

Curdridge Parish Council

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**Minutes of the Parish Council's Meeting
held on Thursday 19 March 2015 at 7.00 pm
in the Reading Rooms, Curdridge**

Those Present: Mr K Bundell (Chairman), Mr E Bodger (Vice Chairman), Mr R Kemp, Mrs N Lockyer, and Mrs C Weaver.

Apologies: Mrs J Furby and Mrs L Newton

In attendance: Mr D Murray (Clerk), with Mr R Humby (WCC and HCC) and Mr L Ruffell (WCC) (from 7.15pm)

PUBLIC SESSION

There were eleven members of the public present as well as Elaine Flower and Penny Gregory from the Reading Rooms Managers.

167 DECLARATIONS OF INTEREST.

There were no declarations made.

168 TO APPROVE THE MINUTES OF THE FULL COUNCIL MEETING OF 19 February 2015.

The approval of the minutes was proposed by Mr Bodger and seconded by Mrs Lockyer and all agreed

At 7.10pm the meeting was adjourned for public participation as most of those present were concerned with item 5(b) on the Agenda.

Mr Downey the applicant for the development proposals for Broadlands in Chapel Lane spoke about their plans to demolish the bungalow and replace it with two detached family homes for their own use. Images of the proposals were circulated and it was commented that the new dwellings were for both his family and that of his friend and partner in this application.

A resident of Chapel Lane opposed to the application also spoke commenting that it was the thin end of the wedge, questioning infill in the lane, and commenting that the lane was getting too busy with traffic. The comment on the traffic levels was also made by several other residents. Comment was also made that the lane didn't lend itself to the properties as designed. Another resident made comment that the proposals would change the street scene with the more urban imposing neoclassical design and the height of the roofline. The variety of designs in the lane was mentioned and that it was felt these proposals were not just maximising the development potential of the site but could be seen as overdevelopment which would negatively affect the privacy of neighbouring properties.

The applicants responded confirming that this was not a commercial development and that their intentions were to be long term residents. They also mentioned that there were other modern styled houses in the lane. They also mentioned that the roofline could be revisited.

At 7.25pm the meeting was reconvened.

169 TO DISCUSS AND AGREE A RESPONSE TO THE PLANNING APPLICATION BROADLANDS CHAPEL LANE

15/00368/FUL Demolition of existing dwelling and the construction of one replacement and one additional dwelling with associated garages

The Chairman brought this item forwards and asked Mr Bodger who had undertaken the site visit to give his report. He reported that the average density of dwellings in Curdridge was 10 per hectare. He mentioned that he shared the concerns expressed by residents over the issues of the street scene and that it appeared to almost be a religion with the Planning Authority that garages were placed in front of dwellings, and that the proposals did appear to be within the guidelines of infill and housing density. Mr Bodger commented that he couldn't necessarily agree with comments made about the look of the buildings but did express concerns about the visual amenity. He also commented about conditions to ameliorate concerns if the application was supported such as post and rail fencing, as well as the ridge height needing to perhaps be revisited.

Mr Kemp also commented having visited with Mr Bodger and said that he felt the proposals squashed the dwellings together to the front of the building line and therefore gave the feeling of being overdeveloped, and maybe not being infilling. Mr Kemp said that he had spoken to as many of the residents as he could, none of whom had been in favour of the development saying to him that they felt it was 'inappropriate and overdevelopment' and that it was 'creeping urbanisation'. It was also mentioned to Mr Kemp that two 3 bedroomed houses would create too many cars in the future which could have safety impacts on the lane. His final concern was that it would result in a loss of privacy, and that the proposal might be at odds with DP3 due to 'unacceptable impacts on adjoining properties' and also from the Village Design Statement of not having 'adequate off road parking'.

Members then discussed the pros and cons of the application including the propensity for a single dwelling being replaced by two, the proposals in the context of the visual amenity of Chapel Lane. It was commented that in Outlands Lane it was very common to have the garages at the front of houses in new dwellings, but it was also commented that the frontage did look overdeveloped.

Mr Ruffell said that he could listen to the representations, but if it was to potentially go to PDC he could not make any comment as he was Chairman of that Committee.

It was proposed by Mrs Weaver and seconded by Mr Kemp and all agreed that the application be sent to PDC for determination due to issues of overdevelopment of the frontage of the plot, the visual amenity/street scene impacts of the proposals in relation to neighbouring properties and it not being in keeping with those properties, the impact on the properties

particularly with consideration to the roofline and finally the traffic implications and road safety.

170 TO RECEIVE A REPORT FROM THE READING ROOMS' DIRECTORS ON THEIR PLANS FOR GOING FORWARDS AND TO DISCUSS AND AGREE A RESPONSE AS APPROPRIATE.

This item was also brought up the agenda by the Chairman who opened the floor to Elaine Flower and Penny Gregory representing the Reading Rooms charity. They gave a report to Members updating them on progress on the potential redevelopment of the Reading Rooms and the Due Diligence work their retained surveyor was doing on 3 potential partners to ensure best value under Charity Commission rules. They had entered into a 3 month period of exclusivity with a preferred partner to enable more detailed work with the planners to be undertaken.

A concern that had been expressed by the planning authority was that this would not be infill, and was not standard for village halls, for which there were specific rules. The key thing was to make sure that the community was behind the proposals including elected representatives.

Members discussed the proposals with the Reading Rooms representatives. The proposal was to use a third to a half of the Skinner Field for the new hall parking and a play area which would be completed before any dwellings were built. The existing building and tarmacked area would then be sold with the extant building becoming 3 dwellings and a further 3 new dwellings would also be built. The trees would be protected.

Mr Humby added to the discussion that the policy would be to have a referendum to demonstrate that the community was supportive of the project.

After the discussion finished Members recorded their continuing SUPPORT for the project as described in outline form.

The meeting then returned to the remaining items on the published Agenda.

171 TO RECEIVE REPORTS FROM THE COUNTY COUNCILLOR AND DISTRICT COUNCILLORS.

Mr Humby apologised for he and Mr Ruffell being slightly late . Mr Humby reported that the Wangfield Lane sewer problem had been tankered and they were looking at legal action to get the problem remedied. He then mention the rural broadband project and that the leader of HCC was going to be putting forward a pot of money to the project. This resulted in comments that it wouldn't help Outlands Lane or Curbridge and that fibre optics can be installed to every cabinet, but the bottlenecks are between the cabinets and the dwellings. Mr Humby continued to report that he felt the meeting with Highways had been successful with officers getting down to what could be done and what couldn't and that some items could also be looked at again in the future. He said that the feedback needed a response which was endorsed by the Parish Council. As a final two points he said that he had asked highways for a breakdown of repairs/resurfacing by parish. With regards to the licensing of the YMCA and other events he suggested a meeting at Winchester, for the sake of the officers' time constraints, with a couple of Councillors attending.

Mr Ruffell reported that the Geolift tree issue had been resolved following a visit by the Tree Officer and that there was a difference of views as to it being TPO'd. To finish Mr Ruffell commented that the Planning Application for North of Whiteley had been received. The Chairman produced the letter he had received that morning and commented on the consultation closing date being as early as 7 April. Mr Ruffell agreed to look into it.

172 TO DISCUSS AND, WHERE APPLICABLE, RESOLVE MATTERS RELATING TO PARISH COUNCIL PROPERTIES AND THE PARISH.

173 TO RECEIVE A REPORT ON THE 5 MARCH HIGHWAYS SAFETY MEETING AND AGREE ANY RESPONSE REQUIRED.

The Members went through the responses and agreed a working group to meet and bring an agreed response back for the Parish Council to endorse. With regards to any crossing by the church it was agreed that it would be sensible to work with the school on a traffic plan to increase support for the proposal.

174 TO DISCUSS AND AGREE THE UPDATE TO STANDING ORDERS FOR THE PLANNING, LICENSING AND HIGHWAYS COMMITTEE

This was deferred to the AGM.

175 TO DISCUSS AND AGREE A RESPONSE TO THE APPEAL LODGED FOR THE CHAPEL, CURBRIDGE

Members discussed the appeal and the hypocrisy of it being refused consent to become a residential dwelling due to there being no need when there were plans for a 'needed' 3,500 houses, some within about 200m of the restored chapel. It was proposed by Mr Bodger and seconded by Mrs Newton that the appeal be supported as the change to a residential dwelling would help the sustainability of the hamlet, it was in a line of continuous development, the dwelling already exists and it had been expressed by residents of Curbridge that they supported a change to residential use. All agreed.

176 TO DISCUSS AND AGREE A RESPONSE TO PLANNING ENFORCEMENT RE POUND COPSE AND SUGGESTED MEETING WITH PC AND NEW ENFORCEMENT OFFICER.

This item was deferred to the April Planning Committee Meeting.

177 TO DISCUSS AND AGREE ANY COMMENT TO BE MADE ON THE ALLOTMENT CAR PARK MANURE HEAP

All agreed that this should be moved and the Allotment Association not to have any more manure offloaded in the carpark.

178 TO DISCUSS AND AGREE A RESPONSES TO THE REMAINING APPLICATIONS ON PLAN 044, TO NOTE DELEGATED AND COMMITTEE DECISIONS BY THE PLANNING AUTHORITY

- a) Bury Farm House 15/00309/FUL Demolition of garage, proposed two storey side extension with rear balcony, single storey front extension and alterations. Mr Bundell reported on his site visit, that it was proposed that the floor space would be doubled, the property has no neighbours and will be fully within the area of North of Whiteley. It was agreed to raise NO OBJECTION
- b) Bury Farm 15/00407/TPO Remove 2 No Oak, 2 No Species unknown and 1 No Holly. It was noted that effectively this was a Highways application for trees partially blocking the drainage ditch. NO OBJECTION was raised.
- c) Landing Place 15/00398/FUL Single storey extension and alteration to provide bowling alley, additional bar space and additional changing space NO OBJECTION was raised.
- d) The planning decisions made by the Planning Authority were noted.

179 PARISH CLERK'S REPORT

180 TO NOTE CORRESPONDENCE

- 1. Wangfield Lane Sewer – HCC response principal engineer dealing with – 2 gullies (Station Hill and A3051/Outlands Lane – jetting team will also check for breaks/damage
- 2. Duck and toad signs – HCC/WCC certain small things to deal with – location plan, comply with regs and insurance of contractor.
- 3. Email complaint Yard opposite Lake Road
- 4. Lunch Club – reinstating outings
- 5. WCC Planning Enforcement – no visit – Parish Forum event 24 June 1800hrs, Walton Suite, Guildhall
- 6. Anne West Minibus Repair
- 7. Cilla Mitchell – speeding motorbikes
- 8. HCC A3051 night closure 13 March (and then postponed)
- 9. North of Whiteley Planning Application submitted
- 10. WCC two lift refund for missed December Dog Poo bin emptying missed – requested lid-limiter for bin

181 TO RECEIVE A REPORT ON THE HALC CONFERENCE 2015 WITH PARTICULAR REFERENCE TO THE RISK ASSESSMENT/MANAGEMENT OF THE LOCAL GOVERNMENT PENSION SCHEME AND STATUTORY PROVISION OF PENSIONS, ALSO ON THE TRANSPARENCY CODE IMPLICATIONS.

The Clerk reported back on the conference, particularly on Audit and Pensions to which he made significant comment of a potential serious risk to the Parish Council should they have a shortfall in the future and said that the Parish Council needs to look to their statutory provision of a workplace pension and that the Clerk/RFO should be left out of that discussion due to a conflict of interest as both employee and RFO. The Clerk commented that as far as the Transparency Code is concerned the Parish Council is exempt from its conditions as its Precept was over £25,000. The Clerk also sought

clarification on Risk issues that Members were happy with the risk management in place for payments. Members unanimously agreed

182 TO APPROVE THE FINANCE REPORT DATED 19 MARCH 2015, PROVISIONAL ACCOUNTS FOR THE YEAR 2014-2015, CHEQUE SIGNING AND PAYMENTS TO DETERMINE HOW TO RESOLVE THE FARREL INVOICE

The finance report, provisional accounts were accepted and it was proposed by Mrs Lockyer and seconded by Mr Bodger, on the RFO's recommendation, that a cheque for £175 + VAT be sent by Duncan to Mr Farrell in full and final settlement of the invoice for the partially completed hedge cutting, and all agreed.

183 PARISH COUNCILLOR REPORTS

The Land adjacent to Shawfords Lake and its untidy state was mentioned.

That due to Standing Orders the meeting closed at 10.00pm.

Signed Chairman