

MINUTES OF THE MEETING OF THE **EVERSLEY PARISH COUNCIL** HELD ON **TUESDAY 7th NOVEMBER 2017** IN
EVERSLEY VILLAGE HALL AT 8.00pm

PRESENT: Cllr A McNeil (Chairman, AM)
Cllr S Dickens (SD)
Cllr C Edge (CE)
Cllr C Hetherington (CHH)
Cllr K Neville (KN)
Cllr P Todd (PT)

ALSO PRESENT: 2 residents and Mrs J Routley (Clerk)

116 Apologies for Absence

Cllr C Hutton and Cllr S Miller's apologies, due to work commitments and a prior engagement respectively, were accepted.

117 Declarations of Interest

None.

97 Minutes of the Last Meeting

Receipt of Minutes The minutes of the extraordinary **Eversley Parish Council Meeting** held on **Tuesday 21st November 2017** had been previously circulated to all Councillors.

No errors were reported.

98 Issues and information items raised by the Chairman or Councillors

- Cllr P Todd gave an update on Yateley Town Council's Neighbourhood Plan (notes from the meetings had been previously circulated). It was noted that there was nothing concerning Eversley and that the group was considering the merits of alternatives to the Neighbourhood Plan. The next meeting will be on 29th November.
- The Chair gave an update on Fly Tipping on land opposite the Village Hall. HDC have said they cannot clear as the fly tipping is on private land. They had provided details of the landowner, which proved to be incorrect. EPC had established who the correct owners were and the Chair will write to them to ask them to clear.
- Cllr P Todd gave an update on progress of the Bramshill House Appeal. This had started on 31st Oct and was due to run for 4 weeks but now looks likely to overrun. Highways are negotiating with the appellant and the Inspector is keen to hear local views. Bramshill have already commented and EPC have said it will wish to make a statement.
- The Chair requested that all outstanding contributions for the new website are sent as soon as possible.
- It was noted that a grant has been received from HCC for £500 towards the defibrillator along with a grant of £600 from the Eversley and Bramshill Trust. This means the defibrillator can now be ordered. EPC will inform residents once it has been installed.

At 8.17pm Cllr S Dickens arrived.

99 **RESOLVED**

- That item 12 be taken next due to public interest and public comments on this item will be permitted.

100 Planning Applications

RESOLVED

- The Council noted receipt of the following planning application and after full discussion forwarded the comments listed below to HDC.

Clerk

17/02476/FUL Land On The North Side Of Warbrook Lane Land North of Warbrook Lane - Demolition of a single dwelling (Four Seasons) and erection of 12 no. dwellings with access, parking, public open space and associated works.

EPC Consultee Comment:

EPC **objects** to this application on the following fundamental principles:

- It makes no provision for affordable housing. The proposal involves the demolition of one affordable house (Four Seasons is subject to an agricultural occupancy condition) and the erection of 12 new properties. Therefore, the affordable housing requirement ought to be one plus forty percent of eleven. This amounts to 5.4 units out of 12, not zero.
- It makes no provision for SANG or SAMM. The proposal is within the 5km buffer zone of the Thames Basin Heaths Special Protection Area (TBH SPA), so is deemed to have a significant effect on the SPA. This must be mitigated through the provision of Suitable Alternative Natural Greenspace (SANG) and a contribution towards Strategic Access Management and Monitoring (SAMM). Since the proposal is for 10 or more dwellings and is beyond the catchment of any existing or currently proposed SANG within Hart District, it is required to provide (or permit access to) a new SANG of at least 2 hectares within 2 kilometres of the site (or larger, as appropriate, at greater distances) and to make a financial contribution to SAMM. It does neither.
- The site is inappropriate for “sustainable development”, because it is remote from shops, schools and employment, recreation and medical facilities; is inadequately served by public transport, remote from the nearest train station and in an area without designated footways or cycle-ways, so will be dependent on the use of private cars contrary to national policy.

These three shortcomings should have been made clear to the applicant during the pre-application discussions.

Furthermore EPC **objects** to this application on the following grounds:

- It fails to preserve or enhance the Eversley Street Conservation Area. The proposal involves the loss of part of a notable hedgerow; the loss of a significant open gap in the built up road frontage; and, the urbanisation of agricultural land in the open countryside;
- It involves an adverse impact on the significance of the Listed Buildings and historic properties that characterising the street-scene, by introducing excessively large buildings both beside and behind them;
- It has an adverse impact on local surface water flooding, with no proposals to supplement and/or increase the capacity of the existing, inadequate watercourses, about which the Parish Council has sent numerous notices and letters to the landowner, over the years;
- It has an adverse impact on highway safety due to the new access close to the apex of a dangerous bend and the additional traffic flows on a road with a recognised risk of speeding traffic;
- It fails to define the use classes requested for the areas of woodland, pasture and green space, leading to the risk of additional speculative development proposals;
- It risks the introduction of intrusive street lighting and/or private security lighting into the open countryside, to the detriment of the amenities of existing residents.

There had not been a request from residents or councillors to discuss the following applications:

17/02332/LBC Turnpike Cottage Chequers Lane

South roof - Strip existing tiles and battens and relay with tiles which are stripped and handmade and additional handmade reclaimed clay tiles and replace lead flashing to chimney with tile / cement fillet

17/02544/HOU Beeches Coopers Hill

Relocation of vehicular entrance from Coopers Hill

17/02563/HOU Beeches Coopers Hill

Two storey front, side and rear extensions, garage conversion in annexe and new double garage.

101 Public Questions and Comments

17/02476/FUL Land On The North Side Of Warbrook Lane

The residents present raised the following concerns about this application:

- The proposed development occupies only a part of the area identified in the application, so there were serious concerns that an application for further development of the paddock and fields that were not covered in the current application could be made in the future.
- The proposed development would be in fields that form part of a larger area that has served, historically, as a catchment for excess water and as a soak-away. It is regularly saturated, and sometimes flooded, when there is heavy rainfall. If this area is developed, excess water would have nowhere to go except in the gap between the Martineau cottages – thereby posing a significant risk of flooding to many properties.
- The current house on the land is designated as agricultural. Therefore it, and the farm-worker's cottage, can be used only for this purpose. The proposed demolition of this property and its replacement into a luxury dwelling, constituted a change of use which could not be justified or permitted.
- Traffic on Warbrook Lane is already a significant problem. 28 or more additional vehicles emerging onto the Lane near a blind bend would make it even worse and accidents more likely to happen.

Neighbourhood Plan The Chair briefly explained about Neighbourhood Plans and informed the public that an HDC Officer will be coming to the Full Council meeting on 5th December to talk about Neighbourhood Plans and to answer any questions. The Council would urge residents to attend and will be publicising the event.

At 8.45pm 5 residents left the meeting.

The Chair returned to the order of the agenda

102 Meetings

RESOLVED

- (i) To hold an extraordinary meeting on 21st November to discuss the budget 2018/19. This will follow the Open Spaces Meeting on the same evening.

103 Transport & Highways consultation by Wokingham BC

RESOLVED

- To agree that EPC will respond to this consultation to highlight the traffic problems in Eversley that are caused by the Arborfield development. EPC will express its concern that this development is already having a significant impact on the volume traffic in Eversley and the tailbacks it causes; and that the problems will increase further when the development is completed.
- EPC would also urge residents to respond to the survey by providing information on Eversley Matters.

PT

SM

104 Financial Report

Schedule of Accounts

The Responsible Financial Officer's reconciliations for September 2017 had been previously circulated along with copies of the bank statements. (See Appendix A)

RESOLVED

- The Reconciliations were accepted.

105 Payments

RESOLVED

- To authorise the payments for November (See Appendix B).
- To approve £155 spent under delegated authority to re-install a vandalised bench.

106 Annual Risk Assessment

The Finance Risk Assessment and Internal Controls were reviewed by the Council. It was felt that further revision, including reference to data protection, may need to be made and to return to this item at a later date.

RESOLVED

- To defer approval and to include these items for approval on the January Agenda.

Clerk

107 Exclusion Of Public

RESOLVED

- To exclude the public from the remainder of the meeting on the grounds that exempt information, as defined in Schedule 12A of the Local Government Act 1972, that relates to individuals, specifically existing staff, is likely to be disclosed.

108 Staffing Item

To review, in the light of six months' data, the hours worked by the Parish Clerk and to decide:

- (i) If and how to compensate the Parish Clerk for hours worked in excess of contracted hours;
- (ii) Subject to the decision above, if and how the contract of service for the Parish Clerk should be amended.

RESOLVED

- To increase the Parish Clerk's contracted hours from 84 to 90 per month. This increase to take effect from 1 April 2017
- To compensate the Parish Clerk for up to 40 hours per year that are needed to finalise the accounts at year-end and for the additional duties required to manage the Annual Parish Assembly.
- To pay the Parish Clerk for the excess hours she has already worked from 1 April 2017 – 31 October 2017
- To consider, on a case by case basis, a request by the Parish Clerk for payment for additional hours in the event that she was unable to contain the workload within the new arrangements. In these situations, Council would wish to be advised in advance of the possibility of excess hours being worked.

There being no further items for discussion the Chairman closed the meeting at 10 pm

Chairman.....Date.....

**The next Meeting
will be held on Tuesday 5th December 2017**

Appendix A

Eversley Parish Council - Bank Reconciliation

30th September 2017

Prepared by _____ **J Routley, Clerk/RFO**

Date _____

Approved by _____ **A. McNeil,**

Chairman

Date _____

Current Account No. 36419109

Brought forward as at 31st August

15,878.31

as per Bank Statement 294

Cheques prior period cashed

Chq no.

2664	J Routley, Clerk	Salary - Aug	-1,081.55
2665	J Routley, Clerk	Expenses/Admin - Aug	-60.28
2666	Hampshire Pension Fund	Aug contribution	-239.34
2667	D Wallace	Litterpicker - Aug	-160.00
2668	Nick Robins Ltd	Grounds Maintenance - Aug	-1,208.00
2669	Basingstoke Skip Hire	Skip Hire - August	-87.36
2670	Basingstoke skip hire	Skip hire- July	-107.40
2671	Basingstoke skip hire	road skip and permit 19th and 27th July	-368.40
2672	Hants & IOW CRC Ltd	visits	-160.00

Lodgements

Hart DC Precept **27,250.00**

Total movement as per cashbook

39,655.98

Unpresented cheques as at 30th Sept 2017

Chq no.

2649 C Edge Reimbursing volunteer equipment 178.98

Balance as at 30th Sept as per Sheet 295

39,655.98

Balance in Reserve Account Sheet 146

13,703.13

Interest 0.11

13,703.24

Balance in EPC EM Account

0.00

Appendix B

Eversley Parish Council

Cheques for Payment 7.11.17

Prepared by _____ J Routley, Clerk/RFO
Date

Approved by
Date

2692	J Routley, Clerk	Salary - Oct	1,108.32
2693	J Routley, Clerk	Expenses/Admin - Oct	92.66
2694	Hampshire Pension Fund	Oct contribution	248.96
2695	D Wallace	Litterpicker - Oct	160.00
2696	Nick Robins Ltd	Grounds Maintenance - oct	1,208.00
2697	Eversley Village Hall	Hire - Oct	27.50
2698	RBL Poppy Appeal	Remembrance Wreath	50.00
2699	Basingstoke skip hire	skip hire - oct	100.20
2700	Hants & IOW CRC Ltd	7th and 21st Sept	160.00
2701	Active Risk Management	Annual play ground inspection Playground repairs Chequers Green	280.00
2702	Playscene Ltd		11,998.20
			<u>15,433.84</u>

