

## Curdridge Parish Council

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### MINUTES OF FULL COUNCIL MEETING OF CURDRIDGE PARISH COUNCIL HELD AT 7.00 PM ON THURSDAY 20 OCTOBER 2022 IN THE BILLIARD ROOM AT CURDRIDGE READING ROOM CURDRIDGE

#### Present:

Cllr Eric Bodger (Chairman)

Cllr Larry Burden

Cllr Jonathan Carkeet (arrived for item 22.242)

Cllr Philip Hedger

Cllr Lynne Newton

Cllr Sian Townsend

#### In attendance:

Jenny Whittle (Parish Council Manager - PCM)

Cllr Hugh Lumby (County Councillor) – via Zoom (as attending another meeting)

Cllr Anne Small (District Councillor)

Jo White & Bill Priest (Reading Room Trustees – NB Cllr Burden also a Trustee)

Kevan Bundell (Reading Room Member – NB Cllr Bodger is also a Member)

#### Public Session

There were no matters arising.

#### 22.239 Apologies for Absence

Cllr Paul Haskins had sent apologies.

#### 22.240 Declarations of Interest

Cllr Bodger and Cllr Burden declared a non-pecuniary interest in item 22.242.

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

Cllr Lumby had circulated a written report:

Her Majesty Queen Elizabeth II - we are all devastated to hear the terrible news about the Queen. Her life has been dedicated to public service and she has led the country and the commonwealth with unstinting dedication throughout her reign. She has been the one constant for the entire life of almost everyone in the nation, a beacon of calm, fortitude and continuity in an ever changing and often challenging world. She will be greatly missed. Hampshire County Council has been involved in various events to celebrate the life of her late Majesty, including the reading of the proclamation at the Great Hall in Winchester.

Support for Solar Panels - with the cost of utilities continuing to be very high for the foreseeable future, it is worth thinking about other forms of energy provision. Solar power is now much more affordable and there are various initiatives that bring the cost down further. A current example is Hampshire County Council's Solar Together campaign. This is a bulk buying initiative where residents can register an interest in solar panels, a battery or an EV charging point. A reverse auction is then held to produce the most competitive prices - you can then choose to accept this or not. Details can be found at <https://www.hants.gov.uk/landplanningandenvironment/environment/climatechange/whatarewedoing/projects/solarbuyingscheme> coursing 3. Homes for Ukraine update

Hampshire County Council is to pay an extra £200 per month to Hampshire residents hosting Ukrainian guests as part of the Government's Homes for Ukraine Scheme, over the next five months. The extra money is to reflect both the important contribution Hampshire hosts are making to this significant humanitarian effort, as well as the current challenges many may be facing, in terms of cost of living pressures, particularly over the winter months. The new payments will start in October and be funded via the grant paid to upper tier local authorities to support implementation of the Homes for Ukraine scheme locally. The county of Hampshire has welcomed the third highest number of Ukrainian nationals in England.

Surveys on autism - five short surveys have been created as part of the ongoing work for the development of the Hampshire Autism Strategy by the Hampshire Autism Partnership Board. These surveys hope to gain insights plus your experiences to better support autistic people in Hampshire and the tools educators, employers, and all organisations need to implement this support confidently. The surveys can be found at the following links: Employers - <https://forms.office.com/r/4eXsJjNC8B> Education sector – <https://forms.office.com/r/cP70q0p7Zj> Students (Year 10 & above) – <https://forms.office.com/r/cP70q0p7Zj> Autistic employees/seeking employment – <https://forms.office.com/r/3KUfe8JSmG> Education sector employees - <https://forms.office.com/r/NNnGhQVG46> To learn more about the board click on this link: Hampshire Autism Partnership Board.

Roads - the consultation on 20mph speed limits in residential areas has now closed. Around 9,000 responses were received, which are now being reviewed. Testing on the new average speed cameras on the A32 and the A272 is now underway and the results so far are very positive. The summer was an opportune time for maintenance works over the 5,500 mile road network. Across the county 35,595 square metres of carriageway was resurfaced in July, 14,657 gullies and other drainage was cleared, 2,801 square metres of footway was resurfaced or repaired and 10,520 road defects were addressed, including potholes. The high temperatures at the time provided a challenging test of the roads' resilience in extreme temperatures. Road temperatures can be considerably hotter than air temperatures and the resultant melting issues at Luton Airport will be remembered. Fortunately our network coped well with fewer than ten incidents of softening road surfaces. Autumn and winter will doubtlessly bring fresh challenges - don't forget the most efficient and effective way to notify the council of problems on a Hampshire road is at [hants.gov.uk/transport/roadmaintenance](https://hants.gov.uk/transport/roadmaintenance). Councillor Hugh Lumby, Meon Valley Divisi

Cllr Lumby also reported that the Five Oaks Planning Application had been refused by HCC and confirmed he had sent a consultation response regarding the North Whiteley Boundary Review and was hoping that HCC would do likewise.

Cllr Small advised there were no updates to the District Councillors' previous report and said that Cllr Lumby and HCC had done an excellent representation to assist the refusal of the Five Oaks Planning Application. She discussed with Members the increase in fly tipping locally.

### **22.242 Reading Room Management – Reading Room Trustees invited to this meeting to discuss the future management and maintenance of Curdridge Reading Room and how Curdridge Parish Council can assist**

Jo White introduced herself (Chair of the Trustees( and Bill Priest (a Trustee). She advised that she did not live in the parish but used the Reading Room regularly through the drama group, so had been elected as Chair of the Trustees, although she was unsure how much longer she could continue in this role.

She advised that the Reading Room had just managed to break even financially prior to Covid, but hadn't achieved sufficient income to do the larger repairs/renovations required, although

they had partially decorated the outside of the building and large window and painted the radiators in the main hall. During lockdown they had several booking cancellations, one of which reduced their income by £1000 per month alone. The Reading Room Charity was therefore making a loss and having to constantly use reserves funds to cover their costs.

Cllr Newton referred to the Reading Room accounts and advised Members that their main cost was staffing for their Admin Co-Ordinator (20 hours per week) and cleaner (who worked several hours per week); their two salaries alone currently amounted to more than the income the Reading Room was making. Members felt it was very bad management to allow this to continue, as the Trustees could bankrupt the charity within a few years if they continued to draw on reserves to pay salaries and queried whether both staff were required for so many hours each week. Jo White said that the Reading Room Trustees were aware they had to review this urgently and consider the possibility of reducing staff hours.

Jo advised that the Trustees had previously investigated selling the Reading Room to developers and using the sale proceeds to construct a new community centre. However, this had not proceeded as developers had not offered enough money for the site and parishioners were strongly opposed to losing the current Reading Room community building.

The Trustees and Kevan Bundell advised that they were now hopeful that they could transfer the Reading Room management to the parish council, as several other parish councils tended to own/manage their village halls. Members said they had historically been informed by the Trustees that they could not sell the Reading Room to Curdrige Parish Council, due to legal constraints. Jo White agreed that she would seek legal advice to establish this position; Cllr Carkeet would do likewise.

The PCM advised that once the legal position has been established Council would need to seek professional advice and liaise with Winchester City Council before making any decision, given the current financial losses being made by the charity and the amount of repairs the building requires to satisfy the building survey requirements. She advised that Council should not take on the Reading Room if it will be a money pit, as parishioners would not be at all happy with their council tax being heavily increased on a regular basis to support a progressively deteriorating building (and business). She reminded Jo that several years ago she had sent the Reading Room Co-Ordinator information about sizeable WCC CIL Funding available to the Reading Room, as well as several other grant opportunities and had confirmed that Curdrige Parish Council had also ear-marked annual grant funding of £2,500 (for small valid projects) and a £10,000 lump sum towards substantial improvement projects to help protect and retain the Reading Room for parishioners, subject to grant funding also being applied for from other providers. No Grant Applications had been submitted by the Trustees aside from one to Curdrige Parish Council in 2019.

The PCM said it would be necessary for the Reading Room Trustees and/or Curdrige Parish Council to carry out a consultation of all parishioners to update them on the current financial and repair status of the building and to obtain their current views, as they may have changed, or if they still desire to retain the building residents could be encouraged to volunteer and fund raise to ensure the building can be retained for future generations.

Cllrs Carkeet and Cllr Hedger requested clarification on what repair requirements the 2006 building survey had highlighted and what the estimated cost of the required works were. Jo White and Larry Burden advised that the 2006 survey had revealed that the building needed a new roof (which at that time was quoted at £120,000 but would now have increased substantially); there was subsidence & heave to the front and rear of the building (mainly being

caused by the roof pushing the walls outwards – cost to be advised) and the building required insulating and heating and electricity upgrades, as well as decorating. The play area ideally needs replacing too. Members agreed that parishioners would need to be consulted, as it may be the case that they would no longer be insistent on trying to retain the Reading Room once they knew the extent of its disrepair and the financial implications.

**Resolved that:**

- i)* the PCM will re-send all of the Winchester City Council CIL and alternative grant funding information to Jo White, to enable the Trustees to apply for CIL funding to replace the play area and seek advice from WCC as to what funding would be available from Winchester City Council towards carrying out the extensive repairs identified by the surveys (if this is the route decided upon following consultation); the Trustees will update Council on the outcome of these enquiries. **ACTION: PCM/JO WHITE;**
- ii)* Jo White will liaise with Hampshire County Council to seek advice and establish whether any grant funding is also available from HCC to carry out the extensive repair requirements identified by the surveys (if this is the route eventually decided upon following consultation); the Trustees will update Council on the outcome. **ACTION: JO WHITE;**
- iii)* Jo White will retrieve the Reading Room legal documents and seek legal advice on the legal conditions that prevent the Reading Room being sold, to establish whether it could legally be transferred to the Parish Council (if this were to be agreed); she will also forward a copy of these documents by email to Council to enable Cllr Carkeet to make independent legal enquiries. **ACTION: JO WHITE/CLLR CARKEET;**
- iv)* Jo White will retrieve the latest building surveys carried out for the Reading Room, together with any quotations obtained and will forward this information to Council for consideration. **ACTION: JO WHITE/ALL;**
- v)* Once all of the above information has been obtained and supplied to Council, if the Reading Room can legally be transferred to Curdridge Parish Council the PCM will seek advice from Hampshire ALC and Winchester City Council on their recommendations based on the financial and legal position and this item will then be referred back to Council (with the Reading Room Trustees again being invited to attend that Full Council Meeting). **ACTION: PCM.**
- vi)* Curdridge Reading Room and Curdridge Parish Council will carry out a consultation of all parishioners prior to taking any largescale action or pursuing a transfer of ownership.

**22.243 To approve the Minutes of the Full Council Meeting on 6 October 2022**

**Resolved to approve the Minutes dated 6 October for signing. ACTION: CHAIR/PCM.**

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

**22.244.1** Harfield Farm, Harfield Barn Botley Road Curdridge Hampshire SO32 2DU - Reinstatement of building following accident damage caused by vehicle. Case Officer: Cameron Finch. Case No: 22/01920/LIS.

Members discussed this application.

**Resolved DO NOT OBJECT. ACTION: PCM.**

**22.244.2** 7 Skipper Road Curbridge Hampshire SO30 2YR - Ground floor single storey rear extension & loft conversion. Case Officer: Cameron Finch. Case No: 22/01950/HOU.

Members discussed this application.

**Resolved DO NOT OBJECT. ACTION: PCM.**

**22.244.3** Midstrey Barn The Plantation Curdridge Hampshire SO32 2DT - Midstrey Barn was created by redevelopment of Bosky Dell (Ref No. 03/02619/FUL). Condition 12 restricted use of the garage to storage of bicycles and parking of cars. An expanded garage block for

Midstrey Barn was approved under a minor amendment filed in April 2007 under reference 18436/01. The applicant took up residence in May 2007 with construction of the garage completed shortly after occupation. Since November 2007 to the present day, the garage has been used for storage and as a hobby workshop for bicycle maintenance, DIY construction projects and the construction of a private light aircraft from kit components, contrary to Condition 12. Case Officer: Legal. Case No: 22/02110/LDC.

Members discussed this application.

**Resolved TO OBJECT in line with Council's usual policy, but agreed to defer this item to Full Council on 3 November 2022 following a request from the Applicant for Council to consider further evidence in support of his application. ACTION PCM**

22.245.1 Fairthorne Grange Farm, Foxwood Botley Road Curbridge Hampshire SO30 2HB - Change of Use of part of Barn to Class B8 and alterations to form a commercial storage facility. Case Officer: Jordan Wiseman. Case No: 22/01268/FUL. **PERMITTED. NOTED.**

22.245.2 North Whiteley Urban Extension Botley Road Curbridge Hampshire - Formation of a temporary vehicular access between Parcels 12C and 14 (time limited for 24 months) to facilitate access to Parcel 12C until the main road to the parcel from 12B is completed and open. Case No: 22/01555/FUL. **PERMITTED. NOTED.**

22.245.3 Bury Farmhouse Bury Farm Road Whiteley Hampshire PO15 7PU - Proposed Single Storey Rear Extension and Proposed Two Storey Front Extension. Case Officer: Cameron Finch. Case No: 22/01703/HOU. **PERMITTED. NOTED.**

#### **22.246 Finance**

22.246.1 To approve Finance Report dated 20 October 2022 and cheque signing & payments.

**Resolved to approve the Finance report and cheque payments. ACTION: PCM.**

22.246.2 Winchester draft Local Plan – to ratify Council instructing a Planning Consultant to formulate an objection to the land allocation within Curdridge Parish.

Cllr Bodger had instructed Steve Tilbury to draft an objection to the draft Local Plan which had been circulated to Members. This would cost approximately £350. It was agreed that Members would read through Steve Tilbury's draft response and approve it via email, so that it can be emailed to Steven Fox at WCC, Cllr Jackie Porter and our County Councillors and then to WCC once the consultation period opens. Approval of the draft response will be formally ratified at the next Full Council Meeting. **ACTION: ALL/CLLR BODGER/PCM.**

#### **22.247 Correspondence**

22.247.1 Hampshire Hospitals NHS Trust – Annual Review 2021-2022 (following AGM). **Noted.**

22.247.2 CPRE - CPRE Hampshire Briefing - Landscape Issues in emerging Local Plan. **Noted.**

22.247.3 Winchester Climate Action Network – update. **Noted.**

22.247.4 Winchester City Council – Community Grants Information and Update. **Noted.**

22.247.5 Hamble Estuary Partnership – Minutes. **Noted.**

22.247.6 Hampshire ALC – HCC Flood Risk Management for Landowners leaflet. **Noted.**

#### **22.248 Cricketers Pond Management – to discuss future management and improving water quality**

Cllr Townsend requested Members to review Council's previous decision to carry out water quality testing at the Cricketers Pond. However, Members are aware that due to the drought and current hose pipe ban (which does not affect Council but which Members wish to adhere to for environmental purposes) the pond is currently almost empty. Cllr Townsend queried whether the pond should be cleared and dug out whilst it is almost empty.

Cllr Newton advised that the pond is no longer natural and keeps emptying because the original water source (a spring) has diverted away from the pond and therefore the pond constantly needs to be filled via tap water which is extremely environmentally unfriendly and costly (previously costing approx. £1000 for one year). Members queried whether the pond size could be reduced by infilling and lined with a clay liner. Cllr Newton advised that she has been involved with the pond renovation many years ago and this option would not be feasible, as not only would it be extremely costly to implement, but the pond would still not be sustainable and would still constantly need to be filled by tap water.

Cllr Newton said that a neighbour had previously offered to purchase the pond, but Members wanted to keep this land as a community asset and investigate re-purposing the site to be a more environmentally friendly facility. Members favoured re-purposing the pond to make a wildflower bog garden (which would be aesthetically pleasing and environmentally friendly). They believe this would be an ideal opportunity to set something like this up, as there is no longer anything living in the pond and the pond is very dry as no tap water has been added by Council.

**Resolved that**

- i) Cllr Carkeet would arrange for a soil test to be carried out, to ensure the pond soil is not polluted and once these results are available Council will consider this item again. ACTION: CLLR CARKEET/PCM;**
- ii) PCM to contact South Central Probation to see if they would be able to assist with this pond renovation project (although Cllr Newton advised they had not been able to assist with previous pond renovation). ACTION: PCM;**
- iii) PCM to email Reading Rooms to recommend that they also contact South Central Probation to help with Reading Room renovation projects such as painting. ACTION: PCM.**

**22.249 To receive Cllr Carkeet draft Planning Consultation Guidance Report for approval and adoption by Council**

Members considered and discussed the recommendations put forward by Cllr Carkeet in his report document.

**Resolved that Council will instruct Steve Tilbury (Planning Consultant) to go through Winchester City Council's draft Local Plan and prepare a formal report setting out all of the planning policies that are specifically relevant to Curdridge Parish Council, so that when consulted about planning applications (particularly large scale developments) Council has a reference guide to ensure it can formulate objective planning consultation responses. Members would like Steve Tilbury to attend a Full Council Meeting once his report has been prepared to present and discuss this document with Members. ACTION: PCM.**

**22.250 To note Parish Clerk's Update Report (previously circulated to Members)**

Cemetery - Memorial "Tommys" – Cllr Newton confirmed that Rob Edwards has the "Tommys" and is going to erect them (3 feet either side of the widest point of the benches in line with yew tree edging boards). He is going to do this prior to Remembrance Day in November.

Cricketers Pond – Duck Sign – the PCM passed the fixing brackets to Cllr Newton to enable the sign to now be fixed by Rob Edwards.

**22.251 To receive reports from Parish Councillors**

Lockhams Road – heavy commercial lorries – Cllr Burden reported that several lorries have been regularly using Lockhams Road as a through road and speeding dangerously. The PCM advised that Council had previously reported this to HCC Highways and had been advised that

because weight restriction signs have been placed at each end of the road there is nothing further HCC can do to restrict this. However, speeding lorries should be reported to the Police. Chapel Lane (enforcement case) – Members asked for an update. It was noted that the PCM had circulated WCC's response to this case which required further information from the witness.

Tree planting – Cllr Bodger advised that HCC is compiling a list of new trees planted within the County and request the PCM to report the four new trees planted at the Allotment Recreation.

**ACTION: PCM.**

### **22.252 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

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

There were no new cases arising.

**THE MEETING CLOSED AT 9.12 PM.**