

**BRAISHFIELD PARISH COUNCIL**  
Minutes of Meeting of Braishfield Parish Council  
held at Braishfield Village Hall  
on Tuesday 6 September 2016

Present

Parish Councillors:

John Bevan (Chairman)  
Jane Bennett  
Richard Brazier  
Carole Renvoize  
Peter White

Others:

Clerk/RFO: Kate Orange  
Test Valley Borough Councillor Martin Hatley  
7 members of the public

7:00pm to 9:30pm

Apologies

874. Apologies were received from two members of the council. Cllr Clive John had a family commitment and Vice-chairman Mike Edwards had a work engagement.

Members' interests

875. No members declared any financial or personal interests in any matters on the agenda for the meeting.

Public Participation

876. Marcus Downes spoke about his planning application 16/01972/FULLS. The previous application was withdrawn due to a technical error: Jennie Downes is the joint mortgage holder and her name was omitted from the original application. In re-submitting the application, the Downes could amend it as a result of feed-back received from planners. The ridge height is lower by 35cm so that it is less visible from outside the site. The Conservation Officer had not objected to the application. Marcus Downes circulated a photograph of a house of a similar design. He explained that the proposed site is unique in having an existing drive; the existing house is at the roadside (not in-line with its neighbours) and the proposed house will be in line with the neighbours. The design is widely supported in the planning department. Marcus Downes considers that the house will not be seen from Paynes Hay Road. The house is considerably cut into the slope at the rear in order to reduce the external height. A member of the public noted that the development is "back-land development" and as such this is to be discouraged according to the Village Design Statement.
877. Chris Balchin noted that on the parish council website the councillor roles need to be updated and some councillors' contact details are missing. He has sent an email to the Clerk about this.

Minutes of the Meeting held on 5 July 2016

878. The minutes of the Meeting of Braishfield Parish Council held on 5 July 2016 were agreed and signed by the Chairman.

Note of Ongoing Matters

879. The following matters were reported **for information only:**

Traffic and condition of roads

Chairman John Bevan noted that the proposed top-dressing of Braishfield Road will commence at the junction with Common Hill Road (to take place in the next financial year, by Hampshire County Council). Various improvements to roads will be made in the next financial year. The parish council intends to keep on reporting defects and deficiencies as they arise. Drains (surface water) on Dores Lane have been cleared a some ditch and gulley clearance needs to take place. Hampshire County Council are looking into who will be responsible for landscaping the roundabout at the junction of Braishfield Road with Jermyns Lane. Borough Councillor Marting Hatley will look into when the traffic lights are to be constructed at the end of Braishfield Road. Borough Councillor Martin Hatley has been asked for his view of a proposed width restriction order for Braishfield Road (in the village), Dores Lane to Standon, Newport Lane, and Braishfield Road through to Kings Somborne. Access would be allowed, but otherwise there would be a width restriction to 6'6". Signage would allow drivers sufficient warning to allow them to divert to suitable route. The intention is to stop large vehicles using the narrow lanes as through routes. He will support the proposal. This will need to go through a formal process of approval.

Developers' Contributions: s106

Cllr Brazier reported that various projects are being proposed by Braishfield Village Hall and the committee will produce costed budgets for each. This will enable the process of drawing up new s106 agreements for various projects that have taken place where s106 contributions have been allocated to children's play-space. Borough Councillor Martin Hatley gave a reminder that there is a Community Asset Fund which will pay grants of up to £25,000. Chairman John Bevan reported that Hampshire County Council are planning a crossing at Braishfield School, and works to slow the junction of Braishfield Road and Common Hill Road to safe speeds. Borough Councillor Martin Hatley noted that CIL money can be used to pay a parish lengthman, but s106 money (being for capital projects) cannot.

Community Resilience / Emergency Plan

Cllr Carole Renvoize reported that the latest meeting of the Community Resilience working party was attended by Mike Prince, Peter Sidebotham, Steve Renvoize and Carole Renvoize. Cllr John Bevan was unable to attend. The group has submitted an application form for a grant from Southern Electricity. At this stage, it was not necessary to stipulate the exact purpose to which the grant will be put. The are ongoing discussions with the village hall committee, including about the cooker and generator. The parish council needs to compile a register of residents who need to be contacted in the event of an emergency, because they may be in need of particular help. An article will be put in BVA News. Around eight more people will be needed in the working party in due course.

Comments on Planning Applications

880. The council considered planning application reference **16/01972/FULLS, Demolition of existing outbuildings and construction of 4-bedroom detached residential dwelling house and associated landscape works, Amberley, Braishfield Road, SO51 0PR.**

Councillors were mainly concerned that the Village Design Statement should be taken into account with regard to the design of the building, and the fact that it constitutes back-land development, which is discouraged and the council wishes to avoid a precedent being set of acceptance of back-land development. Cllrs Renvoize and Bevan explained the difficulty of making a decision on behalf of the parish as a whole, on an application for a family home.

*It was proposed to object to the application on the following grounds:*

- *The position of the proposed dwelling makes this “back-land” development which is expressly discouraged in the Village Design Statement;*
- *The design of the building is not in keeping with the surrounding area, and against both the Village Design Statement and Conservation Area document.*

RESOLVED

(The vote was unanimous)

881. The council considered planning application reference **16/01920/FULLS Conversion of former public house to dwelling to include single storey and first floor extensions and erection of detached garage (resubmission), Newport Inn, Newport Lane SO51 0PL**

*It was proposed to comment “No objection”.*

RESOLVED

882. The council considered planning application reference **16/01937/TREES Remove self-seeded ash, Chapel Works, Newport Lane SO51 0PL**

*It was proposed to comment “No objection”*

RESOLVED

883. The council considered planning application reference **16/01903/FULLS Single Storey rear extension to existing single storey building and new detached garage, 9 Common Hill Road, SO51 0QF**

*It was proposed to comment “No objection”*

RESOLVED

884. The council considered planning application reference **16/01847/OUTS Outline application for the erection of single dwelling with associated parking, Land to the Rear of Willowbrook House, Braishfield Road, SO51 0QB**

Members of the council discussed the history of the site (an agricultural smallholding in the past), the history of planning applications attempting to develop the site in the past; the fact that the land is agricultural land, outside the settlement boundary; the proposed dwelling would overlook the neighbours in Megana Way; no-one living in

the vicinity has lodged support for the proposal; the proposal is back-land development, expressly discouraged in the Village Design Statement. The site has been visited by Cllr Renvoize.

*It was proposed to object to the application for the following reasons:*

- *The site is outside the settlement boundary therefore it is in the countryside. There is a 5 year land-supply in the Borough, both in the north and the south, and the proposal does not fulfil any of the exceptions set out in COM 8-14, LE10, LE16-LE18 of the Local Plan.*
- *The Village Design Statement expressly discourages back-land development. The parish council supports this document, which is also lodged with Test Valley Borough Council as supplementary planning guidance.*
- *The proposal would have an adverse effect on neighbouring properties especially those on Megana Way.*

RESOLVED

(The vote was unanimous)

Consideration of an application for a grant, from Braishfield Parochial Church Council

885. Members of the council discussed the grant application dated ###/9/16 from Braishfield Parochial Church Council. The money is required to help cover the costs of burial ground maintenance at All Saints Church. Because the burial ground is open to all residents of the parish, and the parish council has a specific power to contribute towards the maintenance of burial grounds, the council has £520 in its budget for this purpose.

*It was proposed to approve a grant of £520 towards the cost of maintaining the burial ground at All Saints, Braishfield.*

RESOLVED

Report on Construction of Footway at Cook Hill

886. Chairman John Bevan explained the current position with the proposed footway on Braishfield Road at Crook Hill. Cllr Bevan has been in touch with John Sorrell (Principal Transport Planner at Hampshire County Council). There is a delay in the start of the project, because there have been some objections to the diversion of footpath 1a. For example, some cyclists use footpath 1a (on foot) when travelling from the north to the café at Hilliers. Cyclists have requested that the proposed footway be made a shared path for cyclists and pedestrians. However this would entail a wider path, and thus a re-design of the scheme. Furthermore, the land set aside by Hilliers to be given for the path may be insufficient and a shared path may have to go on the highway authority's land, which entails a more lengthy process of design and consultation. Cllr Bevan has pleaded that the project is sped along for the sake of the pedestrians who travel to and from Braishfield along the Braishfield Road; and he continues to press for Braishfield to be involved in the design process. It was noted that it is not compulsory for cyclists to use shared paths: they may still use the main carriageway. The parish council has been informed that it is very unlikely for the project to be split into two phases (in order to bring the completion date forward) because this would increase the cost.

Hedges at The Square

887. The motion was not moved.

Report on Income and Expenditure to end June 2016

888. The council received the Report on Income and Expenditure Against Budget, to end June 2016.

Adjustment of Budget for the Current Financial Year

889. The motion was deferred because costs for Braishfield Recreation Ground are uncertain (with regard to fees for the pavilion lease and the cost of tarmac repairs).

Clerk's Training: "Budgeting Hints and Tips"

890. It was agreed that the budgeting process is satisfactory and there is no need for the Clerk to receive training in this.

*It was proposed to purchase a text-book for the use of the Clerk: Local Council Finance, at a cost of £25.*

RESOLVED

Sign-board

891. The name of the Chairman needs to be updated on the sign-board in the Committee Room of the Village Hall. Chairman John Bevan offered to pay for this.

Clerk's Report

892. The Council received the Clerk's Report to End August 2016 (**for information only**).

Payments

893. *The following payments were authorised for payment:*

<b>For payment at the Meeting:</b>	<b>£</b>
Southern Water, supply to pond	8.36
Website quarterly charge (reimbursement to Mike Edwards)	14.36
Website domain name annual charge (reimbursement to Mike Edwards)	11.99
"Chairing Skills" course	108.00
2 months Clerk's <u>net</u> salary, July and August 2016	415.86
PAYE tax to HMRC, deducted from Clerk's gross salary, July and August 2016	0.80
Clerk's Expenses July & August 2016	7.06
Grant to Braishfield PCC	520.00
<b>Total £</b>	<b>1086.43</b>

RESOLVED

Borough Councillor' Report

894. Borough Councillor Martin Hatley reported as follows:
- He thanked Cllr Renvoize for organising the party to mark Mike Prince's retirement.
  - Eldon Lane has received an additional cut of the verges: the Borough Council is generally only cutting verges once annually.
  - It would be useful to state that the Village Design Statement (VDS) is still relevant when quoting from it.
  - There is a budget available at TVBC to assist local councils in updating their VDSs.
  - Neighbourhood Plans are not suitable for all communities.
  - TVBC considers that the proposed unitary authority (supported by Hampshire County Council) would be more expensive than the existing arrangement, for residents of Test Valley.

Items of Business for Agenda of Next Meeting

895. The following matters were suggested for discussion at the next meeting:
- Maintenance of vegetation at pond
  - Village Design Statement: review
  - Christmas Tree Festival
  - Countryside Small Grants

Date of Next Meeting

896. The next meeting will be on Tuesday 4th October 2016