

MINUTES OF THE MEETING OF THE **EVERSLEY PARISH COUNCIL** HELD ON **TUESDAY 6th MARCH 2018** IN
EVERSLEY VILLAGE HALL AT 8pm

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

ALSO PRESENT: David Simpson (HCllr), 11 members of the public and Mrs J Routley (Clerk)

ACTIONS

163 Apologies for Absence

None. However, it was noted that Cllr C Hetherington had resigned with effect from 21st February 2018. A notice has been published and the Monitoring Officer has been informed.

RESOLVED

- To change the order of the agenda and to postpone item 2 and take items 16, 15, 17, 13 after Declarations of interest before returning to item 2.

164 Declarations of Interest

- Cllr Miller declared an interest in item 10 (Min: 179) as she knows one of the contractors; and item 16 (Min: 165) 18/00213/HOU, 4 Bannister Gardens, as she lives nearby.
- Cllr Neville declared an interest item 10 (Min: 179) as he knows one of the contractors.
- Cllr Dickens declared an interest in item 16 (Min: 165) as he sits on the Local Planning Authority at HDC.
- Cllr McNeil declared that he lives near to Warbrook Lane - item (item 16, Min: 165).

165 Planning

RESOLVED

- i) To support Winchfield Parish Council in their effort to reverse the decision of Hart Council to build a New Settlement in the Winchfield/Murrell Green area. **Clerk**

RESOLVED

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

17/03050/LDC 3 Lower Common

Lawful Development Certificate application: to confirm the implementation of planning permission 15/03096/FUL, dated 13 April 2016. Technical commencement

CONSULTEE COMMENT: Offer no Comment.

18/00240/FUL Land Adjacent To Warren Farm

Church Farm West - Change of use of land from agriculture to seasonal storage of one caravan and one utility shed

CONSULTEE COMMENT: EPC notes that a Site Manager and a Supervisor are managerial positions and not seasonal jobs and therefore do not require seasonal accommodation. **Clerk**

It was also noted that the signage on common land was inappropriate and will be drawn to the attention of Enforcement.

SD

18/00213/HOU 4 Bannister Gardens

Replacing the existing front door, 2 garage doors with 1 garage door, removal of the central pillar, exterior painting of the property and replacing the current block driveway

CONSULTEE COMMENT: EPC is concerned that this dwelling should not stand out from the others. These are bespoke houses designed to fit with others in the Conservation Area. Therefore the exterior painting of walls and windows should be to match the surrounding properties, as noted in the Heritage Statement rather than the plans. The view as a whole from the road should be unaffected and in keeping with the Conservation Area. **Clerk**

18/00362/FUL

Land On The North Side Of Warbrook Lane

Construction of 7 two storey dwellings (1 x 4 bedroom, 6 x 3 bedroom), single storey detached double garage and part single part two storey detached garage building (12 car parking spaces) with associated vehicular access, driveway, car parking to rear and private outdoor amenity space (following the demolition of existing dwelling- Four Seasons) (Re-submission of application 17/02476/FUL)

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 7 new properties. Therefore, the affordable housing requirement, under saved Policy ALT GEN 13, ought to be one, as a replacement for Four Seasons, plus 40% of the six additional properties. This amounts to 3.4 units out of 7, not zero. It is suggested that parts of ALT GEN 13 have, necessarily, been superseded by the amendments made to National Planning Policy Guidance (NPPG), on 28th November 2014. This change, introduced by way of a 'Written Ministerial Statement' (WMS), states that infrastructure contributions through planning obligations "... *should not be sought from developments of 10 units or less ...*" A subsequent statement issued by the Planning Inspectorate (PINS), on 9th March 2017, confirms that the WMS does not automatically override local policy. Whether or not ALT GEN 13 is pertinent, paragraphs 184 and 185 of the Proposed Submission Version of Hart Local Plan (PSV HLP), agreed by HDC on 4th January 2018, specifically address sites of 10 units or less which are sub-divisions of larger sites or whose areas are artificially restricted to avoid the affordable housing thresholds. They are still expected to provide 40% affordable housing. Paragraph 3.9 of the applicant's Planning Statement (February 2018/AJB/P16-1122) confirms that, subsequent to 15th January 2018, the applicant "... *considers that the re-submission of a reduced scheme together with an appeal of the first refusal is merited ...*", which confirms that this application remains part of a larger scheme and is an artificial subdivision deliberately designed to try to circumvent the requirement for affordable housing provision.

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 6 additional dwellings, it would be eligible to make provision through a financial contribution to an existing SANG with spare capacity. Paragraph 3.5 of the applicant's Planning Statement (February 2018/AJB/P16-1122) alleges that the scheme "... *could benefit from access to Council owned SANG as it would not represent a "material departure" from the Development Plan.*" However, the criteria for access to Council owned or controlled SANG, agreed by Cabinet, on 5th October 2017, requires the scheme to be "... *fully policy compliant with both existing and emerging Development Plan policies.*" It further states that "... **NO** Council owned or controlled SANG will be allocated ... (if) ... *the development does not provide the full 40% affordable homes where required by Saved Local Plan Policy ALT GEN 13 of the Hart Local Plan.*" In the absence of access to any existing or currently proposed SANG within Hart District, the proposal 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.

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 characterise the street-scene, by introducing large buildings beside 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 of the areas of woodland and pasture in the remaining landholding following development, 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.

18/00307/HOU

Glendora Kingsley Road

Proposed two storey side extension following demolition of garage and removal of chimney

CONSULTEE COMMENT: Offer no Comment.

At 8.40pm 2 members of the public left the meeting.

166 Neighbourhood Plan

i)

RESOLVED

- to support an open event for residents that generates an interest in developing a Neighbourhood Plan.

ii)

RESOLVED

- to fund the cost of holding such an event up to £385 to come from the designated budget line for 2018/19 for Planning/Neighbourhood Plan.

167 Issues and information items raised by the Chairman or Councillors

(For information only no decisions to be taken)

- Resignation of Cllr Hetherington EPC wishes to thank Cllr Hetherington for the service she has given to the Council. If an election is not called for by 14th March, EPC can advertise and co-opt to fill the vacancy after this date.
- Reminder of Annual Assembly This will take place on 13th March at 8pm, all are welcome.
- Yateley Town Council's Neighbourhood Plan Cllr Todd had attended the last meeting as an observer. The Plan will be brought to the Public at the Yateley May Fayre.
- Bramshill House Appeal The 12 appeal hearings have now been completed and decisions are awaited.
- Webb's Corner HCC conducted a modelling exercise last year. At the multi agency meeting on 12th Feb they said the report was not yet fully ready, but sent a preliminary summary which they said could be made public (see Appendix D).
- Trees at Church Green The Parish Council noted with thanks the contribution that HCC had made towards rectifying the trees at Church Green. In particular, the Parish Council thanked the congregation of St Mary's Church for their substantial contribution and the 3 district councillors who had personally donated cash to make up the balance of the cost of this work. A resident had sent a letter of complaint to the Parish Magazine to question the need to fell one of the oak trees. The Chairman had written to him to explain why this had been necessary. He had also sent a similar explanation for publication in the April edition of the Parish Magazine.
- Tesco "Bags of help" The Parish Council wished to encourage residents to vote in March and April in the Tesco "Bags of help" scheme for rejuvenation of the pond at Cross Green. The pond is rapidly deteriorating and needs work to turn it into a resource that everyone can benefit from.

168 HDC Local Plan

RESOLVED

- To approve EPC's response to HDC's document Draft Local Plan Strategy and Sites 2016-2032. (See Appendix A)

169 Minutes of the Last Meeting

Receipt of Minutes The minutes of the **Eversley Parish Council Meeting** held on **Tuesday 6th February 2018** had been previously circulated to all Councillors.

RESOLVED

- That the Minutes be approved and signed by the Chairman.
- That a list of actions would be circulated.

**AM
AM/Clerk**

170 Public Questions and Comments

Webb's Corner David Simpson (HCllr) undertook to discuss with HCC the funding for the regeneration of Webb's corner and the mitigation of flooding there.

Trees at Church Green A resident had questioned the need to fell a mature oak and asked that others should not be felled gratuitously. The Chairman had replied that the tree that was felled was completely dead and was therefore unsafe. As ever, the Parish Council would never arrange to fell a tree unless absolutely necessary.

18/00362/FUL Land On The North Side Of Warbrook Lane

A resident commented that he had objected to this planning application on several grounds, particularly as it is in the Conservation Area, it is agricultural land, and that the existing property is an Agricultural worker's cottage which would be demolished and replaced by a four bed roomed house. The only thing that had changed from the previous application was the reduction in the number of houses from 12 to 7.

Neighbourhood Plan A resident asked if the Neighbourhood Plan (NP) would be "owned" by the NP Committee or the council and if there were any grants available. The Chairman explained that a NP is community led, but with inputs from the Parish Council. If it was decided to proceed with a NP, it would seem sensible for the Committee and the Parish Council to agree a "Heads of Agreement" at the outset. He explained that grants are available and that the Parish Council would apply for them when and if appropriate.

At 9.20pm David Simpson (HCllr) and 4 members of the public left the meeting.

171 Co-option of new Councillor to fill vacancy

- The Council received presentations from candidates: Mr Brown and Mr Dixon and sought their views on a number of issues.

172 Exclusion Of Public

RESOLVED

- That the public be excluded from the remainder of the meeting on the grounds that exempt information, as defined in Schedule 12A of the Local Government Act 1972, relating to individuals, was likely to be disclosed.

At 9.40pm All members of the public left the meeting.

173 Co-option of new Councillor to fill vacancy

- i) The Chairman proposed Mr Dixon and was seconded by Cllr Edge.

RESOLVED

- ii) Mr Dixon was unanimously voted onto the Council and will sign the declaration of acceptance at the next Full Council meeting on 17th April.

Assuming there is not a call for an election before 14th March, a candidate can be co-opted for the remaining vacancy at the next Full Council Meeting on 17th April.

The Council returned to public session.

174 SUSPENSION OF STANDING ORDER 3 (W)

At 9.55pm the Chairman requested that Standing Orders be suspended in order to deal with the majority of remaining items on the Agenda.

RESOLVED

- to continue the meeting until 11pm, and to defer certain items until the next meeting if necessary.

175 Financial Report
Schedule of Accounts

The Responsible Financial Officer's reconciliations for January 2018 had been previously circulated along with copies of the bank statements. (See Appendix B)

RESOLVED

- The reconciliations were accepted.

176 Payments

RESOLVED

- To authorise the payments for March 2018 (See Appendix C).

It was noted that cheque No. 2720 would have to be replaced with cheque No. 2745 as the recipient had inadvertently destroyed it.

177 Online Banking

RESOLVED

- To set up online banking and BACs payments
- That the approval procedure should be as follows: (i) the list for payments is signed off by 2 (cheque) signatories; (ii) the Responsible Financial Officer logs in and make the payments online; (iii) a reconciliation between payments approved and payments made will then be presented to the council at the next meeting.

178 Fly Tipping

RESOLVED

- To approve the cost of £50 to remove fly tipping from opposite the Village Hall
- To approve moving the CCTV camera from Chequers Green to outside the Village Hall.

179 Defibrillator Installation

The 3 quotes were reviewed

RESOLVED

To use APL Electricians at a cost of £195+VAT to install the Defibrillator. It was noted that there may be an additional charge if the unit had to be installed at a weekend.

Clerk

180 Dog Fouling

This item was deferred to the next Open Spaces Meeting on 16th April.

OSC

181 Trees, hedges, verges and ditches

This item was deferred to the next Open Spaces Meeting on 16th April.

OSC

182 Cross Green pond Project

RESOLVED

To approve releasing up to £450 from the £10K Cross Green Project Budget for 2018/19 as it is thought that having a pond survey will aid grant applications.

183 Exclusion Of Public

RESOLVED

- That the public be excluded from the remainder of the meeting on the grounds that exempt information, as defined in Schedule 12A of the Local Government Act 1972, relating to individuals, was likely to be disclosed.

At 10.45pm the Clerk left the meeting.

184 Staffing Item

As per confidential note.

There being no further items for discussion the Chairman closed the meeting at 11pm

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

**The next Meeting
will be held on Tuesday 17th April 2018**

Forward Plan

Date	Meeting	Draft Items
26/2/18	Open Spaces	Decide on electrician for installing Defib., look into Signage for play area.
6/3/18	Full Council	Performance Review, Online banking, cordoning off Defib. and signage
13/3/18	Annual Assembly	
16/4/18	Open Spaces	Discuss Emergency Plan
June		Start Grounds maintenance tender process
unassigned		Review Play Inspector,

Appendix A

SUBMISSION EPC1
ORGANISATION Eversley Parish Council
POSTCODE RG27 0PJ
REPRESENTATION on PARAGRAPH 42, Settlement Hierarchy, and Figure 2
POLICY
MAP

COMPLIANT Yes / No
SOUND Yes / No
DUTY TO COOPERATE Yes / No
REASON

The settlement hierarchy is defined in the background paper ‘Settlement Hierarchy for Hart District, 2010’. This has never been subject to public consultation and remains, in effect, a draft document. It says at para. 7.9 that “*the appropriate cut-off for inclusion in the higher tier [of villages] is a matter of debate.*” The time for the debate on an appropriate cut-off point was said to be during the review of settlement boundaries. The proposal, at that time, was to remove the settlement boundaries from ‘smaller villages’. Since no such proposal has been carried forward to the Submission Version of the Hart Local Plan, there is no need to make a distinction between main and smaller villages.

EPC has always contended that there was no reason to introduce an artificial segregation of Tiers 4 and 5. There are no villages that are intrinsically “sustainable”, in as much as they all rely on services and facilities from neighbouring Local or District Centres. In fact, the only oblique reference in the document to a difference between “main” and “smaller” villages is at paragraph 82, which refers to the shortfall in public transport availability across the District and the consequent dependence on private cars.

MODIFICATION

Delete the artificial distinction between main and smaller villages. Amend Figure 2 to show all smaller settlements with defined settlement boundaries as ‘villages’.

PARTICIPATE Yes / No
REASON

A representative of the Parish Council could explain the need for the required modification, if it is not clear from the reasoning above.

SUBMISSION EPC2
ORGANISATION Eversley Parish Council
POSTCODE RG27 0PJ
REPRESENTATION on PARAGRAPH 144
POLICY SS3, New Settlement
MAP

COMPLIANT Yes / No
SOUND Yes / No
DUTY TO COOPERATE Yes / No

REASON

EPC has been intimately involved in the protracted planning by Wokingham Borough Council of a new settlement at Arborfield Garrison, consisting of 3,500 dwellings and other town facilities within one mile of Eversley's northern boundary. EPC is aware of the considerable lead time required before the commencement of construction and doubts that a start could be made on a new settlement in Hart, for which a site has not yet been identified, within just six years. A lead time of fifteen years would be more realistic, supposing that an appropriate site can be identified.

MODIFICATION

Delete the last sentence of Paragraph 144. Replace reference to "Permission will be granted ..." in Policy SS3 with "Proposals will be considered ..."

PARTICIPATE Yes / No

REASON

SUBMISSION EPC3
ORGANISATION Eversley Parish Council
POSTCODE RG27 0PJ
REPRESENTATION on PARAGRAPH
POLICY H3, Rural Exception Sites; and
MAP

COMPLIANT Yes / No
SOUND Yes / No
DUTY TO COOPERATE Yes / No

REASON
EPC supports the provision of 'Rural Exception Sites'. It has worked with others to identify and provide two such sites within Eversley, totalling 19 dwellings, but is aware of a still unmet need for affordable homes for local people.

MODIFICATION

None.

PARTICIPATE Yes / No

REASON

SUBMISSION EPC4
ORGANISATION Eversley Parish Council
POSTCODE RG27 0PJ
REPRESENTATION on PARAGRAPH
POLICY H4, Specialist and Supported Accommodation
MAP

COMPLIANT Yes / No
SOUND Yes / No
DUTY TO COOPERATE Yes / No

REASON

EPC is aware of the need for more elderly people's accommodation within the village, which can provide 24 hour warden cover and would enable elderly residents to remain within the community, whilst freeing up homes for other villagers.

MODIFICATION

None.

PARTICIPATE Yes / No

REASON

SUBMISSION EPC5
ORGANISATION Eversley Parish Council
POSTCODE RG27 0PJ
REPRESENTATION on PARAGRAPH
POLICY
MAP Adopted Inset Map 8

COMPLIANT Yes / No
SOUND Yes / No
DUTY TO COOPERATE Yes / No

REASON
The settlements west of Eversley Street are, collectively, known as Lower Common. The name “Up Common” was a mistake that EPC sought to have corrected in the previous Local Plan.

MODIFICATION
Replace “Up Common” with “Lower Common” in the title to Inset Map 8.

PARTICIPATE Yes / No
REASON

Appendix B

Eversley Parish Council - Bank Reconciliation

31st January 2018

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

Date

Approved by

A. McNeil, Chairman

Date

Current Account No. 36419109

Brought forward as at 31st December 2017

12,809.48

as per Bank Statement 298

Cheques prior period cashed

2714	Playscene J Routley, Clerk	reinstate vandalised bench	-186.00
2715	J Routley, Clerk	Salary - Dec	-1,135.42
2716	J Routley, Clerk	Expenses/Admin - Dec	-90.79
2717	Hampshire Pension Fund	Dec contribution	-257.50
2718	D Wallace	Litter picker - Dec Grounds	-160.00
2719	Nick Robins Ltd	Maintenance - Dec	-1,208.00
2721	Eversley Village Hall	Hire - Dec	-27.50
2722	Eversley Village Hall	Deposit for the year	-50.00
2723	Basingstoke skip hire	skip hire - Dec	-80.16
2724	HMRC	Oct-Dec	-1303.33

Lodgements

Davies Blunden and Evans	Vehicular access payments	13,040.70
Renshaw	HDC Cllrs trees	125.00
Total movement as per cashbook		21,476.48

Unpresented cheques as at 31st Jan 2018

Chq no.

2712	Eversley and	Annual subscription	10.80
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	Bramshill Parish Magazine Nick Robins Ltd	Garden plots parking	108.00
2720			
Balance as at 31st Jan as per Sheet 299			<u>21,476.48</u>
Balance in Reserve Account Sheet 150			13,704.37
		Interest	0.62
			<u>13,704.99</u>
Balance in EPC EM Account			0.00

Appendix C

Eversley Parish Council

Cheques for Payment 6.3.18

Prepared by _____ J Routley, Clerk/RFO
Date

Approved by
Date

2734	J Routley, Clerk	Salary - Feb	1,135.59
2735	J Routley, Clerk	Expenses/Admin - Feb	124.41
2736	Hampshire Pension Fund	Feb Contribution	257.54
		Grounds maintenance	
2737	Nick Robins Ltd	- Feb	1,208.00
2738	Eversley Village Hall	Hire - Feb	42.00
2739	Basingstoke skip hire	Hire - Feb	146.04
2740	Bentham Ltd	Printer cartridges	57.12
2741	Getmapping Plc	Parish Online Annual Subscription	36.00
2742	SLCC Enterprises Ltd	Arnold Baker Book	78.40
2743	D Wallace	Litter picker - Feb	160.00
2744	Nick Robins Ltd	Tree work church green (see grants)	1,512.00
2745	Nick Robins Ltd	rewrite of 2720 mislaid	0.00
			<u>4757.10</u>

APPENDIX D

Briefing note

Subject - Surface water flooding at Webb's Corner in Eversley

1.0 Introduction

1.1 This briefing note describes the investigation and hydraulic modelling process undertaken by Hampshire County Council to ascertain if a specific culvert, constructed on the land of Harry's Cottage, was directly responsible for highway and property flooding on Warbrook Lane, Eversley, particularly at the junction with St Neot's Lane. A draft technical report has been prepared detailing the finding and will be circulated in March 2018.

2.0 Background

2.1 Following reported incidences of flooding at Webb's Corner, Eversley, the involvement of the Hampshire County Council's Flood and Water Management Team was requested by Hart District Council, Ward County Councillor David Simpson, the Parish Council and local residents.

2.2 Responsibility for surface water flooding investigation passed from the Environment Agency to the County Council as the new Lead Local Flood Authority (LLFAs) at the end of 2015.

2.3 In 2017, Hampshire County Council, as LLFA, commissioned consultants to undertake an investigation and hydraulic modelling in order to ascertain if a specific culvert, constructed on the land at Harry's Cottage, was directly responsible for highway and property flooding on Warbrook Lane, Eversley, particularly at the junction with St Neot's Lane. The culvert is identified as unconsented work carried out on an Ordinary Watercourse. The County Council were able to undertake this investigation using the powers in the Land Drainage Act and the Flood and Water Management Act 2010.

3.0 Investigation

3.1 A site visit and walk-over survey of the whole sub-catchment area was undertaken and the extent of the hydraulic model, including ditches and culverts required to be included in the model, was determined.

3.2 The survey enabled the consultants to recreate the catchment within a virtual environment. This environment was then used to simulate water flows of differing rates and volumes to establish where 'pinch points' in the drainage system were causing water to back up and cause flooding of the extent and nature previously reported at Webb's Corner and along Warbrook Lane, Eversley.

4.0 Findings of investigation and modelling

4.1 The investigation and hydraulic modelling demonstrated that the culvert in the grounds of Harry's Cottage is not the primary cause of the previously reported surface water flooding events at Webb's Corner. The pinch point in the system has been identified as being a culvert running under the highway from the south side of Warbrook lane to the north, to the west of St Neot's Lane. The relevant factors combining are:

- Channel geometry;

- Channel direction before and after the highway culverts;
- Road level at Webb's Corner;
- Direction of culvert under the highway compared to Harry's Cottage culvert; and
- Invert levels of culverts under the highway compared with Harry's Cottage culvert.

5.0 Next Steps

5.1 The County Council's Flood and Water Management Team will liaise with the Highway Authority to discuss potential next steps for the reduction to flood risk at Webb's Corner. The previous plans for highway improvements at the Webb's Corner junction will inform these discussions.

5.2 A site meeting between the County Council, District Council and Parish Council will be arranged to discuss the outcomes of the report and next steps.

5.3 The technical report will be completed and authorised for circulation to interested parties by mid-March 2018.