

MICHELMERSH & TIMSBURY PARISH COUNCIL

An ONLINE Meeting of the Parish Council will be held on
Wednesday 21st October 2020
at 7.30 p.m.

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 23rd September & Minutes from the Planning Meeting 9th October 2020
5. Clerk's Report
6. Village Issues
 - 6.1 Highways and footpaths issues
 - 6.1a Speed sign
 - 6.1b Footpaths & hedges
 - 6.1c Casbrook Common
 - 6.2 Lengthsman tasks
 - 6.3 Jubilee Hall lease
 - 6.4 Covid-19 Community response
7. Planning Applications
 - 7.1 20/02327/FULLS
Erection of 1.5 storey front and rear extension, convert loft and insert dormer and rooflights, to provide additional living space and accommodation, side extension to provide porch, and changes to fenestration
Staddle Stones, Rudd Lane, Upper Timsbury, Romsey
 - 7.2 PLAN/SD/TV066
Variation of condition 2, 9 and 10 of Appeal decision reference APP/Q1770/A/11/2161324 (Planning Application Reference: 10/02712/CMAS) to reshape and improve the existing peripheral north eastern landscape bund to facilitate enhanced screening from wider views into the site and improve biodiversity on the site's periphery and to accommodate a temporary wash plant operation in the southern section of the site for a period of twelve months only at Salvidge Farm, Bunny Lane, Timsbury SO51 0PG (application number 20/01753/CMAS)*Additional information now submitted
8. Consultations
 - 8.1 Consultations on reform of the planning system
9. Correspondence
10. Finance
 - 10.1 Financial Summary
 - 10.2 Invoices for payment
11. Meetings attended or to be attended
12. Chairman's Mandate
13. Agenda items to be included in next month's Parish Council Meeting
14. Dates of future meetings
Parish Council Meetings:
25th November 2020

Time: Oct 21, 2020 07:30 PM London

Join Zoom Meeting

<https://us02web.zoom.us/j/83887631679?pwd=M1dlWXo1L3oyYXZhY2JFdHRiV0JGQT09>

Meeting ID: 838 8763 1679

Passcode: 319659

Katie Hardy, Parish Clerk

Tel: 01794 367289 email: mtparishclerk@btinternet.com 15th October 2020

October 2020 Clerk's Report

Planning Decisions

19/00827/FULLS

Erection of three residential units and associated detached garages (revised scheme) -

Little Meadow , Rudd Lane, Upper Timsbury

Decision: PERMISSION subject to conditions & notes

20/01778/FULLS

Single storey rear extension to provide family area -

8 Tilebourne Close, Upper Timsbury, Romsey

Decision: PERMISSION subject to conditions & notes

20/01460/TPOS

Ash - T1 - Reduce crown by 3m in length, reduce height by 3m, lift crown to 5m -

Stonymarsh House, Staff Road, Michelmersh

Decision: CONSENT subject to conditions and notes

20/01683/FULLS

Erection of car ports and workshop with storage and first floor family/garden room with balcony, following demolition of existing garage/workshop -

Casbrook House , Rudd Lane, Braishfield

Decision: PERMISSION subject to conditions & notes

20/01284/FULLS

Erection of a garden room, and replace fence to the north and west with brick wall -

Church House , Manor Lane, Timsbury

Decision: PERMISSION subject to conditions & notes

20/01897/FULLS

Replacement of window with doors, internal alterations and external landscaping work including screen fence -

410 The Grange , Romsey Road, Stonymarsh

Decision: PERMISSION subject to conditions & notes

20/01945/CLPS

Certificate of proposed lawful development for the removal of shed and construction of single storey side extension to provide garage and office -

Oak Cottage, New Road, Timsbury

Decision: ISSUE CERTIFICATE

05/01013/NMA1

Details of erection of new housing, garages, car barns, access road and associated amenity space -

Amendment to planning permission 05/01013/RESS to provide amendment to chimney -

Land At Redland Tile Works, Rudd Lane, Upper Timsbury

Decision: REFUSE

Village Issues

Ditch clearance

The lengthsman has cleared the ditches along both sides the lower half of Haccups Lane. The pipe which takes water from the south side of the road to the north has also been cleared out to aid drainage. Cllr Bob Davis has spoken to an owner of a property towards the bottom of Haccups Lane and they said it was much improved (i.e. less water near the house) although they thought that the road levels and slope were still a problem.

Correspondence

The Parish Council has received letters of thanks for the Churchyard Maintenance grants from both St. Mary's and St. Andrew's Church.

Financial Summary

Monthly Financial Report: 17th September - 15th October 2020		
PAYMENTS		
Cleared Payments		
Katie Hardy	Salary	£458.33
Katie Hardy	Zoom annual membership	£143.88
5 Star Cleaning	Grass cutting	£122.40
St Andrews PCC	Churchyard maintenance grant	£600.00
St Marys PCC	Churchyard maintenance grant	£600.00
	Total	£1,924.61
Uncleared Payments		
N.Parton	Prescription delivery costs (Covid-19 budget)	£8.00
E. Appleton	Prescription delivery costs (Covid-19 budget)	£13.20
Old Michelmersh Farm Trust Ltd	Room hire	£15.00
	Total	£36.20
Payments to be made		
Katie Hardy	Salary	£458.33
Five Star Cleaning	Grass cutting inv:18875	£144.00
	Total	£602.33
Alloted project funds		
Village improvements	Noticeboards, benches etc.	£5,000.00
Replacement of Assets	2017/18 & 2018/19	£10,000.00
	Total	£15,000.00
INCOME		
TSB	October interest	£3.63
TVBC	Precept	£7,750.00
	Total	£7,753.63
Account Balances		
Lloyds TSB	30 Day Savings Account	£26,325.74
Lloyds TSB	Current Account	£8,862.33
	Total	£35,188.07
Actual Funds available as of 15th October 2020		£19,549.54

MICHELMERSH & TIMSBURY PARISH COUNCIL

Minutes of the Parish Council Meeting held ONLINE on Wednesday 21st October 2020 at 7.30 p.m.

Apologies:

1. Attendees: Cllrs Bob Davis (Chairman), Cllr Donald Cowling, Cllr Peter Clarke, Cllr Steve Langford, Cllr Sharman Ferguson, Cllr John Rhodes, Cllr. Helen Palmer, TVBC Cllr Nick Adams-King, Clerk, Katie Hardy

2. Declarations of any Interests

Cllr. Bob Davis declared an interest in planning application 20/02327/FULLS, as he is a neighbour of the applicant.

3. Open Period

Planning System Reform Consultation

Cllr Nick Adams-King stated that TVBC would issue further notes regarding its response to the Planning White Paper Consultation.

Nitrate Neutrality

Cllr Nick Adams-King stated that a mitigation scheme had been agreed with Natural England and that a resolution to the issue looked promising.

Covid Response

Cllr Nick Adams-King stated that TVBC were ramping up the Unity helpline and the village groups for action if needed in the coming months.

Local Authority Reorganisation

Cllr Nick Adams-King informed the meeting that the Secretary of State had confirmed that there would be no plans to press ahead with a proposal to incorporate TVBC into a larger unitary authority.

Cllr. Adams-King left the meeting

4. Confirmation of the minutes from the Parish Council Meeting 23rd September & Minutes from the Planning Meeting 9th October 2020

Agreed.

4.1 Comments/updates on items in previous minutes:

None raised

5. Clerk's Report

No further comments

6. Village Issues

6.1 Highways and footpaths issues

6.1a Speed sign

The Clerk informed the meeting that the posts have now been installed and that the Parish Council was awaiting formal sign off from HCC before the speed sign could be installed.

KH

6.1b Footpaths & stiles & hedges

No comments

6.1c Casbrook Common

The Clerk informed the meeting that she had emailed three contacts at SUEZ and to date, has not yet received any response. Cllr. Bob Davis informed the meeting that he had read that SUEZ and Veolia were planning to merge and that may be the reason for a lack of response since any future management may have different views on the use of the site.

6.2 Lengthsman tasks

It was agreed that the Lengthsman continue the ditch work outside Hill Top Cottages once permission has been obtained from residents. It was also agreed that the Lengthsman continue trimming back the overgrown edges along the cyclepath.

KH

6.3 Jubilee Hall Lease

Cllr. Bob Davis informed the meeting that correspondence from Bells Solicitors stated that they were awaiting information from Kirklands, the Hall's solicitors. The Clerk would inform the Hall Committee of this and ask that they contact Kirklands to confirm the position (since Kirklands have reported that they were waiting for information from Bells).

KH

Covid-19 Community Support

It was agreed that the Parish Council would keep informed of Government and local authority guidelines and review at the next meeting any necessary action to support residents.

7. Planning Applications

7.1 20/02327/FULLS

Erection of 1.5 storey front and rear extension, convert loft and insert dormer and rooflights, to provide additional living space and accommodation, side extension to provide porch, and changes to fenestration

Staddle Stones, Rudd Lane, Upper Timsbury, Romsey

Decision: No objection

7.2 PLAN/SD/TV066

Variation of condition 2, 9 and 10 of Appeal decision reference APP/Q1770/A/11/2161324 (Planning Application Reference: 10/02712/CMAS) to reshape and improve the existing peripheral north eastern landscape bund to facilitate enhanced screening from wider views into the site and improve biodiversity on the site's periphery and to accommodate a temporary wash plant operation in the southern section of the site for a period of twelve months only at Salvidge Farm, Bunny Lane, Timsbury SO51 0PG (application number 20/01753/CMAS)**Additional information now submitted*

Decision:

The Parish Council's previous consultation response (dated 15 August) raised questions about landscape, noise, and dust impacts from the proposed Wash Plant, and about the means of dealing with waste water. The applicant's consultant (SLR) has provided further information in letters dated 1 October and 5 October. Following a Parish Council meeting on 21 October, the Council has the following comments about this further information:

Landscape

The further information includes a number of photographs intended to demonstrate that the view of the plant from publicly-accessible viewpoints or private dwellings will be obscured by mature vegetation. These photographs clearly illustrate the situation when trees and hedgerows are in full leaf and are therefore not representative of the late autumn - spring period when deciduous trees are devoid of leaves. The assessment clearly conflicts with the report by the Council's Landscape Officer.

It is suggested in the SLR response that the assessment of landscape impact should take account of the temporary nature of the installation. The photographs submitted showing the extensive base pad and storage tanks (already constructed, together with the plant itself), emphasise the scale of this project, which has presumably involved a very large investment. The applicant is proposing additional planting to provide additional screening at the site perimeter; the planting proposed will take several years to mature and is unlikely to provide significant screening during the 12 month 'temporary' period, which in the PC's view is a further indication that a permanent or extended use is planned.

The Parish Council seriously questions whether the applicant intends this to be a temporary (12 months) operation: the application suggests that a further application for permanent permission may follow. The assessment of landscape (and other) impacts should be made on the basis that the plant is likely to be in place for an extended period or permanently.

Noise

The applicant's Planning Statement stated that..." no significant noise impacts will occur". The Council observed that this was no more than an unsupported assertion - there was no technical information such as a proper noise assessment. The applicant has now provided further information. This comprises:

- A statement of the conditions relating to noise attached to the current planning permission for the existing site operations.
- A statement of the site operational policies relating to noise control.

In the Council's view it is not sufficient to rely on the fact that the site is subject to noise limits to ensure that noise from the Wash Plant does not cause disturbance to local residents. Monitoring noise from the site to confirm compliance with the limits is not a straightforward operation, and if a breach of the limits is established the processes involved in taking enforcement action or progressing action for statutory nuisance can be prolonged, whilst residents continue to suffer disturbance.

The Wash Plant is a very large and complex piece of machinery, and large parts of it are higher than the perimeter bunds that provide a measure of noise reduction to other site operations. In the Council's opinion the applicant should provide a technical noise assessment. It is almost certain that the plant manufacturer will have data on noise levels from the equipment (or this could be obtained from another operating site). Such an assessment would either confirm that noise from the plant would be acceptable, or that noise control measures were required: these could be incorporated before the plant was put into operation. Provision of a proper noise assessment would not be a major burden on the applicant. It is not sufficient for the applicants to say that they have to comply with noise limits – the planning authority needs to have reasonable certainty, at the planning stage, that the equipment is capable of complying with these limits.

The noise policy is general in nature and although it covers 'good practice' procedures for this type of operation, but it provides no information whatsoever about the noise emission from the Wash Plant.

Dust

The Dust and Emissions Management Plan attached to the SLR document as Appendix 2 is very comprehensive but again is very general in nature and does not refer specifically to the control of dust from the Wash Plant. This plant is over 9 metres in height, exposed above the perimeter bunds, and it might be expected that the potential for dust emission is greater than for the other site activities.

Although the document describes the local area as largely agricultural, with some dispersed residential, there is a significant settlement in Upper Timsbury/Michelmersham to the North of the site, and therefore generally downwind in the prevailing wind directions. Residents in the village already experience dust being deposited on vehicles etc. As the Management Plan notes, there are a number of potential sources of dust in the Bunny Lane area, making it difficult or impossible to identify the site responsible for any dust problem that may occur.

The Parish Council considers that information on the specific dust-control features such as enclosures, water sprays etc. (if any) incorporated into this specific plant should be provided.

Treatment and containment of waste water

The means of treating waste water is explained in some detail. The Parish Council is unable to form a view on whether this information is adequate and defers to others on this matter.

Conclusions

The Parish Council remains concerned that the information provided on noise and dust emission from the Wash Plant is still not adequate to demonstrate that these emissions will not have an impact of the local community. For this reason, the Parish Council continues to object to this application.

The assessment of landscape impact now presented is flawed: it reflects only the situation in the late spring-early autumn period when trees and other vegetation are in full leaf.

This is a large and complex plant requiring major site works including an extensive base, ground water tanks and a water-supply borehole. Therefore, it would be completely inappropriate for any of the potential impacts of this development to be assessed on the basis that the Wash Plant would be removed after 12 months.

The Parish Council was disturbed to find that the plant has already been erected, without the benefit of planning permission. This amounts to a planning breach and does not give confidence that the applicant is too concerned about complying with planning conditions and other regulations.

8. Consultations

8.1 Consultations on reform of the planning system

It was agreed that the Parish Council would wait to make any comments after reviewing the additional notes to be provided by TVBC.

Neighbourhood Plan

In light of the proposed planning reforms, Cllr. Steve Langford and Cllr Helen Palmer stated that they felt it would be worth the Parish Council considering a Neighbourhood Plan.

Cllr. Bob Davis stated that this had been discussed by the Council on a number of occasions but the scale, effort and cost of producing a Plan had been considered to be prohibitive.

Cllr. Helen Palmer stated that a steering group would need to be formed which would comprise of professionals and member of the local community. Cllr. Palmer suggested that the local community should be asked if they would like to be involved.

Cllr. Bob Davis stated that it would be useful now to review the procedure for producing a Neighbourhood Plan: contacts with other parishes who have (or are working on) Plans would provide valuable information on likely costs, time resources and timescale.

BD

9. Correspondence

Blocked drain and dead tree - Stockbridge Road.

These problems had been reported by a resident. The Parish Council agreed to ask the Lengthsman to investigate these two concerns and take remedial action to make the tree safe, or report back if he was unable to carry out the necessary work.

10. Finance

10.1 Financial Summary - reviewed

10.2 Invoices for payment – agreed

11. Meetings attended or to be attended

None

12. Chairman's Mandate

Agreed

13. Agenda items to be included in next month's Parish Council Meeting

Updates on on-going items and ideas for a new village sign.

14. Dates of future meetings

Parish Council Meeting: 25th November 2020

Meeting Closed 9pm