

MINUTES OF THE MEETING OF **EVERSLEY PARISH COUNCIL** HELD BY VIDEOCONFERENCE AT 7.30pm ON **TUESDAY 3rd NOVEMBER 2020**.

PRESENT:

Cllr A McNeil	(Chairman, AM)
Cllr D Deane	(DD)
Cllr S Dickens	(SD)
Cllr E Dixon	(ED)
Cllr C Edge	(CE)
Cllr S Hughes	(SH)
Cllr P Todd	(PT)

ALSO PRESENT: 4 members of the public, R Quarterman (HDCllr and Chair of Yateley Neighbourhood Plan) and J Routley (Clerk)

ACTIONS

75 Apologies for Absence

Apologies were accepted for Cllr K Neville due to personal commitments.

76 Declarations of Interest

Cllr E Dixon declared a non-pecuniary interest in item 4 h) because he knows the applicant, (See Min: 79 h)

77 Minutes of the Last Meeting

Receipt of Minutes

The minutes of the meeting of Eversley Parish Council held on **Tuesday 6th October 2020** had been previously circulated to all Councillors.

RESOLVED

That the Minutes be approved and signed by the Chairman.

(note these will be signed electronically and signed in person at the next Council meeting held in person).

AM

At 7.41pm 1 member of the public left and 2 members joined

78 Public Questions and Comments

20/02308/FUL Land South Of Eversley Road And East Of Marsh Lane Marsh Lane

R. Quartermain explained that he was attending this meeting in D. Simpson's (HCllr) place and also in his capacity as Chair of the Yateley Neighbourhood Plan. In this latter capacity he was interested in this application.

Dr A. Crampton noted that residents had contacted her with concerns regarding this planning application and item 4 e) 20/02222/FUL .

A resident commented that SANG by itself does not give opportunity for house building in the immediate area and that SANG can be sold off for use anywhere in the country to set against developments of over 10 houses.

At 7.45pm a member of the public joined the meeting

79 Planning Applications

RESOLVED

To note receipt of the following and, where appropriate, to forward the comments listed below to HDC.

Clerk

At 7.50pm a member of the public left the meeting.

a) 20/02308/FUL Land South Of Eversley Road And East Of Marsh Lane Marsh Lane

Change of use from agricultural land to deliver 16.0 hectares of public open space and habitat land with associated landscaping including a circular walkway, hedge planting and boundary works, new access works, cycle and car parking, height restrictor barrier, interpretation point, benches and bins to facilitate a Suitable Alternative Natural Greenspace (SANG)

EPC Consultee Comment: The site is agricultural land and is an integral part of Parfitts Farm. It forms approximately one third of this farm's agricultural holding and includes the vast majority of its best and most versatile land. Parfitts Farm supports (or is supported by) one farmhouse and two agricultural workers' cottages. There has been diversification into other income streams through re-use of old barns, etc. in the farmyard, but the holding remains agricultural.

This application removes the site from the farm, so it ought to be accompanied by a statement on the viability of the agricultural holding once the land is removed. The concern is that the removal of the land would impact on the viability of the farm to such an extent that it would result in the remaining farm being split into small 'horsi-cultural units', as has happened elsewhere, or a variety of countryside sites promoted as speculative housing development plots. There needs to be consideration of the future of the whole farm, rather than piecemeal proposals such as this.

If an analysis of the viability of the whole farm concludes that losing land to a SANG is an option, consideration should be given to the size of the SANG. An increase in the amount of land by just 25% would increase the catchment from 4km to 5km, thus increasing the area served by 60%. A pro rata increase in contributions from development sites of 60% would secure an earlier return on the capital investment needed to create the SANG and a swifter realisation of the goals of the project. The inclusion of, say, the land between Chequers Lane and Marsh Lane, would achieve this and, also, add to the connectivity of the site and improve the links with existing Public Footpaths and cycle paths.

As it stands, the site is poorly placed, in relation to existing and planned housing, to be an effective SANG and 'due to the nature of the site and its semi-rural location, ' the majority of persons travelling to the site are likely to do so by means of the private car.' (Transport Statement para 4.1). As a SANG of 15.94 hectares it is designed to accommodate the recreational needs of 830 households who would otherwise visit the TBH SPA. It ought, especially, to attract dog walkers, because dogs are liable to cause the greatest disturbance to the ground-nesting birds within the TBH SPA.

The Transport Statement claims that 'It is generally considered that 2km for walking and 5km for cycling are acceptable distances for persons travelling to facilities such as this' (para 4.2). However, it is more normal to use a 5-minute or 10-minute walk to assess the 'pedestrian shed'. The general assumption is that most people are willing to walk for about five minutes, say 400m or ¼ mile, before opting to drive, but a 10-minute walk is considered a reasonable distance for accessing a public park. Due to the small number of properties around the site, it is unlikely to attract many pedestrian visits and the very limited parking would restrict the site's appeal to car drivers. There is poor pedestrian accessibility to the site as there is no pavement or footpath, so in order to reach the site on foot would mean having to walk on an unlit 50mph road. In addition, local experience suggests that the remoteness of the site may attract anti-social behaviour.

Therefore, without any information on the viability of the remaining agricultural holding, or any likelihood of the effectiveness of the site as a SANG, EPC considers that this application should be refused.

- b) 20/02232/FUL Warbrook Cottage Warbrook Lane
Erection of a single storey side extension to existing garage and change of use to separate self-contained 3 bedroom dwelling.
- EPC Consultee Comment: EPC objects to this application, because there is no justification for a new dwelling in the open countryside and which is outside the settlement boundary. Policy NBE1 of the Local Plan refers to 'converting previously used permanent buildings [in the open countryside], ' for appropriate uses' and notes that 'an appropriate use in this context is one that is consistent with other Development Plan Policies.' As the application states that the building is "not redundant or disused ", it does not qualify as 'previously used' and, even if it were disused, there is no other policy support for conversion to residential as requested. EPC maintains its objections to the proposed extension of the building, as listed in the Delegated Report to application 20/01220/HOU.
- c) 20/02323/PRIOR Land At Eversley Centre Reading Road
Erection of an agricultural barn for storage of tractors, machinery, hay and feed.
EPC Consultee Comment: Eversley Parish Council agrees to this application for an agricultural barn subject to restrictions: EPC requests that permanent development rights are removed to prevent it being developed in the future.
- d) 20/00733/LBC Church Place Cottage Eversley Cross
Erection of an orangery (sky room) following demolition of existing conservatory
EPC Consultee Comment: No comment.
- e) 20/02222/FUL Warbrook House Reading Road
Erection of raised decking and boundary fence and the siting of two hot tubs at the hotel spa (retrospective)
EPC Consultee Comment: Eversley Parish Council would like a condition that when the tubs cease to be used the land reverts to its original use.
- f) 20/02475/FUL Warbrook House Reading Road
Temporary siting of six containers in the car park (retrospective)
EPC Consultee Comment: EPC objects to the siting of the containers on the basis that they are unsightly and do not fit within the curtilage of a Grade 1 Listed building, and in 121 acres of gardens that were, originally, designed as a showcase and are now of historical interest and of international importance. Arrangements for suitable alternative storage should be made within the house.
- g) 20/02423/FUL Warbrook House Reading Road
Temporary siting of two containers to the west of the spa (retrospective)
EPC Consultee Comment: EPC objects to the siting of the containers on the basis that they are unsightly and do not fit within the curtilage of a Grade 1 Listed building, and in 121 acres of gardens that were, originally, designed as a showcase and are now of historical interest and of international importance. Arrangements for suitable alternative storage should be made within the house.
- h) 20/02441/HOU Bakers Farm Cottage The Street
Erection of a part single storey part two storey rear extension to include the insertion of two rooflights to the rear roof slope and alterations to fenestration.
EPC Consultee Comment: No comment.

At 8.30pm 2 members of the public left the meeting.

- To approve the press release 'call for sites'

At 8.40pm 1 member of the public joined the meeting and then left after 5 minutes.

At 8.40pm Cllr C Edge left the meeting.

81 Change to order of meeting

The Chairman proposed changing the order of the meeting.

RESOLVED

To suspend standing orders and change the order of the agenda and to take item 7 last.

82 Financial report

Schedule of Accounts

The Responsible Financial Officer's reconciliation for September 2020 had been previously circulated along with copies of the bank statements. (See Appendix A)

RESOLVED

- The reconciliation for September 2020 was accepted.

Payments

RESOLVED

- To authorise the schedule of payments for November 2020 (See Appendix B).

Year to Date

RESOLVED

The Year to Date reports for September 2020 was accepted (See Appendix C)

Emergency Spend

None.

83 External Audit - To accept and approve the audited annual return for 19/20.

The Audited Annual Return had been received from the External auditors. The Completion of Audit notice had been published on the website on 27th October 2020 and will remain there for at least 12 months. There were no issues which required a further report.

EPC thanked the Clerk for steering the audit through so successfully.

RESOLVED

To accept and approve the audited annual return for 19/20.

At 8.50pm 1 member of the public left the meeting.

84 Internal Audit

RESOLVED

To appoint IAC Audit & Consultancy Ltd as the Parish Council's internal auditor for the 20/21 period.

At 8.56pm Cllr C Edge re-joined the meeting.

85 Draft Budget 2021/22

The Council noted the first draft budget for 2021/22 and agreed to convene a budget working group, consisting of Cllrs McNeil, Dickens and Edge, to review the draft budget in detail and re-present it to the next meeting on **1.12.2020**

86 Enforcement

RESOLVED

To report any potential enforcement issues to the appropriate authority.

The Council noted its general dissatisfaction about HDC’s lack of action on enforcement issues. R. Quarterman (HDCllr) will express EPC’s frustration to HDC. Cllr Anne Crampton said she had suggested to officers in Enforcement that communication could be improved so that parish councils would know what was happening.

Yalden’s Farm Enforcement are investigating a large white barn-type building.

Copse Farm 6-10 prefabrication containers on site had been reported to Enforcement.

Safari Engineering Enforcement are investigating a substantial mobile home erected on this site.

SDD Waste, Fleethill Farm Meadow, Westward Ho HDC and HCC Enforcement are investigating a waste business that has recently been set up to see if all permissions and licences have been obtained.

87 Open Spaces Committee

RESOLVED

- Cllr S Dickens stood down from the position of Chair and from the committee. The Council thanked him for all the work he had done as Chair of this committee. A new chair will be elected at the next meeting of the committee.
- Cllr D. Deane and Cllr C. Edge were elected to this committee.
- The number of members was not increased.

There being no further items for discussion the Chairman closed the meeting at 9.27pm

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

The next Meeting will be held on Tuesday 1st December 2020

Forward Plan

Date	Meeting	Draft Items
1 Dec 2020 To be held virtually	Full Council followed by Open Spaces Committee	Budget

Appendix A

Eversley Parish Council	Bank Reconciliation			
30th September 2020				
Prepared by		J. Routley, Clerk/RFO		
Date				
Approved by		A. McNeil, Chairman		
Date				
Approved by		Councillor		
Signed				
Date				
Current Account No.	37685868			
Brought forward	as at 31st August 2020			
as per Bank Statement	Lloyds sheet			
				62,443.56
			Invoice no.	
09-Sep-2020	Staff	Salaries - Aug		-1,608.20
09-Sep-2020	J Routley, Clerk	Expenses/Admin - Aug		-103.64
09-Sep-2020	Hampshire Pension Fund	August contribution		-414.19
09-Sep-2020	Nick Robins Ltd	Grounds maintenance - Aug	13614	-1,098.00
09-Sep-2020	Nick Robins Ltd	Repair of gate at burial ground	13604	-345.60
09-Sep-2020	Basingstoke Skip Hire	Skip hire Aug	462.047	-97.87
09-Sep-2020	Bentham Ltd	Printer cartridges	SIN815892	-86.40
09-Sep-2020	Bentham Ltd	Credit note unused cartridges	SCR013053	69.97
09-Sep-2020	Simple Creative Marketing Limited	Web Updates - Accessibility	306354	-120.00
09-Sep-2020	Glasdon UK Limited	PHOENIX SEAT	401213	-718.08
09-Sep-2020	Paragon Internet Group	Domain Renewal 2 Year/s	5963318	-119.94
21-Sep-2020	Lloyds Bank	Bank Fees	318877025	-6.50
Lodgements			Invoice no.	
11-Sept-2020	Hart District Council	Precept 2nd half payment		39,488.50
Total movement	as per cashbook			97,283.61
Unpresented cheques	as at 30th September 2020			
Chq no.				

Bank Balance as at	30th September 2020 as per Sheet			97,283.61
Balance Reserve Account	38770268			32,739.59
	9-Sept-2020	Interest		<u>0.27</u>
				32,739.86
Total funds held by EPC	as at 30th September 2020			130,023.47

Appendix B

Eversley Parish Council		
Payments for approval	3.11.2020	
Prepared by		J. Routley, Clerk/RFO
Date		
Approved by		A. McNeil, Chairman
Date		
Approved by		Councillor
Signed		
Date		
Lloyds Bank	Bank Fees	6.50
Staff	Salaries - Oct	1,500.95
J Routley, Clerk	Expenses/Admin - Oct	124.94
Hampshire Pension Fund	Sept contribution	372.36
Nick Robins Ltd	Grounds maintenance - Oct	1,098.00
Basingstoke Skip Hire	Skip hire Oct	104.71
PKF Littlejohn LLP	Annual External Audit Fees	360.00
CPRE	Annual Membership	36.00
	TOTAL	<u>3,603.46</u>

Appendix C

Year to Date			
at 30th Sept 2020			
	FY 20-21	Budget 20-21	% of budget used
	YEAR		
	to date		
Income			
Precept (split into 2 payments)	78,977.00	78,977	
HDC Council Tax Support Grant	0.00	0	
Bank Interest (on reserve acc)	6.89	10	
Garden Plot Rents	666.00	500	
S106 Funds	0.00	0	
Burial Ground Fees	1,920.00	1,017	
Donations/Grants	2,560.20	1,000	
other income	0.00	0	
Insurance claim	649.00	0	
VAT Reclaim	0.00		
Sub Total	84,779.09	81,504	
Expense			
Staff Remuneration + Pension +HMRC	14,004.18	28,382	49.3
Admin/Office Costs	710.40	1,458	48.7
Hall Rental	65.00	550	11.8
Chair/Cllr Expenses	0.00	350	0.0
Bank Charges	39.65	64	62.0
Subscriptions/Publications	1,093.69	1,017	107.5
Insurance/Audit Fees	1,830.25	2,237	81.8
Election costs (every 4 years unless by-election called)	0.00	0	0.0
Admin Sub Total	17,743.17	34,059	52.1
Rights of Way booklet	0.00	349	0.0
Grounds Maintenance	4,449.72	8,830	50.4
Repairs/Maintenance	338.00	11,455	3.0
conservation volunteers	0.00	509	0.0
Tackling Flooding	0.00	1,526	0.0
Tree Work	1,375.00	3,051	45.1
Bin emptying	1,629.98	2,860	57.0
Waste Management	601.84	1,405	42.8
Annual Playground Inspection	0.00	350	0.0

EPC projects + new equipment	1,063.20	11,976	8.9
Bus Shelters	0.00	0	0.0
Payback team	90.00	2,125	4.2
Clearing allotments	250.00	500	0.0
Emergency Plan	0.00	0	0.0
OS Sub Total	9,797.74	44,936	21.8
Website	331.90	1,000	33.2
Training	0.00	509	0.0
Grants	0.00	1,000	0.0
Section 137 Payments/now GPC and not a limit	0.00	0	
VAT	2,079.40		
Sub Total	2,411.30	2,509	96.1
	29,952.21	81,504	36.7
Income - Expenditure	54,826.88	0	
Funds carried over from Current Account	42,463.62	42,464	
Funds carried over from Reserve Account	32,732.97	32,733	
Plus Income-expenditure	54,826.88	0	
<u>Total Funds remaining</u>	<u>130,023.47</u>	<u>75,197</u>	
Earmarked Reserves 2020-21			
6 months running costs	21,600		
Project: New Play Area Cross Green	20,000		
Project: Burial Ground Extension	5,000		
Total	46,600		