences. The online library, which has been recently expanded in response to Coronavirus, offers more than 63,430 eBooks, eAudiobooks, eNewspapers, eComics and eMagazines and is used by around 18,500 people; and the very newest addition, a new phone app that enables people to borrow and renew books without touching the self-service terminals, has been used to issue more than 100 items in the first week, and around 60 renewals."

For very vulnerable people who may not have access to online services, and who may not wish to visit their branch library at this time, a more personal service can be arranged – such as the Home Library Service, or the Good Neighbour Scheme. While events and activities in branches aren't able to resume just yet, there is an online timetable of digital events and activities, including Baby Rhymetime, story time, bedtime stories, the Summer Reading Challenge, and podcasts.

Essential drainage improvement works to be carried out on A334 - Hampshire County Council will be carrying out essential drainage improvements on the A334, Botley Road between the B3354, Winchester Street, Botley and the B2177, Winchester Road, Shedfield. Looking after Hampshire's extensive road network is a top priority. Operation Resilience is a long-term strategy designed to ensure Hampshire's road and bridge network is more resilient to the impact of heavy traffic and weather. The programme sees an additional investment of £10 million each year, using a variety of treatments to extend the life of highway infrastructure while at the same time getting the best value for money. These essential works have been carefully planned, and local residents should be assured all will be done to minimise disturbance and disruption."

From Monday, 20th July the works will be undertaken at night between 8pm and 6am and they are expected to last for two weeks, with temporary traffic management in place to protect the workforce. The road will be open as usual during the daytime and at weekends. Details of the works, including any changes to the scheduled dates, e.g. due to adverse weather, will be clearly signed on yellow sign boards where the work is being carried out.

Cllr Bodger queried whether there would be any similar funding available for the proposed Botley to Bishops Waltham path; Cllr Huxstep felt the funding for the South Downs National Park was an isolated instance.

Cllrs Achwal and Bentote reported:

WCC were allowing businesses such as shops and pubs to extend their business out onto the pavements to enable them to continue trading and social distance, although this move is not welcome by all residents.

Pinkmead (Open Air Cinema) – there is to be an open-air cinema this weekend 18/19 July. Members asked if a Licence had been necessary. Cllr Bentote felt this was not needed but would liaise with WCC. He would also ask WCC to notify CPC of Licence Applications within Curdridge.

Whiteley – the bridge was delivered last week for one part of the Bluebell Way access, which is currently on schedule to be opened in August.

20.132 To formally approve Minutes dated 25 June 2020

Resolved to formally approve the Minutes dated 25 June 2020. ACTION: CHAIR/PCM.

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

20.133.1 Poplars Farm Curdridge Lane Curdridge SO32 2BH – Use of land for B8 (storage) use having taken place in excess of 10 years. Case Officer: Legal. Case No: 20/01277/LDC. Members discuss this application.

Resolved TO OBJECT on the following grounds:

This LDC asserts that an area of 0.123ha has been in use for Class B8 storage for more than ten years, but the area so used in 2012 was only 0.07ha, as demonstrated in the points highlighted below:

- 1) The vast majority of the shipping containers have only been on Poplars Farm for the past year or so and therefore should not be part of the current LDC Application. Several of our Councillors (and residents) have witnessed first-hand that the majority of the shipping containers have been installed on Poplars Farm within the last year or so, following further infilling and the creation of an “additional” hard standing area for those shipping containers. Prior to this there were only ever one or two shipping containers on Poplars Farm, and none in 2012. Council is concerned that shipping containers are now located outside the area in use for storage in 2010 and are effectively being used as additional structures for enclosed business storage. Consequently, Council has requested an enforcement case to be opened specifically relating to the installation of the shipping containers.***
- 2) Referring to the plans submitted in support of the current LDC Application 20/01277/LDC by the Applicant(s), if you overlay the plan for 2012 over the layout plan for the actual LDC Application you can clearly see that the land that the shipping containers are on has been added to the parcel of land that was in use in 2012. NB: in the 2012 photo submitted as evidence to support the application, there were no shipping containers on site; in the 2015 photo there were far fewer shipping containers on site and in 2019 a whole new row of shipping containers has appeared. (PCM to supply overlay plans to WCC)***

- 3) ***This can be further evidenced by the fact that the Planning Inspectorate’s Appeal Decision Notice in 2010 in relation to case no. 09/00189/FUL (Use of Land for Buses) specifically refers to “Poplars Farm comprising about 0.07 hectares of flat, surfaced hardstanding”, whereas the current LDC Application refers to “It measures 0.123ha and consists of hard standing partially enclosed by fencing and is shown in the photographic schedule at Exhibit 2.” A significant increase in the hardstanding has therefore taken place since 2010.***
- 4) ***The Planning Inspectorates Appeal Decision for case no. 09/00189/FUL also states “Within the site and in its immediate vicinity a number of land uses are present including the open storage of discarded domestic appliances, the stationing of a caravan and trailers, parked vehicles, a site for the flying of model aircraft and a model car racing circuit”. Whereas the current LDC Application states “Since the appeal decision, the site has continued to be used for the storage of some domestic appliances, building materials, skips and shipping containers”. Clearly shipping containers were not stored on the land at the time of the Appeal Decision for case no. 09/00189/FUL, as these would have been clearly visible and would without doubt have been specifically referred to by the Planning Inspectorate.***
- 5) ***Council believes that other references within the Planning Inspectorate’s Appeal Decision for case no. 09/00189/FUL still remain pertinent in relation to the storage of shipping containers (and other large vehicles, non-agricultural equipment and items) on this land:***
“.....Views of the site are possible over long distances from the adjoining countryside to the north, south and east and some glimpses of the barns, the buses and the other activities taking place adjacent thereto can be obtained from the rear of the buildings facing the south-east side of Curdridge Lane..... Visually, the storage of buses in this exposed position represents an alien and intrusive feature in the rural landscape..... Policy DP.3 of the Local Plan, compliance with which is required for the development to be exceptionally permissible under the provisions of Policy CE.4, states (amongst other matters) that in such circumstances, the scale, design and layout of proposals should respond positively to the character appearance and variety of the local environment. Based on my conclusions above regarding the negative visual impact of the development on the landscape, I regard the use of the appeal site for the storage of buses as being in breach of the terms of this policy. In my conclusion the development of the land in this way would create an unacceptable visual intrusion into this attractive rural landscape to the extent that permission for the use should not be granted”.
It is the belief of Curdridge Parish Council that shipping containers constitute a visual intrusion comparable with that of buses and falls outside the scope of the LDC.
- 6) ***The owners of Poplars Farm have achieved planning permission for the following buildings/storage facilities at Poplars Farm:***
2010 – Retrospective change of use of existing barn for the storage of builders’ materials and equipment.
2013 – Erection of agricultural barn.
2019 – Retrospective planning application for the retention of a barn mixed with agricultural and B8 Storage Use.
Consequently, Council believes that when the current LDC Application is considered, it would be quite reasonable for Winchester City Council to take the stance that the owners do not require (and should not be permitted) further enclosed storage facilities on site (such as the shipping containers), especially

given that these shipping containers can be seen clearly from the Public Right of Way across Poplars Farm and are extremely intrusive in the rural landscape.

- 7) *It has also been noted by Members when viewing the evidence to support this LDC application (along with Google Earth images of Poplars Farm) that an additional large shed has been built on site, which Council believes was again without planning permission. This can be evidenced from the plans provided by the Applicants to support this LDC Application. In the 2015 photograph(s) there were two large sheds with a large dividing gap of land in between them, but in the 2019 photograph(s) the gap in the middle of these two sheds has been filled by an additional large shed. Council therefore feels that retrospective planning should be obtained for this shed which would then allow for more than adequate formal storage for this site.*
- 8) *It has also been noted that there is another sizeable outdoor storage area starting to be created on the Eastern side of this site now and Council would like WCC to ensure this cannot develop into a future LDC application. Members were also concerned to receive a report from a member of public (who wished to remain anonymous), but reported that they had their car resprayed by a business in one of the units at Poplars Farm; this urgently needs to be investigated by Winchester City Council due to the adverse environmental factors and strict legislation relating to car spraying units. ACTION: PCM.*

20.133.2 Brantwood Stables Brantwood Orchard Wangfield Lane Curdridge – Internal alterations to existing dwelling resulting in changes to fenestration (windows). Walls rendered. First floor attic rooms – 2 no. flat roof dormers added. Garden machinery store/double garage/log store added to south elevation. Case Officer: Cameron Finch. Case No: 20/00978/HOU.

Members discussed this application.

Resolved DO NOT OBJECT. ACTION: PCM.

20.133.3 Wangfield House Wangfield Lane Curdridge SO32 2DA – Two storey extension to annex. Case Officer: Curtis Badley. Case No: 20/01239/HOU.

Members discussed this application.

Resolved DO NOT OBJECT and support this application. ACTION: PCM.

20.133.4 Homelands Chapel Lane Curdridge Southampton Hampshire SO32 2BB – Erection of a new detached dwelling and detached garage with associated car parking along with alterations to existing access onto Chapel Lane. Case Officer: Rose Lister. Case NO: 20/01158/FUL.

Members discussed this application.

Resolved TO OBJECT on the grounds of policy DM2; the scale and size of this property is detrimental to the street scene and it is not at all in keeping with neighbouring properties (especially as the roof line is much higher). Council also believes that the parking provision is excessive and indicates there will be a significantly higher flow of traffic to and from this site, they are concerned that this level of parking could allow for a business set up at a later date. The entrance to this property and the road are already unsafe and Council believes cannot provide for any additional traffic, even with the proposed access alterations.

Council has requested that if WCC's Planning Officer is minded to permit this development that WCC ensures the roof height is reduced in line with neighbouring properties, the parking provision is reduced and also that strict conditions are imposed to protect the environment and ensure there is no further/additional development on this site. ACTION: PCM.

20.133.5 Greenclose Wangfield Lane Curdridge Southampton Hampshire SO32 2DA - Retrospective application for the change of use from equestrian / agricultural use to the storage of touring caravans. Case Officer: Nicola Clayton. Case No: 20/01196/FUL. Members discussed this application.

Resolved TO OBJECT on the grounds that:

- 1) **Allowing the storage of 30 caravans on this site would represent over-development of this site, which would adversely impact on the locality.**
- 2) **There are several inaccuracies within the Planning Application submitted. The land is described as "Equestrian/Agricultural", but Council does not believe there was ever any change of use from Agricultural. Also the house was developed as an agricultural worker's cottage and therefore that use needs to be enforced by WCC to ensure no future uses become eligible for further LDC Applications. The Planning statement (section 3 para 3) says "No public footpaths lie close to the land." This is untrue, as Frogmill track is a public footpath. The statement is correct that the site is visible from nearby residential properties, at least one of which is adjacent to the site. The same paragraph refers to "native screen planting has been provided..." but this is shown as "proposed native shrub planting" in the block plan. Council does not believe this planting is currently in place.**
- 3) **Should WCC's Planning Officer be minded to permit this application Council believes that the storage of caravans should be limited to a maximum of 15-20 caravans only and that a condition should be attached that at no time shall any of the caravans stored on this site be inhabited whilst being stored on this site. It has been reported to Council by residents that Ardvark commercial vehicles still visit this site regularly to deliver white goods for storage on site and therefore a condition should also be added to any permission to limit commercial storage on this site to caravans only. Consent should also be for a temporary period of one year, renewable only if evergreen screening is in place and effective. Any renewal should carry a condition that the screening be fully maintained thereafter to ensure this site remains screened, or the use must cease. ACTION: PCM.**

It was noted that Council had also received a complaint from a neighbour who had objected to this application, but their objection was not logged on site. Cllr Achwal advised that lockdown is causing delays, but she will speak to WCC about this.

Planning matters generally:

Members were concerned about the high volume of development within the parish that is appearing without property owners having sought planning permission. Cllr Wallin advised that he would be happy to prepare aerial images of the whole parish using the public Google Earth Pro software, that would enable Council to refer to these images to support any future investigations. Members were very supportive of this proposal and thanked Cllr Wallin for doing this. **ACTION: CLLR WALLIN.**

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

20.134.1 Home Farm Reading Room Lane Curdridge SO32 2HE - Construction of two houses following demolition of equestrian business. Removal of Equestrian tie. Case No:

20/00185/FUL. Appeal Ref: APP/L1765/W/20/3251130. **Noted; Members requested the PCM to respond to advise that Council does not wish to add anything further to its original objection. ACTION: PCM.**

20.134.2 The Chair noted that two historical Planning Applications for holiday lets at Brindle Farm had been permitted, but CPC had not received notification of these decisions from WCC.

20.134.3 5 Hillside (appeal) – the Chair asked the PCM to advise WCC that Council also does not wish to add anything further to its original objection in this case. **ACTION: PCM.**

20.135 Finance

20.135.1 To approve the Finance Report dated 16 July 2020 and cheque signing & payments

Resolved to approve the Finance Report, cheque signing & payments. ACTION: PCM.

20.135.2 To discuss and approve responses to Section 1 of the “Annual Governance Statement” of the Local Councils, Internal Drainage Boards and other Small Authorities in England Annual Return for the year ended 31 March 2020

Resolved to approve Council’s responses to Section 1 of the Annual Governance Statement. ACTION: CHAIR/PCM.

20.135.3 To discuss and approve the Local Councils, Internal Drainage Boards and other Smaller Authorities in England Annual Governance & Accountability Return for the year ended 31 March 2020

Resolved to approve the Annual Governance & Accountability Return and display the Notice of Public Rights and Unaudited Annual Return on CPC’s website. ACTION: PCM.

20.135.4 To review Lloyds Bank Account Financial Services Compensation Scheme limit of £85,000 for combined eligible deposits and CPC opening a second account with Nationwide (as Nationwide have now announced they will no longer be doing business accounts.

The PCM advised that she had had difficulties getting through to Nationwide by telephone during the lockdown period, but had spoken to Council’s Internal Auditor, who had confirmed that Nationwide do an account for parish councils that other parishes are using.

Resolved that the PCM would obtain the application and complete this on behalf of Council for approval/signing at a future meeting. ACTION: PCM.

20.136 Correspondence

20.136.1 NEF Consulting Report - Introducing a South Hampshire Green Belt - June 2020 (together with Cllr Bodger’s response). **Noted; Cllr Bodger advised that it was not**

necessary for Council to take any further action, but he was also going to refer this item to the Southern Parishes Forum.

20.136.2 Winchester City Council – outline of the final form of the public transport strategy to support the North Whiteley Development. **Noted; Cllr Achwal advised the services had been set up earlier than expected and it was hoped they would be well used.**

20.136.3 Winchester City Council – Local Council Update Slides. **Noted.**

20.136.4 Hampshire County Council - Coronavirus Update - 7 things you might like to know, now lockdown measures are being eased? **Noted.**

20.136.5 Winchester City Council – Coronavirus Update - Back to Business - Your council supporting more businesses to reopen. **Noted.**

20.136.6 Hampshire County Council – notification Preparations underway to increase booking slots available at Hampshire’s Household Waste Recycling Centres. Bookings for HWRCs can be made online at: www.hants.gov.uk/wasteandrecycling/recyclingcentres/book-appointment A telephone booking line, primarily for those without access to the online system, can be made by calling 023 8017 9949. Anyone wishing to book a slot will need to provide their name, car registration and, for online bookings, an email address. Bookings are limited to one slot per household per week. **Noted.**

20.137 To consider/approve draft Accessibility Policy

Cllr Bodger advised Members that it was necessary for Council to adopt a policy and review the parish website for accessibility to all persons. The PCM had already been in discussions with E-Mango about this and other matters relating to the website and E-Mango had advised that the website is quite acceptable, but they would do so free updates once they had caught up with the backlog associated with lockdown website updates. This unfortunately would take at least a month to do. The PCM advised that she had drafted this document from various precedents to accord with the parish’s circumstances.

Resolved to approve and adopt this Accessibility Policy to come into force (and be displayed on the website) once E-Mango's website updates had taken place. ACTION: PCM.

20.138 To review future Full Council Meeting procedures during the current pandemic
Members discussed future meeting arrangements during the current Coronavirus lockdown situation. Due to concerns about the current rules and risks associated with public meetings/gatherings and the fact that several Members and members of their families are in the high risk category, it was decided that Council will continue to hold online "Public Zoom Meetings" on 6 August and 3 September 2020 and will review this situation again at that time. Cllr Townsend confirmed she is happy to continue setting up the Zoom meetings through her account. **ACTION: PCM/CLLR TOWNSEND.**

20.139 To note Parish Council Manager's Update Report (previously circulated to Members)

Winchester City Council Climate Control Forum – it was agreed that all Members would receive this information and any invites.

20.140 To receive reports from Parish Councillors

Wangfield Lane (collapsed railway bridge) – Cllr Bodger had been approached by a contractor who has been employed to remove the bridge, and had sought an emergency road closure permit from Hampshire Highways. After being passed between people at Highways, he was given Cllr Bodger's number. Since the PC has no powers in this matter, Cllr Bodger advised him to make contact with Cllr Rob Humby, as the cabinet member covering Highways matters. Cllr Kemp had witnessed people driving through the safety road closure barriers yesterday; Members requested the PCM to report this to HCC Highways. **ACTION: PCM.**

Hillside, Kitnocks Hill (hedge cutting and pothole repairs) – residents has been notified by WCC that these works were required to enable them to bin collections. This work was being carried out this week and bins were being put in a neighbour's gateway for the current time. Horse & Jockey (new outbuilding) – WCC had advised that this matter is currently being dealt with.

Botley Road (SLR post) – Cllr Burden enquired whether the post can now be reinstalled (following the repairs to the socket). Members advised the repair had been completed sufficiently.

20.141 To move Exempt Business

To consider passing a resolution under Section 100A(4) of the Local Government Act 1972 in respect of the following items of business on the grounds that it is likely to involve the disclosure of exempt information as defined in paragraph 3 of Part 1 of Schedule 12A of the Act

20.142 To receive an update on open Enforcement cases and decide upon any action required.

There were no new cases.

The meeting closed at 8.33 pm.