

MINUTES OF THE PARISH COUNCIL MEETING

Monday 02 October 2023, 7pm Clubroom

Parish Cllrs Paul Gaskell (Chairman), Pauline Hedges, Phillipa Spanner; Clerk Susan Turner;
Guests Nick Walker (Nately Scures); BDBC Cllrs Paul Harvey and Andy Konieczko;
Local curate Debbie Veal. Members of the public 4

1 WELCOME AND APOLOGIES

Apologies John Ashworth, Chris Alliston.

The Chairman welcomed guests and public to the meeting and thanked all for attending.

2 DECLARATIONS OF INTEREST

in items on the Agenda. Re item 3 – in view of the discussion on Local Plan Update, the Chairman noted that he is a BDBC Ward Councillor.

3 LOCAL PLAN UPDATE

Council Leader Cllr Paul Harvey, and Portfolio Holder for Strategic Planning and Infrastructure Cllr Andy Konieczko are visiting Parish and Town councils for discussion regarding the Local Plan Update, beginning with a Powerpoint presentation.

The new administration has an opportunity to make a difference. River corridors specifically mentioned. With regards to the Local Plan, the priority is to restart asap; a tight deadline to reach examination and adoption for summer 2025. Also to redress the lack of 5-year land supply.

When Government launched the NPPF consultation in December 2022, the public message was that changes would be transformation and the Standard Method considered a non-binding starting point. These revisions were to be in place by the Spring of this year.

BDBC commissioned two sets of legal advice which came back with the same opinion that in reality Local Authorities have no control and the Standard Method continues to apply. BDBC has no exceptional circumstance which would stand up in front of a Planning Inspector. This will continue to be the case under the revised NPPF. The fallacy that LPA can set their own housing number continues to be repeated by some, but the QC advice is that this is not so.

BDBC previous and present administration have supported lower housing numbers, but do not have the ability to deliver on this.

Most conversations relate to housing numbers but the LPU about reviewing all Draft Plan Policies. The new Administration has inherited work to date. Areas to expand on:

1. Strengthen policies relating to the climate emergency; raising the standard of build requiring all new housing to be net zero or energy efficient passive. There is precedent for this in Cornwall, Somerset and Central Lincolnshire. Approval will be for attractive and functional new homes; combining good design and ergonomics; to a new product liability standard.

2. Identify sites for renewable energy

3. Water quality another major issue. Noting Whitchurch Conservation Group have been active in communicating their concerns (detailed by geo-hydrologist) regarding the impact on the aquifer of continuing and additional waste water from housing being discharged to groundwater. These concerns are shared and will be taken into account where possible. Action will be to push developers to improve water courses. Develop a *Memorandum of Understanding* with water companies and the Environment Agency to ensure statutory obligations are met.

4. Community facilities – from allotments to schools and churches to be protected and promoted in the Local Plan

5. Housing numbers: The Standard method says 850 dpa (dwellings per annum) during the Plan Period up to 2040. Unable to do anything about the overall number. Have scope to play with the timing of delivery. A stepped trajectory with a lower housing number in the first five years will give some leeway to address infrastructure and water supply issues. A similar approach by Fareham has been approved by Inspector. Advocating 700 dpa for first five years.

Five years will bring us to the next Plan Update point; the figure then will be 950; by then augmented by the borough's plan for Council house building. Also more time to develop a biodiversity strategy for the Loddon and Test; developers will be required to comply with the Environment Act.

The Spatial Strategy we have at present was inherited from the previous administration. Not necessarily agree with all but a useful starting point, makes sense to build on the work done so far. Will listen to the comments of resident and councillors; here to listen.

Questions and discussion

Question re numbers of affordable housing

The Local Plan will continue to specify 40% of new builds be affordable – ie 300 homes per year. Which isn't going to make much of a dent in the housing register. But have to demonstrate the Plan is economically viable such that housebuilders can afford to build and make reasonable profit. As such unable to specify above 40%. Have a growing housing need register, c4.5K on waiting list.

The borough providing its own Council housing on its own land will help augment this. Officers are looking at how this can best be delivered. To build ourselves, or to partner with existing housing associations? Officer looking at options and legal requirements, eg requirement to register as a housing provider.

In answer to further question, yes the borough's Council housing will contribute to the Standard Method housing figure.

Also looking to major regeneration areas – have a partner on board.

Question about the viability of passive and net zero for low cost housing

Offset against the cost of upgrading existing housing stock and associated problem insulation. All new homes being carbon neutral, gradually the percentage of the overall housing stock will increase. Intend be in top five per cent of Local Planning Authorities in the country in this respect. Top 10 developers changing their specifications now to meet this requirement which smaller house builders already promoting. To look for a mix of smaller as well as large housing providers.

Question re Inspector's examination in public

BDBC barrister will be at the examination in public to argue the proposals are sound and have been done elsewhere. Yes the developers will also have barristers arguing their case. It will massively help if all residents support the Local Plan and support the case for build quality.

Major legislation for scrutiny is the Environment Act which places a lot of requirements on building; and the Leveling Up and Regeneration Bill with Lord's amendments presently under debate.

The bottom line? In response to question, Government's red line is housing numbers not build quality or achieving net zero. They will take planning powers away from the borough if not compliant. Then likely end up with a much larger housing number and no say over where they go.

Question regarding Council housing proposals BDBC building its own housing on its own land to its own planning requirements raises concerns regarding independent scrutiny. Answer: The process of council house building is independent of LPA decisions and is subject to national scrutiny. The Housing Association model is impacted by need to purchase land. This cost has to be met with 'affordable' rent at 80% market value which often still unaffordable. People become stuck within shared ownership. Aim is to deliver social rent at 40% market value.

Question – Have you looked to self build In Germany self build delivers 40% of housing stock – though may be kit housing. Answer: Challenge is available land and land prices. Policies within the Local Plan require each developer to make provision for some self / custom build.

Question regarding cross-border planning development Being on the boundary Newnham is most affected by what happens in Hart. Answer, there is a duty to co-operate between Local Planning Authorities. [Though BDBC and Hart are not part of the same Strategic Market Area.] BDBC will support Newnham where possible in relation to planning issues from Hart. [BDBC Conservation Officer has in the past provided strong rebuttal to Owen's Farm development proposals.]

Question presented to the BDBC councillors prior to the meeting

- What can be done to include the Loddon Valley as part of Hants' landscape scale Nature Recovery Network - as a wetland / biodiversity / carbon capture area? Will the Borough Council make this a priority, allocate land accordingly, negotiate with Kings Fund? [Noting last year the UN's Intergovernmental Panel on Climate Change (IPCC) said that carbon capture is essential.]
- What consideration given to adopted Neighbourhood Plan policies when allocating major sites?
- Strategy on Warehousing? Environmental / landscape concerns; low quality jobs. Alternative proposals for high tech science park of more benefit to the borough.
- BDCBC Cllrs comments on the MSA application?

Responses: BDBC's Biodiversity Officer is now on the Hampshire Nature Recovery Network Steering Group. Pitching for the Loddon to be included but no guarantees.

With regards to Warehousing, Government requires a mix of development. Gov guidance / calculation says BDBC has a shortage of these sites; told need more office space and warehousing despite evidence to contrary. Will need to allocate sites in the Reg 18 Draft Plan.

The present Draft allocates the Oakdown Farm site for warehousing [though this not been published for consultation]. The developer will to come back with an amended proposal which addresses the Appeal Inspector's reasons for dismissal. BDBC will oppose; again will likely to be planning by Appeal. Though Hospital sees advantage of a developer paying for junction improvements.

BDBC Councillors left the meeting with the thanks of all present

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4 PUBLIC SESSION

The Chairman introduced Debbie Veel, the new curate for the Parish. The Chairman recently contacted St Nicholas’ church warden with a view to the Parish Council and VCC (Village Church Committee) working more closely. Happily Debbie’s appointment co-incides with this – she will be involved with the day-to-day life of St Nicholas’ and St Swithun’s.

The potential for community events was discussed, including a Christmas Tree on the Green with a festive informal mulled wine gathering, and a Cheese & Wine event in the Clubroom.

Also noted – the recent initiative by former members of the Clubroom Committee for the Clubroom book sale with afternoon tea, coffee.

AGREED The Parish Council is in principle in favour of shared Community projects and events; has some budget to allocate.

5 MINUTES OF PREVIOUS MEETING of 31 July 2023, agreed and signed.

6 PLANNING See Planning Update at **APPENDIX I.**

.1 New applications for discussion

23/02220/FUL (Validated 22 Sep 2023) Access Road, The Barracks. Resurfacing of gravelled section of the existing access road.

23/02203/TDC (Validated 26 Sep 2023) Land At The Barracks. Application for Technical Details Consent for the erection of 4 new homes in accordance with Permission in Principle 23/00347/PIP.

AGREED To respond to the above in consultation with Barracks residents.

23/01904/FUL (Validated 22 Sep 2023) Beehive Farm, Tylney Lane, Rotherwick. Demolition of existing dwelling and associated buildings and erection of a detached dwelling together with associated works. Standard consultation to 16 Oct. ROTHERWICK

Tylney Lane residents attended the meeting – and also sent via email – to communicate their concerns regarding access and construction access down Tylney Lane.

It is understood that an application for a replacement dwelling, and a similar (though smaller) proposal on this site was approved some 30 years ago.

The main planning issues with the most recent application (some six years ago) was the proposal to move the dwelling and curtilage area to central in the field.

AGREED Parish Council to respond to the application with concerns regarding impact on the wider nature of the area, and on the Rotherwick public right of way. It is thought the footpath land proposed for vehicle access belongs to the applicant. Clerk to communicate with Hart case officer and Hart councilors.

AGREED To follow up previous TPO request for two large Oaks on Tylney lane which stand forward of the hedgeline and would be under threat from the planning proposal. (Width of the road about two metres.)

.2 Decisions on applications of note

23/00347/PIP (Granted 11 August ref DC 09 August, Validated 14 Feb 2023) Land At The Barracks. Permission in principle for the erection of a minimum of 1 no. and maximum of 4 no. Residential dwellings. Amended plans include access track.

T/00241/23/TPO (Refused 23 August, TPO certificates issued) Kiln Cottage, Scures Hill. Five x English Oaks - Fell.

.3 Festival Licensing application 23/01138/PREMN Notification of New Premise Licence application – Neverland Event (annual event from Summer 2024) – Old Basing

AGREED To support the concern of Old Basing Parish Council regarding access, traffic and public nuisance. Old Basing PC will confirm their objection comment following meeting of Tuesday 03 October (tomorrow).

NOTED Statutory Consultees will include Council Licensing, Environmental Health, Public Health, Ambulance Service, Hampshire Fire and Rescue, Hampshire Highways, Hampshire Constabulary (Licensing and Strategic Planning). Parish Councils are not consultees.

However everyone can respond to a Licensing Application: four topics can be considered
Prevention of crime and disorder – Public safety – Prevention of public nuisance –
Protection of children from harm.

Email to licensing@basingstoke.gov.uk. Consultation to midnight on 06 October.

Parish Council response at **APPENDIX II**

.4 MOTO update J6 Local Parishes are united in opposing this application. Further brief consultation response submitted **APPENDIX III.**

.5 Local Plan Update

- i As item 3 above.
- ii EPH (Economic Planning and Housing Committee) discussed the Local Plan Update Spatial Strategy document (the Draft document as put on hold last year) at meeting on Thursday 07 September. The meeting heard a number of speakers.; discussion on individual sites carried over to meeting 28 September.
- iii Parish Council email of 06 Sept sent to EPH Councilors copied to Ward Councillors prior to 07 Sept meeting **APPENDIX IV.**
- iv Further summary from Draft LPU Spatial Strategy document at **APPENDIX V.**

.6 Government Consultation on Local Plan-making reforms to 18 October.

FOR INFO ONLY - Notes at **APPENDIX VI.** Proposals for a 30-month target for Local Plan preparation with a requirement for six preparation stages and three mandatory 'gateways', the second two of these to be assessed by an Inspector. Aim is for more engagement with consultees and Inspectorate earlier in the process. Changes proposed to the tests for Soundness; guidance needed re required evidence base; criticisms the Plans will be less 'robust'. Agreed no benefit in Parish Council submitting a comment.

7 HIGHWAYS AND RIGHTS OF WAY

- .1 Water End – Andwell bus shelter** Second round application submitted; supporting documents needed to follow, including Water End survey results.
- .2 Water End – Highways and drainage** Highways officer in communication with Iron Bull. New drainage system will require carriageway closure, likely go under the bus shelter. Note to request soakaway / filters / catchpits be installed before discharge into the Lyde.
- .3 Footpath reports** Stile –on Nately Scures FP5 (leading south from A30 just before the Baredown) – has loose bottom step, to advise FP Warden. **APPENDIX VII**
- .4 Lengthsman tasks** Investigate drainage issues by the Meet (Newnham Road ponds) 23 Oct. To clear Kingsbridge roadsides of vegetation and detritus.

8 NEWNHAM GREEN

- .1 Pond** HIWARG volunteer working group at the pond Saturday 23 September. Managing the Crassula is an uphill struggle but positive reports from the HIWARG team re biodiversity. Also they received expression of interest / offer of help from a local resident.
- .2 Tree – Malus sylvestris (native crab apple)** on order plus plaque and tree guard. Scheduled for planting 23 October plus installing bench on the Green.
- .3 Mowing and management**

TO RECORD Ongoing thanks to Manor Farm for all work mowing and strimming the Green this year. The Wildflower area triangle by pond to be cut soon as can schedule; then additional work and plug planting to follow.

9 FINANCE & GOVERNANCE

- .1 Audit 2022/23** Conclusion of audit notice received from BDO LLP 18 September 2022. Notice posted on website 30 September 2023.
- .2 Accounts to date** **APPENDIX VIII**

Payments since last meeting (July)

17	PGGM – GreenCutting-Triangle	£168.00
18	Clerk – Salary Aug	£360.00
19	Old House at Home – Pond working group lunch	£36.35

20	Penwood Nurseries – Malus Sylvestris x1 + stake	£184.00
21a	RBLI – QGCplaque and stand	£154.99
21b	RBLI – Donation	£5.01
22	PGGM – Plant tree	£144.00
23	Say it with Wood – Chestnut fencing guard	£172.04
24	Clerk – Salary Sept	£360.00
25	BDO LLP – External Audit	£252.00
26	PH for Argos – Printer Ink (Park Newsletter)	£24.50

Income of note since last meeting

Second six month's Precept £6,450.00

Bank reconciliation to date (minus Lengthman funding) = £22,676.29

10 REPORTS AND UPDATES

.1 Water End report from Pauline Hedges

- i A printed copy of new Trade Directory presented to the meeting. Compiled on behalf of Water End Park residents and kindly produced, printed and donated by Park resident.
- ii Cost of Living Allowance: information continues to be circulated via the Park Newsletter, and continuing assistance offered to residents re making claims.
- iii Project for raised beds within the Park for residents to cultivate, for summer vegetables and herbs, accessible for those in wheelchairs – flagstones will be laid around. Supported by Park owner; funding applications submitted to commercial companies inviting them to contribute as part of their social corporate responsibilities.

.2 D-DAY 80 – 6th June 2024 –email from the The Pageant Master (via HALC) 29 August.

'We are organising D-Day 80 (06 June 2024), throughout the United Kingdom, Channel Islands, Isle of Man, UK Overseas Territories and at the site of the British Normandy Memorial, overlooking Gold Beach, one of the five Beaches landed on 80 years ago on 6th June next year, in celebration and commemoration, as well as using the event to enable communities and individuals to pay tribute, with the flames from the Beacons representing the 'light of peace'.

'We would like to encourage your Town or Parish Council to take part in D-Day 80; we would like to achieve the lighting of at least 80 Beacons per County, within England and Wales at 9.15pm on 6th June 2024.' <https://www.d-day80beacons.co.uk/>

.3 NATURE 2030 – Supported by Wildlife Trusts and other agencies. Ref 'Save our Chalk Streams' campaign from Hampshire and Isle of Wight Wildlife Trust **APPENDIX IX**

.4 Hampshire Forest Partnership (set up as part of HCC Countryside Services) aims to plant one million trees across Hampshire by 2050. Searching for land to achieve this.

- 1. Tree networks, along major road routes including A30.
- 2. Mini Forest projects **APPENDIX X.**

.5 Parish Council website Hugo Fox has provided free community websites for a number of years; now to begin charging. Their basic (bronze) package will be £9.99 per month.

AGREED To remain with Hugo Fox for time being at cost of c£120 per annum.

.6 Clerk email address @parish.hants.gov.uk to be discontinued in December.

11 NEXT MEETINGS – Monday from 7pm in the Clubroom
04 December

Meeting closed at 10.30pm with thanks to all present

For signature (p5 of 5) Date