

## Curdridge Parish Council

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### MINUTES OF FULL COUNCIL MEETING OF CURDRIDGE PARISH COUNCIL HELD AT 7.00 PM ON THURSDAY 16 AUGUST 2018 IN THE BILLIARD ROOM AT CURDRIDGE READING ROOM

#### **Present:**

Cllr Eric Bodger (Chairman)

Cllr Kevan Bundell

Cllr Debbie Caister

Cllr Rory Kemp

Cllr Lynne Newton

Cllr Sian Townsend

#### **In attendance:**

Jenny Whittle (Parish Council Manager)

2 members of the public

#### **Public Session**

##### **18.112 Apologies for Absence**

Apologies had been received from Cllr Wallin and Cllrs Achwal, Bentote and Huxstep.

##### **18.113 To receive Declarations of Interest**

There were no declarations of interest.

##### **18.114 To approve Minutes of Full Council Meeting of 19 July 2018**

***Resolved to approve the Minutes of 19 July 2018, as drafted. ACTION: CHAIR/PCM.***

##### **18.115 To receive Planning Minutes 2 August 2018 – Noted.**

##### **18.116 To receive reports from the County Councillor, District Councillors and Hampshire Constabulary Representative (if applicable)**

The County and District Councillors had sent apologies, but had sent very brief reports to advise that the Section 106 Agreement for the North Whiteley Development has been finalised and there have been no significant developments yet on broadband issues, but they are hopeful that Glenn Peacey of HCC will provide cost information soon.

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

18.117.1 Land At Reading Room Lane Curdridge Hampshire - The Change of Use of land from Agriculture Use to Equestrian Use for private use and the erection of a timber stable block comprising 3 stables, a tack room and store. Case Officer: Robert Green. Case No: 18/01574/FUL.

The planning representative for the applicants (Jenkyns Trust) was in attendance.

Members discussed the application and were concerned about the waste manure being stored so near to the watercourse and also how manure would be disposed of; they also wanted to know if the land was actually going to be for the personal use of the Jenkyns family. Their planning representative advised that it is the intention of the Jenkyns family to sell the land if/when planning permission is obtained; he also advised that manure is going to be stored at least 10 metres from the watercourse. Members were concerned that the manure should not be allowed to build up, as this was a small site and it was not recommended to spread manure on horse grazing land, as it can cause worms in the horses.

**Resolved DO NOT OBJECT, subject to a condition being added to any planning permission that the manure should be stored (at least) the statutory distance away from the watercourse on site and that any land owners will undertake to have the manure removed from site (or disposed of in the correct manner) on a regular basis to ensure it is not allowed to build up on site. ACTION: PCM.**

18.117.2 (Eastleigh Borough Council) Land North and East of Winchester Street, Botley, SO30 2AA - Outline: Erection of up to 375 no. dwellings, public open space, allotments, drainage, landscaping, other supporting infrastructure and mitigation measures associated with the development. 2 no. new accesses onto Winchester Street, associated on-site roads, footpaths/cycleways and setting of a Public Right of Way (route number 3). Detailed matters for consideration access (all other matters reserved - scale, appearance, landscaping and layout). (This application is subject to an Environmental Impact Assessment and is a departure from the development plan, affects the setting of a Listed Building and affects a Public Right of Way). Case Officer: Kitty Budden. Case No: O/18/83698.

Members were very concerned about the amount of development taking place within Hedge End and bordering the parish boundary, but felt that due to Eastleigh Borough Council's lax attitude to putting in place their Local Plan that there was little hope that the various developments proposed could be avoided.

**Resolved DO NOT OBJECT, subject to Eastleigh Borough Council ensuring that financial support is put in place to be contributed towards the proposed Botley to Bishops Waltham Trail and that EBC formally defines the countryside gap to be protected and extends it Eastwards right up to the Winchester City Council boundary. ACTION: PCM.**

18.117.3 Calcot House Calcot Lane Curdridge SO32 2BN - Change of use from outbuilding to annex ancillary to main house and refurbishment including lifting of part of roof to outbuilding. Erection of detached car port. Case Officer: Robert Green. Case No: 18/01604/HOU. Members discussed this application.

**Resolved DO NOT OBJECT, subject to the development being consistent with WCC policies. ACTION: PCM.**

18.117.4 Able Piling And Construction Main Build Engineering Ltd Wangfield Nursery Wangfield Lane Curdridge Southampton - Change of use of from civil engineering contractor's yard and engineering workshop to a mixed use comprising 2.no workshops (Use Class B1c) and 1.no office (Use Class B1a); alterations to existing building; associated parking and landscaping. Case Officer: Liz Marsden. Case No: 18/01662/FUL.

A neighbour attended to object on the grounds of the increased noise and lighting levels, increased traffic/dust from the track and probable increased flooding/drainage issues (due to the culvert being filled by Hambrooks).

Members discussed this application and their concerns regarding the proposed business and increased traffic and discrepancies within the application. They also discussed the neighbour's objections and advised her that she should establish who owns the track, so that they can address the flooding issues being encountered (as they are unrelated to this application).

**Resolved TO OBJECT, but if WCC is minded to permit this application that it should be subject to a condition that noise and light will be regularly monitored in accordance with B1C usage allowances and that WCC should reduce the number of car parking spaces permitted, in accordance with the claimed limited increase in traffic predicted within this Planning Application, due to their concerns that traffic should be restricted on this already heavily used un-adopted lane, which is also a public footpath.**

**Members also wished WCC to be made aware that they have serious concerns about the reference to "1 no. office" within the application, as there appear to be several offices, added to which the main office is inordinately large at 210 m. sq. and could feasibly take up to 30 office workers (which would cause an unacceptable volume of traffic).**

**Members would also like WCC to ensure that this site cannot later be sub-divided, as provision has been made for several accesses. ACTION: PCM.**

## 18.118 Finance

18.118.1 To approve the revised Finance Report dated 19 July 2018, Finance Report dated 16 August 2018, Finance Report and cheque signing & payments.

The PCM advised that the July Report had been amended, as a minus had been missed off of the "last month's payments".

**Resolved to approve the revised July Report and August Finance Report, cheque signing and payments. ACTION: PCM.**

18.118.2 To ratify the budget spend for the emergency repair works to the minibus in the sum of £1589.96 plus VAT.

**Members formally approved the emergency repairs and payment of the related invoice in the sum of £1,589.96.**

18.118.3 To consider selling Curdridge Parish Council's Minibus, as it is now only being used by one community group, where most of the users are non-residents.

Members discussed the minibus and were concerned that local community groups using the minibus had now been reduced to only the Lunch Club and therefore the overheads were excessive for the amount of usage. Members felt that it was a good time to sell the minibus, as it was in good condition, had low mileage and had also had an extensive service to put it in good working order.

**Resolved that:**

- i) Council approves the minibus being sold, as soon as a purchaser can be found, with a fair market value being achieved for the sale of the minibus;**
- ii) Curdridge Parish Council will continue to use the minibus in the meantime and Members will encourage as many community groups as possible to use the minibus, in an endeavour to recoup the emergency repairs costs incurred in the sum of £1,589.96;**
- iii) Any sale proceeds achieved from an eventual sale of the minibus (less the repair costs of £1,589.96 to be recouped) will be ear-marked to be used towards funding community transport projects (as a significant percentage of the original purchase price was provided via such a source);**
- iv) Upon her return from annual leave the PCM will try to establish a fair market price for the minibus and will then request Hampshire ALC to circulate an advert to other parish councils, to see whether another parish council would be interested in purchasing the minibus;**
- v) Once a market price for the minibus has been established Cllr Newton will also approach the Lions Club once again to establish whether they would be interested in purchasing the minibus for their community use, subject to them continuing to support the Lunch Club and other community groups using the minibus at that time;**

18.118.4 To receive Radar Speed Limit Reminder quotation update and decide upon action

The PCM had chased Elancity by telephone (having emailed two weeks ago) to request their response to the additional points raised by Council. They confirmed that unfortunately they cannot provide the five posts required to be placed in the ground sockets at the various locations and confirmed they would provide more details by email. It was agreed that the PCM would circulate their update email received this afternoon and Members would consider this item again at the Full Council Meeting on 13 September next. **ACTION: PCM.**

18.118.5 To receive Cricketers Pond repairs & improvements works quotation update and decide upon action

The PCM updated Members that she had contacted the two companies who had provided the most competitive quotes originally (as resolved at the Planning Meeting on 2 August 2018 (item P18.56.2) and believed they may no longer be operating, as emails had been returned unsent and one of the telephone numbers is no longer in use.

Members discussed this and felt that due to the urgency of this matter (as a consequence of the safety issues caused by the recent vandalism) and the fact that the specification has now

changed that an alternative quote (for timber safety surround fencing around the bench, picket fencing and decking) should be sought from the contractor who had recently installed the Allotment fence, as they had been proven to be the most competitive for fence installation. However, Members felt that a separate building contractor should be found to install metal fence posts (or metal supports for timber fence posts) by way of concreting them in and then concreting across the front to stabilise the existing concrete plinth. Cllr Kemp advised that he knew a builder who should be able to help.

**Resolved that:**

- i) Cllr Kemp will approach the builder he knows to get a quote for the building aspect of this project; to drive lengths of sturdy plastic tube (or drainage pipe) deep into the ground in front of the current concrete plinth to enable them to concrete suitable metal fence posts (or metal supports for timber fence posts) into, for the fence or fence posts to be attached to (as applicable) and then boarding across the front of these tubes and infilling with concrete to add support to these posts and to stabilise the existing concrete plinth, increasing the size of the concrete plinth to 3.6 metres by 1.5 metres (as previously approved by Council);**
- ii) The PCM will contact the fencing contractor (who recently installed the Allotment fence) to:**
  - a) Establish the most cost effective timber he would recommend using for the safety fencing surrounding the bench, to give a decent life expectancy;**
  - b) Obtain a quote to supply and install - the timber safety fence surrounding the bench around the edge of the new concrete plinth (either attaching the fence to the metal fence posts installed or attaching timber fence posts to the metal support (whichever is applicable); timber decking over the concrete plinth and 60 cm high timber picket fencing from the bench to the boundary to left hand side down Calcot Lane, using the current dragons teeth installed to attach batons across and then fixing the picket fencing to these batons. ACTION: PCM.**
- iii) This item will be placed on the Agenda for the Full Council Meeting on 13 September for an update and decision (as applicable).**

#### **18.119 Correspondence**

18.119.1 Paul Robinson, WCC – update on CIL position for Curdridge parish – currently no CIL funding available for the parish. **Noted; Paul will also investigate whether there are any newly completed projects where CIL funding arises (including Broadlands)**

18.119.2 Hampshire ALC – notification of Local government – 2019/20 Council Tax Referendum Principles Consultation. Responses need to be submitted no later than 11.45pm on 18<sup>th</sup> September 2018. **Noted; Members felt that NALC and HALC were best placed to respond.**

18.119.3 HCC – notification of National Highways and Transport (NHT) Public Satisfaction survey. The closing date for responses is Friday 28<sup>th</sup> September, 2018. **Noted.**

18.119.4 Winchester City Council - Councillor engagement & community profiling - Grants Review – requesting input by 7 September 2018. **Cllr Bundell would respond to this consultation, including a request that bridleways, cycle paths and pavements must be incorporated into all new larger developments. ACTION: CLLR BUNDELL.**

**18.120 To arrange a parish facilities visit for all Members and the PCM to carry out a safety inspection and identify future maintenance requirements and/or improvements**  
This item was deferred to Full Council on 13 September 2018, to enable all Members to bring their diaries and advise of suitable dates. **ACTION: PCM/ALL MEMBERS.**

**18.121 Curdridge Parish Affordable Housing Project – to receive updated plans for approval and to consider the revised terms put forward by the landowner**

Members discussed this item and were very concerned that this development should take up the absolute minimum road frontage possible, so as to impact on the locality as little as possible (as residents have raised concerns about development). They were also keen to ensure that the number of houses installed at this site (i.e the whole field) does not exceed 10 houses, as Council has been advised of several other larger development schemes proposed within the area that could also support affordable housing.

**Resolved that Council will only continue to support this Affordable Housing Scheme, if sketch Option 4 - SK04 with a very narrow road frontage (and providing access from the B3035 Botley Road) is used for eight affordable houses, with or without, one or two private building plots; subject to WCC and HARAH approving the private building plots, in accordance with the Rural Exceptions Sites remuneration rates and policies. If Sketch Option 4 (or a similar layout with exactly the same very narrow road frontage) is not proposed to be used then Council will withdraw its support for this Affordable Housing Scheme, with a view to approaching developers of alternative newly proposed development sites in relation to the Botley Bypass to provide affordable housing suitable for local residents. ACTION: PCM.**

**18.122 To approve Council's submission to Winchester's Local Plan review.**

The draft submission had been circulated to Members and all revisions requested had been incorporated.

**Resolved to approve the finalised submission being sent. ACTION: CLLR BODGER.**

**18.123 To note Parish Council Manager's Update Report (previously circulated to Members) – Noted.**

**18.124 To receive reports from Parish Councillors**

Lockhams Road (speeding traffic) – Cllrs Kemp and Townsend reported that they had both witnessed recent incidents where traffic was speeding and driving dangerously along Lockhams Road and had put pedestrians at risk. Cllr Bodger advised that he and Cllr Bentote had been granted a meeting with Cllr Rob Humby to discuss traffic issues within the parish and he was hopeful that speeding in Lockhams Road and the dangerous cross roads (Lockhams Road/Chapel Lane) were items that could be addressed.

Cemetery (fence removal) – Cllr Kemp and Newton confirmed that they had now removed the remainder of fencing at the cemetery. They were disappointed with the amount of litter that had been dumped.

Member Group Email Contacts – Cllr Townsend noted that some Members were still using old contact email addresses for their Member Group Email Contacts. Members agreed that they would all check and update their Member contacts. **ACTION: ALL MEMBERS.**

Lockhams Road (proposed new SLR location) – Cllr Townsend confirmed that she was happy for her property entrance to be used as the new location for the SLR in Lockhams Road. She had approached her neighbours and they were happy with this, as long as it did not affect their visibility. Members asked the PCM to consult with HCC to approve this new location.

**ACTION: PCM.**

**18.125 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

18.125.1 To receive an update on open Enforcement cases and decide upon any action required. **Enforcement cases were discussed.**

**MEETING CLOSED AT 9.40 PM.**