MICHELMERSH & TIMSBURY PARISH COUNCIL

A Meeting of the Parish Council will be held on
Wednesday 24th January 2024
at 7pm at The Jubilee Hall, Timsbury.

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

AGENDA

1. Present Councillors:
In Attendance:
Apologies Received:

2. Declarations of any Interest
3. Open Period
1. Alexandra Mundy Re: Staff Road Planning
4. Confirmation of the Minutes from Parish Council Meeting 22nd November 2023
5. Clerk's Report – to be acknowledged

6. Finance
6.1 **Financial Summary and Q3 reconcilliaiton -** to be agreed
6.2 **Invoices for Payment -** to be agreed
6.3 **Sportsclub Quotation for 2024 –** to be considered
6.4 **Grant St Andrews Church request** – to be considered
6.5 **Playground Inspection quotation** – to be considered
6.6 **Dog bin quotation** – to be considered
6.7 **BUDGET 2024-25** – Review and agree Precept to be raised.

7. Planning
7.1 Acknowledgement of

APPLICATION NUMBER:	23/02900/FULLS
PROPOSAL:	Single storey extension
SITE:	The Hedges, Chapel Lane, Timsbury, Romsey

7.2 Acknowledgement of

APPLICATION NO:	23/02977/TPOS
PROPOSAL:	Goat Willow - Prune to old pollard points
LOCATION:	Tree Tops, Hill View Road, Michelmersh,

7.3 Acknowledgement of
APPLICATION NUMBER: 23/03099/FULLS
PROPOSAL: Change of use of land to equestrian and erection of stables
SITE: Field Adjacent Herons Mead, Manor Lane, Timsbury, Hampshire

7.4 Land at Staff Road – follow on from Alexandra Mundy Open Period

8. Village Issues:
8.1 **Lengthsman –** any new work to be agreed.
8.2 **Speedsign** – discuss/agree to buy share from Awbridge Parish Council.
8.3 **Village Sign** – agree next steps.
8.4 **Jubilee Hall/Garden** – review progress and agree plan.

9. Correspondence – see Clerk's Report

10. Consultations
10.1 Hampshire County Council Future Services

11. Governance
12. Meetings attended / to be attended
13. Chairman's Mandate
14. Agenda items to be included in next Parish Council Meeting:
15. Dates of future meetings –Wednesday 28th February, Wednesday 27th March 2024

Tracy Sansome, Parish Clerk Tel: 07496450004 email: parishclerkmt@gmail.com
18th January 2024

Clerk's Report – 24th January 2024

1.Planning Decisions

1.1 MICHELMERSH AND TIMSBURY 23/00649/FULLS 11.04.2023
Installation of portable milk vending machine within car park (Retrospective) - Jubilee Hall, Mannyngham Way, Timsbury
PERMISSION subject to conditions & notes 14.11.2023

1.2 MICHELMERSH AND TIMSBURY 23/02397/CLPS 19.09.2023
Application for lawful development certificate for a proposed single storey rear extension -
Oak Haven, Haccups Lane, Michelmersh
ISSUE CERTIFICATE 13.11.2023

1.3 MICHELMERSH AND TIMSBURY23/0 1135/FULLS 02.05.2023
Erection of two dwellings -
Hillside Cottage, Haccups Lane,
Michelmersh
PERMISSION subject to conditions & notes23.11.2023

1.4 MICHELMERSH AND TIMSBURY 23/02508/FULLS 02.10.2023
Demolish rear extension, erect plant room and part single storey/part two storey rear extension with balcony, alterations and additions to windows including rooflights and rebuilding of rear dormer -
Goslins, Stockbridge Road, Timsbury
PERMISSION subject to conditions & notes 24.11.2023

1.5 MICHELMERSH AND TIMSBURY 23/02550/FULLS 09.10.2023
Erection of domestic garage with first floor store/games room - Timsbury Garage, Stockbridge Road,Timsbury
PERMISSION Subject to conditions & notes 22.11.2023

1.6 MICHELMERSH AND TIMSBURY 22/00154/FULLS 21.01.2022
Change of use to tourism and the siting of two shepherd huts comprising one unit of tourist accommodation (Retrospective) - Land At Michelmersh Manor Farm, Manor Farm Lane, Michelmersh
PERMISSION subject to conditions & notes 08.12.2023

1.7 MICHELMERSH AND TIMSBURY 23/02829/FULLS 08.11.2023
Build retaining wall to safeguard the existing house from land slip -
Elmwood, Hill View Road, Michelmersh
Permission subject to conditions & notes 13.12.2023

1.8 MICHELMERSH AND TIMSBURY23/02844/FULLS 06.11.2023
Demolish conservatory and replace with single storey rear extension -
Haccups Point, Haccups Lane, Michelmersh
PERMISSION subject to conditions & notes15.12.2023

1.9 MICHELMERSH AND TIMSBURY 23/02531/TPOS 03.10.2023
T1 - Oak - Reduce overhanging branches by up to 4m -
Snowdrop Cottage, Rudd Lane, Braishfield
CONSENT subject to conditions and notes2 1.12.2023

1.10 MICHELMERSH AND TIMSBURY23/02900/FULLS 13.11.2023
Single storey extension -The Hedges, Chapel Lane, Timsbury
PERMISSIONsubject to conditions & notes 12.01.2024

1.11 MICHELMERSH AND TIMSBURY 23/00814/NMA1 14.12.2023
Amendments to doors and windows for Plot1 - Amendment to planning permission
23/00814/VARS -
Smallberry Hill, Haccups Lane, Michelmersh
APPROVAL of Non Material Amendment 09.01.2024

2. Correspondence:

2.1 Sportsclub

Dear Tracy,
Works to the Pavilion:
Further to our letter of 16th November, as requested, we have asked the building's original suppliers if they are able to survey the pavilion and to quote to supply and erect the proposed extensions; however, they have informed that they are unable to do more than simply supply walls and roofs in kit-form, and will quote to do so upon receipt of the results of a survey conducted by others of the existing building.
We remain, yours sincerely,
for Michelmersh &Timsbury Sports Club,

2.2 AA Hughes Painting

Hi Tracy,
As promised I have put aside some time on 01.05.2024 to check through the work we completed this winter and do touch ups if required.
Thanks
Antony

2.3 Preschool Request for support
Dear Members of Michelmersh and Timsbury Parish Council,
Timsbury Pre-school is a registered charity run by a voluntary committee of parents of the children attending the Pre-school. We provide excellent quality care and education for children from 2 years to 4 years old. One of our main aims is to help children become confident and secure in order to be better prepared for school and beyond. Children are encouraged to develop at their own pace through high quality play which is tailored to individual needs. We provide a safe, nurturing, happy, relaxed and stimulating environment in order for children to have independence, fun, make friends and learn as they play. The Preschool was first registered as a Early Learning Years Provider with Ofsted and the Local Authority since 1972 and has been successful in independently supporting themselves. However, it is now under the threat of closure due to several financial factors, for example having to increase staff wages to the national new living wage rate of £11.44, the new funding rules and rates for children aged 2 that is being introduce, currently we invoice 2 year olds,

but they will be funded from April, which is a lower rate than our fee of £6.00 per hour, whilst not confirmed we will make a loss of £1.00 per hour per 2 year old and we are not allowed to charge a top up. Also to add to our factors, whilst the preschool sessions have been filled with children to maintain our independence, unfortunately this school year our numbers are low. Our forecast estimates that we need another £5000.00 to continue to run to the end of the school year in July and we were wondering if you could be of any financial assistance or to point us in the right direction to obtaining a grant, as we are confident that our numbers will rise in the forthcoming two terms that we have left of the school year to continue with the Preschool.

Kind Regards,
Timsbury Preschool

3.Finance

3.1 Resilience Grant (Scot Electric) of £10k received into bank December 2023
JHC to sign the approval for Infinity to apply to SSE operations for the 'connection '

3.2 VAT January submitted Claim amount £3,122.65

4. Miscellaneous Items to note
4.1 Jubilee Hall Hedges and Car Park maintenance has been completed 20/12/23.

FINANCIAL SUMMARY **19th November - 22nd January 2024**

INCOME		
HMRC	VAT Refund	3,122.65
Scot Hyd Elect	Grant	10,000.00
UNITY TRUST Bank	Interest	105.14
	Total £	**13,227.79**
INVOICES TO PAY		
Old Michelmersh Farm	Hire of The Barns	52.50
HALC	Officers Update Meeting	12.00
Gaigers Hedge Care	Jubilee Hall Works	725.00
S Medley	Grass Cutting September	214.00
S Medley	Grass Cutting November	63.00
T Sansome	Clerk Salary	458.00
	Total £	**1,524.50**
OTHER PAYMENTS		
UNITY TRUST BANK	Service Charge	18.00
	Total £	**18.00**
ALLOTED PROJECTS		
Village Improvements		5,000.00
Replacement of Assets		10,000.00
SC Hyd Elect		10,000.00
	Total £	**25,000.00**
Account Balances		
Unity Trust	Main Account	**24,790.79**
Unity Trust	Savings Account	**15,273.94**
	Total £	**40,064.73**
ACTUAL FUNDS Available		
	Total less alloted Projects/Invoices	**25000.00**
	£	**13,540.23**

Michelmersh and Timsbury Parish Council

Minutes of The Parish Council Meeting
Wednesday 24 January 2024 - 7.00pm at the Jubilee Hall, Timsbury

Councillors present:
Bob Davis (BD) - Chairman, Helen Palmer (HP), Steve Langford (SL), Steve Carley (SC), Nick Bone (NB)
Apologies received:
Cllr John Rhodes, Tracy Sansome (Parish Clerk)
In attendance :
Cllr Nick Adams-King (TVBC/HCC Alexandra Munday (Alex Munday Planning), Mr and Mrs M Carfelt

In the absence of the clerk, minutes were taken by BD and NB.

2. Declarations of Interest
None Declared

3. Open Period (Standing Orders suspended)
3.1 Alex Munday gave a presentation about a proposed development on Staff Road, to seek the Council's views on the scheme prior to submitting a planning application.

Ms Munday explained thar her client had prior approval under 'Section Q' (which allows conversion of agricultural buildings into dwellings without requiring planning permission, subject to various conditions) to convert a large barn into five dwellings, all contained within the 'envelope' of the existing barn. Ms Munday outlined a proposal to demolish the barn and build 4 new houses (including 2 bungalows) on the footprint of the barn. It was suggested that this would be far more attractive than the converted barn.
The Council discussed the proposal (7.4 below).

3.2 Nick Adams King reported that the next draft of the new Borough Local Plan (2040) would be published for consultation in early February. A draft had already been submitted to Committee at TVBC (and is available on the website). He reported further developments which would be relevant to our parish. The rural settlements would be divided into 'tiers' based on the availability of local facilities and services. Our village would fall into 'Tier 4'. It was probable that no settlement boundary would be defined for settlements in Tier 4 or lower, effectively designating the whole settlement as 'countryside' and removing the presumption of 'development in principle' within a settlement boundary that is inherent in the current local Plan. This could make permission for infill development (usually of large houses) within the village less straightforward to obtain. The village would have the ability to put forward community-led developments that could include smaller houses possibly with some 'affordable" (shared ownership) housing to meet local needs. It was agreed that this would be a positive change in Local Plan policy and would fit in with our emerging Neighbourhood Development Plan.

4. Confirmation of Minutes

The minutes from the previous meeting (22 November 2023) were approved. To be signed at the next meeting.

5. Clerk's Report

Acknowledged.

6. Finance

6.1 **Financial Summary** and Q3 reconciliation: approved and agreed. It was noted that the Council was holding £10000 on behalf of the Jubilee Hal, this being a grant from (*supplier*?) to fund a storage battery for the Hall. **TS**

6.2 **Invoices for Payments** – approved and agreed.

6.3 **Sports Club Quotation for Ground Maintenance** – this was not available for inspection but was known to be £1300, the same as for 2023-24 and this was accepted.

6.4 **St Andrews Church – Request for grant for churchyard maintenance**: It was agreed to provide a grant of £600 for this purpose, as in previous years.

6.5 **Playground inspection Quotation**: this was not available for examination and a decision was deferred until the next meeting,

6.6 **Dog Bin emptying/cleaning Quotation**: This was not available for examination but it was agreed to accept the quotation provided that it did not exceed £650.

6.7 **Budget for 2024-25**.

BD presented a draft budget, following discussions with the Clerk and SC. Some further information from the Clerk was needed to finalise the numbers, but it was judged that the overall position would not significantly change. It was agreed to request a precept for 2024-25 of £21,500. It was noted that the precept had not been raised since 2013-14: the TVBC Council Tax had increased by 40% from 2013-14 to 2023-24. The increase in precept was needed to support necessary spending and to prevent further significant erosion of the Council's reserves. **TS BD SC**

BD noted that the Clerk's salary was due for review: the budget indicated an increased salary to indicate that an increase was appropriate but the actual figure was to be discussed and agreed before 1 April.

7. Planning

7.1 **APPLICATION NO:** **23/02900/FULLS**
PROPOSAL: Single storey extension
LOCATION: The Hedges, Chapel Lane
Decision/Comments: It was noted that TVBC had already granted permission for this development and no discussion was therefore necessary.

7.2 **APPLICATION NO:** **23/002977/TREES**
PROPOSAL: Tree works: Goat Willow – Prune to old pollard points
LOCATION: Tree Tops, Hill View Road
Decision/Comments: No objection

7.3 **APPLICATION NO:** **23/03099/FULLS**
PROPOSAL: Change of use of land to equestrian and erection of stables
LOCATION: Field adjacent Manor Lane, Timsbury

Decision/Comments: The Council had no objection in principle to the erection of stables and the grazing and exercising of horses on this field. This would be appropriate and a continuation of a previous use. The public footpath would be fenced with post and rail fencing allowing unobstructed views across the field. However, the Council expressed concerns about cars and other vehicles being parked close to the stables since these would have an adverse visual impact on this site, particularly affecting footpath users. TVBC Planning were asked to consider this issue, which had also been raised by the TV Landscape Officer.

7.4 **Staff Road development - Follow-on from Alex Munday Planning presentation in Open Period.**

BD noted that the item had been listed on the agenda, but this would be a pre-application discussion and any comments expressed by Councillors were personal views, based on the information available: there would be no vote to indicate how the Council would expect to respond when consulted on a planning application.

Councillors expressed a range of opinions. It was pointed out that this would be a breach of Local Plan policy which generally prohibits the building of new houses in the countryside. Concerns were expressed that if granted permission this would set a precedent for other sites. The view was expressed that should TVBC grant permission for new development in this case (although it was likely that the Parish Council would object on policy and precedent grounds) it would be preferable that the layout was more informal than currently proposed, with more variation in house designs and sizes and a more comprehensive scheme of landscaping.

8. **Village Issues**

8.1 **Lengthsman**

SL reported that the only task allocated in January was the restoration of the drainage grips on Rudd Lane.

8.2 **Speed Sign**

The speed sign had been in regular operation. Some residents had made favourable comments about its effectiveness in reducing speeds on Stockbridge Road. HP reported that battery life during the cold weather was limited to about one week. **It was agreed** that the Council would proceed to purchase the 50% share of the sign from Awbridge PC. **It was also agreed** that the Council would grant an honorarium to Nigel Stote who was organizing battery charging and sign relocation, amount to be agreed.

8.3 **Village Sign**

BD reported that he had spoken to Keith Ninnim, who hoped to have a 'draft' of the revised sign (cut in thin steel sheet) available to view at the end of January. Some features of the design had been changed slightly o ensure adequate mechanical strength. This would be reviewed by the Council and if approved would go to final manufacture. Mr Ninnim's company were carrying out the work at nominal cost, to cover the cost of materials. **It was agreed** that the Council would offer an honorarium to Steph Winder, who has designed the sign. Amount to be agreed.

8.4 **Jubilee hall Garden**

HP reported that she had met the Hall Committee to discuss the garden and asked them to define their requirements so that an initial redesigned scheme could be prepared. The Preschool would be involved to make provision for their needs. HP recommended that the central tree in the garden had grown larger than expected and was now over-sized for the space. **It was agreed** to confirm to the Hall that it should be removed. **TS**

9. Correspondence

9.1 Sports Club: It was noted that the original supplier of the pavilion had informed the Club that they did not provide any design services: this confirmed previous enquiries made by BD. It was agreed that a survey of the building should be caried out, both to establish its structural condition and to obtain an up-to-date valuation for insurance purposes. BD would contact the surveyor previously used. **BD**

9.2 The request from the Sports Club to place notice boards on the pavilion was formally approved. **TS**

9.3 Preschool request for support:
NB had met the Preschool Manager, Mrs Wendy Snow to discuss the background to the Preschools correspondence. The charity has concluded that expenditure is likely to exceed income by about £5000 in by July 2025. Current numbers of children were below capacity, costs (including the effect of new minimum wage rates) were increasing, and the government funding for the extension to childcare provision scheduled to start on 1 April starting was not adequate to cover the actual costs.
The council agreed that the Preschool provided a valuable local service and provided local employment. The Council was able to fund local organisations in the public interest. However, the Council would have to consider whether the charity's financial situation was temporary or arose from an inherent structural problem, taking into account the services they provided and the funding available (primarily from government sources). NB suggested that the funding model appeared to be more appropriate for nurseries/preschools attached to schools, or larger commercial organisations that could offer extended hours more suitable for many working parents, and that the available funding was not adequate to support a small preschool operating limited hours such as ours. One means of reducing the Preschool's running costs was for the Jubilee Hall to reduce the room hire charges, although it was appreciated that the Preschool already paid lower than standard rates. The Parish Council could then provide support to the Jubilee Hall to limit the impact on the Hall's finances. However, the Council would need to evaluate the situation further: it might not be in the public interest to support the Preschool if it was not inherently financially viable. It was not known whether the Jubilee Hall had been approached with a request to reduce the room hire charges. BD and NB would attend the Jubilee Hall AGM on 1 February to attempt to establish the Hall's view of the situation

BD NB

10: **Consultations:**
The Hampshire County Council Future Services Consultation would be advertised in the News Sheet and residents encourage to respond to the questionnaire**.** **BD**

11: **Governance**
No discussion

12. **Meetings attended/to be attended.**
The Clerk had attended a HALC training session on 17 January.

13. **Chairman's Mandate**
Agreed.

14. **Agenda Items to be included in next meeting:**
To be advised

15**.** **Future meetings:**
28 February, 27 March 2023.
It was agreed to start future meeting at 7.00 pm, subject to Hall availability.

Meeting Closed at 9.45pm

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