

BRAISHFIELD PARISH COUNCIL

Minutes of an Ordinary Meeting held on 2/7/2019, 7:00pm to 8:50pm

Present

Members of Braishfield Parish Council

Chairman Jane Bennett
Vice Chairman Ian Knights
Cllr Carole Renvoize
Cllr Mark Swinstead
Cllr Peter White
Cllr Sally Yalden

Others

Clerk/RFO: Kate Orange
Members of public: 7

Apologies

1608. Apologies were received from Cllr Brazier who was unable to attend the Meeting due to a family commitment.

Members' interests in the business for the Meeting

1609. No Member declared any financial or personal interest in the business on the agenda for the Meeting.

Accuracy of Minutes of the last Meeting

1610. *The Council agreed the accuracy of the Minutes of the Meeting of 11/5/19 and a copy was signed by the Chairman.*

RESOLVED

Public participation

1611. A member of the public raised a query, as follows. A tree in the grounds of a nearby property is the subject of a tree preservation order. There are rumours that a developer will attempt to fell it (by reporting that it is diseased) in order to enlarge the access and thereby improve the likelihood of obtaining permission to demolish the existing house and build up to 5 houses in its place. It has also been suggested that the tree in question, on the front boundary of the property, may not belong to it. Cllr Peter White noted that if someone wants to apply to have a protected tree felled, they must apply to the borough council for prior consent; and any application would go in front of this council for comment. The penalties for unauthorised felling of a tree are heavy – equivalent to any resulting increase in value of the property. (FOR INFORMATION ONLY)

Chairman's Report

1612. Chairman Jane Bennett reported that the Community Resilience Working Party met and performed a table-top emergency drill for a parish emergency. The working party have been advised and supported by Marianne Piggitt of Test Valley Borough Council (TVBC), and have attended TVBC's forums on community resilience. To support the aim of providing help to residents in the event of an emergency, the Council has made an application to SSE for some emergency equipment. Hampshire County Council (HCC) and TVBC will need to review the draft Emergency Plan before it is adopted. TVBC are also pleased with the progress that the Council has made towards revising the Village Design statement. (FOR INFORMATION ONLY)

Correspondence

1613. Braishfield Village Hall Committee has written to thank the Parish Council for the grant which it made towards new heating in the hall and committee room. (FOR INFORMATION ONLY)

Events/training

1614. Cllr Sally Yalden attended Hampshire Association of Local Councils (HALC) training for new councillors, which was very informative, and she was given a copy of the Good Councillors Guide. HALC recommend that Councillors have dedicated email addresses for their council correspondence. Some Members already have them and others need support setting these up.

Chairman Jane Bennett will shortly be attending training on Chairmanship.

(FOR INFORMATION ONLY)

HARAH Rural Housing Event

1615. The Hampshire Alliance for Rural Affordable Housing (HARAH) have invited Councillors to attend an event in Braishfield on 5/7/19. Around 40 people will be present. Members of HARAH, and representatives from other Councils, will be speaking about developments which have taken place. Cllr Peter White has been invited to speak on behalf of the Council, regarding the development of Oak Close, and Charman Jane Bennett will also attend.

Cllr White noted that these events take place periodically and seem to be held to encourage other councils to work towards affordable housing. Cllr White is a little reticent to talk about the history of Oak Close but he will give a brief history, outline that there was serious opposition, and pick out a few points which may help parish councils which are contemplating a project. One key piece of information needed for proposed developments is the data on housing need, which the Council eventually received when Oak Close was proposed; but it would have been immensely beneficial to have had this at the start. Cllr White would encourage the use of tenancies (rather than shared ownership) houses, as it is easier to secure an occupant with a local connection. Cllr White understands that the law has changed again back in favour of tenancy rather than shared ownership. None of the occupants of Oak Close seem to have accepted the invitations to attend, in most cases because of work commitments, but there will be a visit to the site. Cllr White does not intend to go into the history in great detail. Cllr Knights noted that data from the consultation (at the conception of Oak Close) was that more than 60% of respondents were in favour of the development occurring: a large degree of the debate about the development was on the site location. Cllr Renvoize wishes that a line could be drawn under any problems of the past, as the site is a very successful part of the community. Former Chairman Mike Prince suggested that a good approach would be to keep in touch and discussion with the planners – this would avoid any misunderstandings, for example on design. He noted that all the local connections were checked and verified by TVBC: this was in compliance with the planning consent. Cllr White mentioned that all the original tenants are still in occupation in Oak Close; and it is quite possible that there will be a further approach for affordable housing. A university student is attending the event, as Oak Close is the subject of his dissertation.

Jermyns Lane/ Braishfield Road Footway.

1616. Cllr Carole Renvoize confirmed that there is to be a public exhibition hosted by Hampshire County Council (HCC), on the proposal for the Crook Hill footway, on Tuesday 9th July 2019, 5-7pm in Braishfield Village Hall. HCC's highways department will present the scheme and answer queries. There have been some ideas from

residents for an alternative design and this can be discussed on the day. Cllr Renvoize feels that although the ideas are interesting, along with residents of Crook Hill and others, it would be upsetting if the scheme is delayed at this late stage, especially as this path has been on the agenda for such a long time. Cllr Renvoize hopes that those who have queries will come to the public meeting and put their questions to the people involved.

Vice Chairman Ian Knights understands that the suggestion being made by members of the public entails positioning the path slightly away from the highway, in order to soften the appearance and make it seem less urban in appearance.

Comments were invited from the public, and the following comments were made:

A resident says that he has been waiting 70 years for this path to be built – his mother requested it when he was a schoolboy. He does not want there to be an excuse for delay – it makes no difference whether it is built against the road or set back.

A resident wishes that the alternative scheme is considered, rather than being told by HCC that we have to take what is offered.

There was discussion about the appearance of footpaths when built adjacent to the side of the road; and whether this imparts an urban feel, which may be – but the existing footpath is on the side of the road from the Dog and Crook to the Square.

A resident recalled the near-miss which he had with a pedestrian (who was dressed in dark clothing) whilst driving his car. He would rather have a slightly imperfect path than face a delay while people look for a perfect solution. Two other people agreed.

1617. *If the alternative design for a footway on Crook Hill which has been proposed by residents, is acceptable to Hampshire County Council and can be delivered within the same timescale, this will also be acceptable to this Council.*

RESOLVED

Footpath 2 kissing gate volunteer task day

1618. Vice Chairman Ian Knights has been involved in organising the volunteer task day for installing a kissing gate on Footpath 2. He explained that Footpath 2 links the fields behind the Wheatsheaf to the end of Megana Way. The existing wooden gate has been left open at various times, allowing livestock to escape. There is a redundant kissing gate located in the hedge within the field and this can be relocated with the help of HCC 's countryside service and local volunteers. HCC's Ria Loveridge will arrange dates to suit the landowner and those involved, and the date will be publicised when available. (FOR INFORMATION ONLY)

Potholes in Dore Lane and Dummers Road

1619. There was discussion about proposed HCC repairs of Dummers Road and Dore Lane. HCC are aware that portable signs (Common Hill Road) need to be removed. HCC plan to re-surface Dummers Road and top dress Dore Lane. Dummers Road is in particularly poor condition at the moment, with several potholes, but there are also multiple potholes on Dore Lane. Cllr Brazier will try to arrange a site visit, in order to have better understanding of why Dore Lane is not to be re-surfaced.

(FOR INFORMATION ONLY)

Lengthsman's duties

1620. This month the Lengthsman will be working on footpath 9 and 12 and cleaning the village signs. It is important to check the lengthsman's work to verify when it has been done. He sends the Clerk a text message when he has completed his work, so that it

can be checked on site before the invoice arrives for approval. (FOR INFORMATION ONLY)

Draft Emergency Plan

1621. Councillors have reviewed the latest draft of the Emergency Plan. Details of volunteers need to be included as an appendix; and the format needs to be looked at. This will be a living document, and table-top drills need to be undertaken on a regular basis.

1622. *The Council adopted the draft Emergency Plan.*

RESOLVED

1623. *It was agreed to forward the draft Emergency Plan to Hampshire County Council and Test Valley Borough Council for comment.*

RESOLVED

Employment

1624. *It was proposed to subscribe to HALC's human resources service, LCPD People, for £150 annually.*

RESOLVED

1625. *It was proposed to obtain a locum clerk if necessary.*

RESOLVED

Comments for Test Valley Borough Council on applications under the Town and Country Planning Act 1990

Planning Application 19/01248/FULLS

1626. *For planning application 19/01248/FULLS Permanent retention of building operations relating to staff flat and temporary residential use until managers dwelling permitted under reference 18/01689/FULLS is complete and occupied, Permanent retention of building operations relating to staff flat and temporary residential use until managers dwelling permitted under reference 18/01689/FULLS is complete and occupied, it was proposed to comment as follows:*

"No Objection"

RESOLVED

Planning application 19/01510/ FULLS

1627. *For planning application 19/01510/ FULLS, Conversion and rebuild of dairy building to create an annexe and a garden yard, Paynes Hay Farm Paynes Hay Road Braishfield SO51 0PS, it was proposed to comment as follows:*

"Support"

RESOLVED

Planning application 19/01511/LBWS

1628. *For planning application 19/01511/LBWS, Conversion and rebuild of dairy building to create an annexe and a garden yard; works to include the partial removal of the existing exterior walls to allow for new windows to the South and West facades; repair existing slate roof and augmentation to carry a new warm roof build up internally; repair brickwork; repair window and infill doorway to the East facade, Paynes Hay Farm Paynes Hay Road Braishfield SO51 0PS, it was proposed to comment as follows:*

"Support"

RESOLVED

Planning application 19/01513/FULLS

1629. *For planning application 19/01513/FULLS, Refurbishment and repair of the outer envelope of the Coach House, including installation of new glazed screens in existing cart door*

openings, replacement windows in 2 south facing dormers and new gable end windows in the East and West gable ends of the building; internal alterations including making the hay loft occupiable by lowering the hay loft floor, erection of the internal partitions and installation of a new staircase, Paynes Hay Farm Paynes Hay Road Braishfield SO51 0PS, it was proposed to comment as follows:

“Support”

RESOLVED

Planning application 19/01514/LBWS

1630. For planning application 19/01514/LBWS, Refurbishment and repair of the outer envelope of the Coach House, including installation of new glazed screens in existing cart door openings, replacement windows in 2 south facing dormers and new gable end windows in the East and West gable ends of the building; internal alterations including making the hay loft occupiable by lowering the hay loft floor, erection of the internal partitions and installation of a new staircase, Paynes Hay Farm Paynes Hay Road Braishfield SO51 0PS, it was proposed to comment as follows:

“Support”

RESOLVED

Planning application 19/01515/FULLS

1631. For planning application 19/01515/FULLS Repair listed agricultural structures; barn, granary, carport and bullpens, Paynes Hay Farm Paynes Hay Road Braishfield SO51 0PS, it was proposed to comment as follows:

“Support”

RESOLVED

Planning application 19/01518/LBWS

1632. For planning application 19/01518/LBWS, Repair listed agricultural structures; barn, granary, carport and bullpens, Paynes Hay Farm Paynes Hay Road Braishfield SO51 0PS, it was proposed to comment as follows:

“Support”

RESOLVED

Planning application 19/01520/FULLS

1633. For planning application 19/01520/FULLS, Conversion and rebuild of barn to create a pool house, Paynes Hay Farm Paynes Hay Road Braishfield SO51 0PS, it was proposed to comment as follows:

“Support”

RESOLVED

Planning application 19/01521/LBWS

1634. For planning application 19/01521/LBWS, Conversion and rebuild of barn to create a pool house; works to include installation of glazed screens; reinstatement of barn doors; construction of internal partitions, cladding of walls and construction of swimming pool, Paynes Hay Farm Paynes Hay Road Braishfield SO51 0PS, it was proposed to comment as follows:

“Support”

RESOLVED

Planning application 19/01471/FULLS

1635. For planning application 19/01471/FULLS Single storey extension to provide cloakroom and study; first floor extension to provide extended living accommodation with dormer

windows, bathroom, storage and balcony, Worsley Lodge Common Hill Road Braishfield SO51 0QF, it was proposed to comment as follows:

“No Objection”

RESOLVED

Planning application 19/01566/VARS

1636. For planning application 19/01566/VARS, To Vary Condition 2 (Approved Plans) of 18/02646/VARS (Vary Condition 2 of 17/02900/FULLS) to alter glazing on east elevation and reduce timber cladding external wall treatment to west elevation to reflect revised drawings 010 P5 / 015 P3 / 030 P5 , 7 Megana Way Braishfield SO51 0QD, it was proposed to comment as follows:

“No Objection”

RESOLVED

Payments

1637. It was proposed to make the following payments:

JN Landscapes £216.00

Staff costs and reimbursement of expenses £232.32

And to note that the following payments were made between Meetings, having been previously authorised:

Cost of uncontested election (Test Valley Borough Council) £28.80

Clerk's salary to end May 2019 £208.33

RESOLVED

Matters for decision at subsequent Meeting

1638. The following matters will be considered in a subsequent Meeting:
Byelaws: whether to continue with consultation on the draft byelaws.
Signage on footpaths 8 and 11.
(FOR INFORMATION ONLY)

Next Meeting

1639. The next Meeting will be on 3/9/19.