

BRAISHFIELD PARISH COUNCIL

Minutes of the Meeting held at the Village Hall, Braishfield
on Tuesday 5th November 2013

PRESENT:-

Mike Prince (Chairman)
Mike Edwards
Clive John
Dorothy Ross
Peter White
Carole Renvoize
Beverley Murtagh
Martin Hatley (Borough Councillor)

Graham Smith - Planning Policy Manager TVBC

approximately 55 parishioners

233. AFFORDABLE HOUSING

There was an extended open period for public discussion on the affordable housing proposal. Mike Prince welcomed all who had come to discuss it. There was much interest in the exhibition held on the previous day and he realised that it was an emotive subject. The expected planning application by Hyde Housing has not yet been submitted but when it does appear everyone will have a chance to comment on it. However, he stressed that only comments on valid planning grounds should be made and that the Parish Council has not yet made up its mind on the proposal. Martin Hatley was present but he would not be able to express an opinion without affecting his ability to take part in any forthcoming TVBC Planning Committee debate.

Mike Prince introduced Graham Smith who is the Planning Policy Manager for TVBC, saying that he would be able to answer questions on planning policy but not on this particular housing application.

Graham Smith said that he is responsible for the Borough Local Plan which was adopted in 2006 and that the relevant clause relating to rural exception sites for affordable housing is EN05. Comments on such proposals should be 'material considerations' eg highways, design, overlooking etc, but not emotive and not based on the effect on land values. The site in question is deemed to be in the 'countryside' and housing would not normally be permitted there except for dwellings for agricultural workers and affordable housing.

Rural exception sites are permitted if there is evidence of need and that the site is appropriate, taking into account any supplementary planning guidance and the Village Design Statement. The proposal would be discussed at the Southern Area Planning Committee. It is proposed that this current policy will be in the Revised Borough Local Plan which is due to be published in the new year.

Graham Smith took many questions from the floor. He confirmed that due weight would be given to the VDS and the need for such housing. Occupants would need a local connection.

There will be no joint ownership because a development requiring a local connection in a small village would necessarily have a very restricted market when selling. It would be difficult to get a mortgage in these circumstances. All properties will be for rental with rents at approximately 80% of market rates. It was explained that the rents can be at this level owing to the acquisition of land by the Housing Association at lower than normal values and also that the Association is a 'not for profit' organisation.

There was an expression of sympathy with the proposal to have some affordable housing but evidence of the suitability of the site near the Wheatsheaf PH is required. It was asked whether or not there is a suitable alternative site and why the Hill View site was not chosen. An important factor in the search for an affordable housing site is a willing landowner. The Hill View site with housing parallel to the existing houses was rejected owing to the adverse effect on the outlook of the existing properties. The current site became available from the same landowner and further development would be difficult on adjacent land with the main gas pipe on one side and the other side not available for development in either the current Borough Local Plan or the proposed Revised Plan.

There was mention of the Abbotswood development and although it will contain 320 affordable houses, there are 3500 families on the TVBC waiting list.

There were objections to the current proposed site as it is said to be against the Village Design Statement and a request was made to defer the proposal and to look for an alternative site. However, there were a number of pleas to press ahead with current site as some people required housing now and cannot afford to wait for a new site which might not come along at all.

A rural housing guide issued by HARAH has not been adopted by TVBC but it was mentioned that there was criticism of the proposed design at the exhibition and that Hyde Housing have been informed of this.

There was an explanation of the SHLAA (Strategic Housing Land Availability Assessment) sites which TVBC is required to compile and is in effect a developers' wishlist. There are two such sites in Braishfield - one at the end of Megana Way and the other adjacent to Boares Garden.

It was agreed that the planning notice will be put on the noticeboard when the planning application has been submitted.

Mike Prince thanked everyone for coming and expressing their opinions on the proposal.

234. MINUTES

It was agreed that the Minutes of the Meeting held on 1st October 2013 are signed by the Chairman as a correct record.

235. KILN LANE SIGN

It was noted that the Kiln Lane street sign has been replaced, rather than simply painted.

236. SCHOOL ADMISSIONS

Information which has been received about School admissions will be posted on the noticeboards.

237. REMEMBRANCE DAY

A two minutes' silence campaign letter on Remembrance Day has been received from the Mayor of Test Valley.

238. POPPY PLANTING

A note on planting poppies in the village has been received from TVBC. This was passed to Carole Renvoize who will ask the Horticultural Society to recommend the location and quantity of poppy seeds for the Parish Council to consider.

239. WAR MEMORIAL TRUST

A note advising Parishes about the care and maintenance of War Memorials has been received from the War Memorials Trust. It is possible that grants would be available for any future significant repair work but the Braishfield War Memorial will need to be registered. Mike Prince volunteered to do this.

240. RECREATION GROUND DRAINS

It has been established that Southern Water is responsible for the Hill View pipe which runs across the Recreation Ground from the Hill View bungalows to a point under the trees along the Common Hill Road boundary.

Other pipes from the pavilion, School (if active) and Village Hall are private. The responsibility for the pipe from the Village Hall was discussed as its origin is uncertain. The Clerk suggested that it originally served the old Social Club but had been taken over by the Village Hall. It seems it might predate Parish Council involvement in the Recreation Ground and so the Old Social Club was probably given unwritten approval for its installation by the former Trustees.

The Clerk has received a plan from Southern Water of the drainage system in the vicinity of the Recreation Ground but has not circulated it yet as it contains numerous symbols which require explanation.

241. SCHOOL OAK TREE

Owing to the unhealthy state of the oak tree in the School Grounds, it will be felled during the February half term week. For various reasons the School does not wish to have a replacement within its grounds, so it is suggested that one might be planted on the triangle just outside. Mike Prince will speak to Hampshire Highways about this and also consider from where a grant might be obtained. The planting could be associated with the commemoration of the start of the First World War.

242. PLANNINGa) Applications pending or recent outcome

13/02238/TREES	Braishfield Recreation Ground	tree work	no objection
13/02261/TREES	Springbank, Newport Lane	tree work	no objection
13/02214/TREES	Yew Tree Cottage, Church Lane	tree work	no objection
13/02038/PDHS	The Close, Church Lane	conservatory	withdrawn

PC original response - Sup supported, Obj objected, Nobj no objection

b) New Planning Applications

The Council considered new planning applications as follows:

13/02286/TREES	Spring Cottage, Braishfield Road	tree work	no objection
13/02261/TREES	Colsons Barn, Church Lane	tree work	no objection
13/02283/FULLS	Meadow View, Newport Lane	front extension	no objection
13/02240/FULLS	3 Pond Cottages, Braishfield Road	reconstruction of dormer	no objection

243. HIGHWAYS AND ROAD SAFETYa) Water main replacement

The Clerk mentioned that the fire hydrant in Lower Street has been moved but apparently both hydrants are currently active. Some concern was expressed that there might be confusion about operational fire hydrants during all this pipe replacement work.

b) Hedges

It was noted that the hedges on Braishfield Road towards The Manor have been cut on both sides of the road.

c) Pothole

There is a serious pothole in Paynes Hay Road near Red Cottage which the Clerk will report.

d) Megana Way

It was noted that the pavements in Megana Way are being rebuilt.

e) Dores Lane flooding

It was noted that the flooding near Pucknall House has been repaired.

f) Remembrance Day service

Martin Hatley volunteered to investigate the availability of temporary road signs to warn traffic during the service by the War Memorial.

244. POND

Mike Prince will examine the tightness of the strap supporting the new tree at the pond.

245. FOOTPATHS

Dorothy Ross reported that the stile on Footpath 7 right on the Parish border and which is on land owned by Manor Farm, Michelmersh, is badly broken.

246. RECREATION GROUNDa) Playground surface

An email has been received from Katie Hardy on the playground surface costings. Owing to a price increase by the supplier, there is a shortfall of £1264 even after the increase had been negotiated down. Martin Hatley said he will investigate the availability of Section 106 money from the new house constructed at 14 Hill View. Nevertheless, the Parish Council would be able to fund the shortfall itself if necessary.

It was agreed that the work will proceed and Mike Prince will speak to Katie Hardy about this. The old bark surface should be made available to residents.

b) School tree boundary

Councillors were asked to inspect the state of the Recreation Ground side of the School boundary.

c) Football Club lease

The Clerk has submitted comments on the draft lease to the Council's Solicitor.

d) Hedge

The hedge along the northern boundary has not been cut. The Clerk was asked to chase the Oliver Stone Trust which has responsibility for it.

e) Lime trees

Noting that TVBC has no objection to the pruning of the lime trees, Mike Prince will speak to Ian Knight about his quotation for the work and also the height to which they should be cut. It was pointed out that care should be taken to avoid damage to the snowdrops recently planted under the trees.

f) Fallen branches

Mike Prince asked JN Landscapes to remove the fallen branches etc from the Recreation Ground and it was noted that this has now been done.

247. REPORTS OF PARISH REPRESENTATIVES

Peter White attended the last meeting of the Test Valley Transport Forum. Much time was taken trying to cushion the impact a shortage of money was having. The Braishfield bus is fully subsidised and other options are being examined, such as volunteer driving. Martin Hatley said that the Borough will assist with the funding of a car scheme. There was discussion on the bus routes.

248. BOROUGH COUNCILLOR'S REPORT

Martin Hatley reported that landowner responsible for the earthworks taking place on agricultural land near Lower Street has been invited to submit a planning application.

He mentioned that he hosted a Romsey Futures event which attempts to predict how Romsey will be quite some time in the future.

Planning training for some Parish Councillors will be on Thursday 14th November. It was mentioned that Braishfield Parish Council has not received an invitation.

The temporary car park near The Rapids has been successful, such that TVBC is considering making it a permanent arrangement, in effect to be a 'park and walk' place for those employed in the town. It would be cheaper than other long term car parks in the area.

It is intended to improve the Crosfield Hall to make it more suitable for smaller meetings to be held there.

He has attended a meeting at the Department of Communities and Local Government. The 5 year land supply problem was discussed and how developers were using this to obtain planning permission on new sites even though work has not started on other sites which already have permission. There was a suggestion that the rules might be amended.

249. FINANCIAL MATTERSa) AGREED that the following accounts are paid:

JBF Rhodes	Salary & expenses October including Wreath	£161.26
JN Landscapes	Pond grass cutting	£302.40
Ampfield Parish Council	Speed sign operation	£395.00

b) Bank accounts

After approval of the above invoices, there is £13449.10 uncommitted in the two bank accounts.

250. AOBa) Neighbourhood Watch

A Neighbourhood Watch scheme is being set up at the southern end of the village. Having the registered it as a Scheme and obtained Police agreement, the next stage is to put up signs, the positions of which need to be agreed with Hampshire County Council. The Council agreed to purchase three signs at £32 each, information on which will be passed to the Clerk by Clive John so that an order may be placed. It was suggested that a note on the scheme should be put in the Braishfield Village News.

b) Noticeboards

The Parish noticeboards were described as a disgrace, either being overcrowded or in a poor condition. There was an inconclusive discussion on the desirability of having lockable doors on any refurbished or replacement boards. Carole Renvoize volunteered to research Parish noticeboards. Martin Hatley said that Ampfield PC persuaded the Lengthsman to refurbish its boards, but it was noted that Braishfield is not in the HCC Lengthsman scheme.

c) WW1 Commemoration

It was asked that the Parish Council does something next year to commemorate the start of the First World War.

d) Variety Show

Councillors were asked to help with the sale of raffle tickets at the forthcoming Variety Show.

e) Clerk

It was mentioned that John Rhodes has resigned from the position of Clerk after fourteen years. After seeking advice from HALC, Katie Hardy has been approached and accepted the position but terms are yet to be agreed. She will start work on 1st January 2014.

f) Affordable Housing discussion

Mike Prince was congratulated for his handling of the public discussion on the Affordable Housing proposal.

251. DATES OF MEETINGS

The next meeting of the Parish Council will be on Tuesday 3rd December 2013 at 7.00pm.