

MICHELMERSH & TIMSBURY PARISH COUNCIL

**A Meeting of the Parish Council will be held on Wednesday 31st October 2018
at 7.30 p.m. in the Jubilee Hall, Timsbury**

Members of the public and press are most welcome to attend.

AGENDA

Apologies

- 1. Attendees**
- 2. Declarations of any Interest.**
- 3. Open Period**
- 4. Confirmation of Minutes of the Parish Council Meeting 26th September 2018**
- 5. Clerk's Report**
- 6. Village Issues**
 - 6.1** Sports Club matters
 - 6.2** Playground inspection works – including latest TVBC report
 - 6.3** Recreation ground matters including new benches
 - 6.4** Public Open Spaces Audit
- 7. Planning Applications**
 - 7.1 18/02707/FULLS**

Erection of four residential units and associated detached garages
Site: Little Meadow, Rudd Lane, Upper Timsbury
 - 7.2 18/02578/FULLS**

Erection of 4no. residential dwellings with associated landscaping and parking
Site: Land South Of Smallberry Hill, Haccups Lane, Michelmersh
 - 7.3 18/02652/TREES**

T1 Pine Scott – fell, T2 Oak – crown reduce up to 8m, T3 Beech – crown reduce up to 8
Site: Michelmersh Court, Church Road, Michelmersh
- 8. Correspondence**
 - Churchyard Maintenance grant requests
 - HCC Licence fee increases
- 9. Finance**
 - 9.1** Financial Summary
 - 9.2** Invoices for payment
- 10. Meetings attended or to be attended**

HALC – AGM
TVBC – Passenger Transport Forum
- 11. Chairman's Mandate**
- 12. Agenda items to be included in next month's Parish Council Meeting**
- 13. Dates of future meetings – 28th November 2018**

Katie Hardy, Parish Clerk Tel: 01794 367289 email: mtparishclerk@btinternet.com 25th October 2018

Michelmersh & Timsbury Parish Council

Clerk's Report to PC Meeting of 31st October 2018

1. TVBC and HCC Determinations

17/02030/FULLS

Change use of land to accommodate electricity battery storage units within containers and installation of fencing

Site: Former Timsbury Manor Quarry, Stockbridge Road, Timsbury

Decision: Refuse

18/01926/FULLS

Demolition of dwelling and outbuildings and erection of replacement dwelling with attached garage -

Marjolaine, Haccups Lane, Michelmersh

Decision: Permission granted

2. Village Issues

Recreation ground bench removal

Mr. Robin Goodland has kindly removed the broken bench and the cement footings. He hired a grab bag at a maximum cost of £150 + VAT to complete the job.

November Lengthsman tasks

I have requested that the Lengthsman cut back the fir trees that are overhanging the Jubilee Hall car park. He will also move the bark chippings from the car park to under the trees.

I have also requested that he trim back the recreation ground hedge that borders the A3057 and a couple of shrubs that are overhanging Mannyngham Way between the Jubilee Hall and the pavilion.

Virgin Media – Sales event

Following the Virgin Media installation, there will be a VM sales event held at the Jubilee Hall on Tuesday 18th December (5pm – 9pm)

3. Correspondence

- St. Andrew's & St. Mary's Churchyard maintenance grant requests.
- Mr. Nick Healey, BKP – notification that he has sold BKP and the land to Guernsey Recycling Group.
- Hampshire ALC 71st AGM - Saturday 10th November 2018 - Holiday Inn Winchester – FOC.
- TVBC – quarterly playground inspection – found post to Savannah structure loose in ground.

4. Financial Summary

Monthly Financial Report 20th September - 29th October 2018			2018 Annual Item Budget	2018 Category Spend to date (Before VAT)	2018 Category Budget remaining
PAYMENTS					
Cleared Payments					
Katie Hardy	Salary - September 2018	£458.33	£4,940.00	£2,563.54	£2,376.46
Katie Hardy	Admin - hazard tape	£13.45	£350.00	£15.61	£334.39
Durant Cricket	Village Improvements - Cricket barrier & nets	£5,533.33	£6,000.00	£4,611.11	£1,388.89
Five Star Cleaning	Grass cutting & hedge watering	£174.00	£2,575.00	£465.00	£2,110.00
ICO	Data protection certificate	£35.00	£35.00	£35.00	£0.00
	Total	£6,214.11			
Invoices for Payment					
Katie Hardy	Salary - October 2018	£458.33	£4,940.00	£3,021.87	£1,918.13
Five Star Cleaning	Grass cutting	£144.00	£2,575.00	£609.00	£1,966.00
St. Andrew's Church	Churchyard maintenance grant	£600.00	£600.00	£600.00	£0.00
St. Mary's Church	Churchyard maintenance grant	£600.00	£600.00	£600.00	£0.00
Kompan	Playground - Replacement equipment caps	£28.24	£815.00	£184.06	£630.94
Abbey Grab bag	Recreation ground - bench removal	£150.00	£1,765.00	£125.00	£1,640.00
	Total	£1,980.57			
Uncashed cheques					
	Total	£0.00			
Alloted project funds					
Village improvements	Noticeboards, benches etc.	£4,401.01			
Replacement of Assets	2017/18 & 2018/19	£10,000.00			
	Total	£14,401.01			
INCOME					
Cleared Income					
Bank Interest	October interest	£1.08			
Account Balances					
Lloyds TSB	30 Day Savings Account	£22,904.73			
Lloyds TSB	Current Account	£8,704.08			
	Total	£31,608.81			
Actual Funds available as of 29th October 2018		£15,227.23			

Katie Hardy

MICHELMERSH & TIMSBURY PARISH COUNCIL

Minutes of the Parish Council held on Wednesday 31st October 2018 at 7.30 p.m. at the Jubilee Hall, Timsbury.

Present:

Parish Councillors: Cllr. Bob Davis, Cllr. John Rhodes, Cllr. Helen Palmer, Cllr. Steve Langford, TVBC Cllr. Tony Ward and Parish Clerk, Mrs. K. Hardy
15 Members of the Public

1. Apologies

Cllr. Rory Fitzgerald, Cllr. Peter Clarke, Cllr. Donald Cowling, HCC Cllr. Roy Perry

2. Declarations of Interest

Cllr. John Rhodes declared an interest in any matter relating to the Sports Club as he is now the Treasurer of the Cricket Section of the Sports Club.

Cllr. Bob Davis declared an interest in planning application 18/02707/FULLS as he is a direct neighbour to the site.

Open Period

Re: Application 18/02707/FULLS

The applicant briefly addressed the meeting, stating that the revised application has addressed the concerns raised by both TVBC and the Parish Council. In his view, the issues surrounding parking, site screening, and dwelling size and proximity to one another have all been resolved.

Cllr. John Rhodes stated that the proposed screening would only be effective during the months when the leaves are on the trees.

Re: Application 18/02578/FULLS

Several residents spoke in objection to this application. A number of points were raised:

- The application site had been identified in the TVBC 1987 Conservation Area Policy as an 'Important Open Area' where development should not take place.
- The proposed access road would cross a section of land designated in the Local Plan as 'countryside'. Building a road would constitute 'development: development in the countryside was only permitted if it was 'essential'. It was not essential for a road to cross land since other points of access to the site were available.
- Haccups Lane is very narrow, with blind corners, and any site access would be subject to poor visibility. This, and the increased traffic during construction and afterwards would create hazards for both drivers and pedestrians,
- This relatively dense development of four houses would be out-of-character with the location on the edge of the Conservation Area and would adversely affect the local landscape.

The Applicant's agent stated that the location of the site access had been discussed with TVBC and Highways during pre-application discussions and that the Council favoured the access now proposed.

In response to residents' comments concerning adhering to policy, Cllr. Tony Ward stated that many planning applications were approved despite some details of the schemes being contrary to policy because the deviation from policy could be justified on other grounds. The National Planning Policy Framework is fundamentally in favour of development. Cllr. Ward offered some advice on the most effective approach to registering objections with Councillors on the TV Planning Committees. He also agreed to check whether the Council's Conservation Area Policy, as published on the TVBC website, was complete and whether it had been subject to revision.

Open Period Closed

4. Confirmation of Minutes

The minutes of the Parish Council Meetings from 26th September were approved.

5. Clerk's Report

No comments

6. Village Issues

6.1 Sports Club

It was agreed that the Council write formally to Mr. Robin Goodland to thank him for removing the broken bench on the recreation ground.

KH

6.2 Playground Inspection

It was agreed that the Clerk request the Lengthsman to fit the replacement bolt head caps and to postcrete the loose wooden arm into the ground of the Savannah play equipment as part of his December tasks.

KH

6.3 Recreation Ground - Benches

It was agreed the Clerk contact TVBC to request a price to provide and install two new benches on the recreation ground as per the ones recently installed on the TVBC Hunts Farm playing field.

KH

6.4 Public Open Space Audit

It was agreed that the Clerk establish how many teenagers live in the village.

Cllr. Tony Ward suggested reviewing the parish profile on the TVBC Community website.

It was agreed that the question of teenage leisure provision be included in November's news sheet.

It was agreed that a questionnaire be compiled in order to assess whether a need for additional facilities exists.

Cllr. Steve Langford informed the meeting that he had had a preliminary discussion with SITA to establish whether it would be viable for the Parish Council to develop the SITA owned area of Casbrook Common into an area of public open space, to possibly include walk ways, benches, and/or a bike track. Cllr. Langford stated that SITA has no plans to develop the space in the near future and so would be willing to consider leasing the land to the Parish Council.

KH

Cllr. Bob Davis left the meeting

7. Planning

7.1 18/02707/FULLS

Erection of four residential units and associated detached garages

Site: Little Meadow, Rudd Lane, Upper Timsbury

Cllr. John Rhodes chaired the meeting in the absence of Cllr. Davis.

The applicant informed the Council that the end section of the plot would be sold to one of the dwellings.

Following the discussion, The Parish Council **agreed** to object on the following grounds:

The proposed houses are too close to the boundaries to provide sufficient space for effective screening from houses on Rudd Lane and from other points in the surrounding countryside.

In the Council's opinion, the rear three houses are too large and too closely spaced on this narrow plot. The Council agreed that fewer houses of this size, or smaller houses (perhaps a terrace or semi-detached) would be more appropriate for this site.

The proposed front elevations, with specific reference to Plot 1, which would face Rudd Lane, are not in keeping with the more traditional style typically found in this area.

Cllr. Bob Davis rejoined the meeting

7.2 18/02578/FULLS

Erection of 4no. residential dwellings with associated landscaping and parking

Site: Land South Of Smallberry Hill, Haccups Lane, Michelmersh

Cllr. Bob Davis reminded the meeting that the owner of the site was a Parish Councillor, and emphasised that this would have no bearing on how the application was considered by the Parish Council.

Cllr. Davis stated that the section of the site containing the proposed dwellings is within the settlement boundary and that the entire site is on the edge of the conservation area.

Following the discussion, **it was agreed** that the Parish Council object on the following grounds:

The proposed access road cuts through land identified as countryside in the Local Plan and as an 'important open area' on the Michelmersh Conservation Area map. The presence of this road and turning area, with the bulk of the proposed houses beyond, would have an adverse visual and landscape impact on the approach to the Conservation Area along Haccups Lane.

There is also a concern that the access road and turning area and other parts of this land could be used for overflow parking, which would result in further adverse impact.

The proposed houses, particularly plots 2 and 3, are oversized for their plots compared with others in the immediate area. Most houses in the vicinity are set in large plots with individual access. This group of 4 houses with a common access would present the appearance of a small 'estate' of closely-matched designs and would be out of character with the area.

The proposed houses, particularly plots 2 and 3, are oversized for their plots compared with others in the immediate area. Most houses in the vicinity are set in large plots with individual access. This group of 4 houses with a common access would present the appearance of a small 'estate' of closely-matched designs and would be out of character with the area.

Haccups Lane is very narrow with blind corners, and in this location is not subject to a speed limit: any increase in traffic numbers presents additional hazards. The proposed access from the site on to the lane would appear to be potentially unsafe because of the limited view of the road to the NW.

The Parish Council also has questions about this 'triangle' of land: outside the settlement boundary:

- Whether the construction of the access road would constitute 'development' on this land, which is not within the settlement boundary.
- How this piece of land, which is currently open pasture, would be maintained: no information is provided about ownership or any proposed management plan.

7.3 18/02652/TREES

T1 Pine Scott – fell, T2 Oak – crown reduce up to 8m, T3 Beech – crown reduce up to 8

Site: Michelmersh Court, Church Road, Michelmersh

Decision: No objection

8. Correspondence

St. Mary's Tree Works

Cllr Davis had been asked by a member of St Mary's Church PCC if the Council would be willing to offer some funding for tree works in the churchyard, the estimated cost being about £1200.

After discussion **it was agreed** that The Council would not offer to provide any funding, in addition to the annual churchyard maintenance grant, at this time. It was suggested that the PCC should in the first instance request funding from The Friends of St. Marys. Cllr Davis would pass on these comments.

The Barns

Following email confirmation from Councillors, it was noted that Cllr. Davis submitted a letter of support on behalf of the Parish Council for a grant application made by The Michelmersh Old BarnsTrust.

Dog Show

It was agreed to allow the Friends of St. Mary's to host a dog show on the recreation ground on 6th May 2019.

9. Finance

9.1 Financial Summary - agreed

9.2 Invoices for payment – agreed

10. Meetings attended and to be attended

It was agreed that the Clerk request further information on the HCC Community Grant.

11. Chairman's Mandate

Agreed.

12. Agenda items to be included in the next monthly Parish Council Meeting

- Benches

13. Dates of future meetings

28th November

The Meeting closed at 10.30 pm.

Katie Hardy

Parish Clerk, 1st November 2018