

St. Mary Bourne Parish Council
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**Minutes of the Parish Council Meeting held on
Tuesday 28 January 2020 in the Village Centre Club Room at 7:30pm**

Present: The Chair, Cllr David Peart and Cllrs Bridget Culley, Kevin Fullerton, Tony Grunsell, Oliver Madge, Kevin Noble and Gwen Randall.

In attendance: BDBC Cllrs Graham Falconer and the Clerk, Jo Exelby.

Members of the Press & Public in attendance: 9

Chair's introduction

Time for public speaking

The Chair opened the meeting and invited the members of the public to speak.

The developer came to talk about application 20/00028/FUL at Rowe Farm. He noted that it is a quality scheme with benefit to the village and which fits with the Neighbourhood Plan. It includes 2-bedroom and 3-bedroom dwellings suitable for downsizing. The properties will be advertised to parish residents for 6 months prior to open marketing to ensure they are meeting the local housing need. The development includes an area of wildflower meadow that will be established and maintained, and a traditional orchard. Each property will have its own ground source heat pump. A traffic survey has been completed and Hampshire Highways have responded to the consultation, with their only concern being the visibility splay, which will be adjusted accordingly. In response to a question from Cllr Culley, he confirmed that there will be no additional run-off into the river.

A resident of Gangbridge Lane commented that she is not happy with the height of the 2-storey buildings, which she feels are not in keeping with the neighbouring low cottages, or with the design which she feels is out of character for the area. The developer noted that he will add a condition that the hedge be maintained to provide screening.

She and another resident also expressed concerns about the additional road traffic, especially as the lane between the development and the school end of Gangbridge Lane is very narrow with few passing places and right by the river. There was a question about construction traffic and the developer confirmed that it will be restricted to Monday to Friday up to 5pm.

A resident of Spring Hill Lane noted that a refrigerated container lorry had passed down Spring Hill Lane, ripping out their hedge out & damaging the road. She has reported the incident to Vitacress, who have identified the driver, and to Hampshire Highways who are to visit to assess the damage. She asked if Spring Hill Lane could be restricted to 7.5 tonne vehicles. The chair agreed that the clerk will contact Hampshire Highways to see if a weight limit can be applied, or failing that whether 'unsuitable for HGV' signage can be put up. Cllr Grunsell noted that Vitacress pay a fine of £50 to the Vitacress Community Fund each time a lorry incorrectly passes through the village. The charity provides match funding for community projects.

Chair's Initials

A resident of High Street talked about rising ground water levels. He thanked the Flood & Emergency Group for the planning work they have undertaken and asked whether everything is in place to implement the plan. The Chair confirmed that it is and that he has been in contact with The Environment Agency within the last week. The resident asked if the gully could be cleared out and the Chair confirmed that the clerk has put in a request to Hampshire Highways, who have asked their contractor to make an additional visit. Cllr Culley confirmed that in the event of flooding the parish council will prioritise vulnerable properties and assistance will be available to help residents who are unable to sandbag their own properties.

1. Receive apologies for absence: Cllr Jo Perry

2. Declarations of interests

2.1. Dispensations requested

Resolved: The Clerk reported that she has received an application from Cllr Perry for a dispensation allowing her to speak and vote in relation to setting the precept for each financial year up to, and including, 2022/2023, which she has granted.

2.2. Declarations of interests: None

3. Minutes of Full Council meeting held on 10 December 2019 (previously circulated)

3.1. Approve the minutes

Resolved: Having been previously circulated, Cllr Culley proposed, and Cllr Randall seconded, that they were a true record and should be signed. Resolved unanimously by members and the Chair signed the minutes.

3.2. Status of actions agreed at the meeting

There was a discussion of the actions agreed and the following point was made:

- The clerk is still seeking IT assistance to resolve the software issue which is preventing her accessing the results of the play area visual inspections.
- The Chair is awaiting a response from Hampshire Highways as to ownership of the Pound.

The Chair then brought forward item 6.3, consider planning application 20/00028/FUL.

6.3 Planning Applications for consultation at the meeting

Reference	Description	Resolved
20/00028/FUL	Rowe Farm House, Gangbridge Lane, SMB, SP11 6EP Redevelopment of redundant agricultural yard and buildings to provide 4 dwellings comprising three 3-bed units and one 2-bed unit together with associated garaging and landscaping.	No objection, although the parish council expressed concern about the additional traffic.

Chair's Initials

The meeting then returned to the agenda order.

4. Borough & County Councillors' Reports

4.1. Borough Councillor's Report

Cllr Falconer gave the following report:

- He noted that BDBC have issued an update on planning policy which indicates that, as St Mary Bourne's Neighbourhood Plan does not contain identified housing sites, it is deemed to be out of date and BDBC planning policy takes priority. However, the parish is protected to some extent as it is within the AONB and the Neighbourhood Plan is still a material consideration. Cllr Fullerton asked if we should amend the Neighbourhood Plan, but Cllr Falconer noted that only minor amendments could easily be made; major amendments would have to go back through the whole process and so are not recommended.
- He has been in touch with Rob Draper, head of emergency planning. He confirmed that although they do not hold a large stock of sandbags, they will get as many as we need. The clerk confirmed that she has Rob's contact details.
- He noted that an appeal has been made to the Secretary of State against the refusal of 18/03459/FUL at Butlers Farm.
- He noted that there will be elections in May for all councillors as a result of the new ward set up.

Cllr Randall asked whether planning decisions in the parish had been suspended as a result of the nitrates found in The Solent. Cllr Falconer confirmed that planning is currently suspended in areas affecting the River Test and its tributaries, which includes Test Valley and Whitchurch, but not at present in the Bourne Valley, although it may be affected later.

The Chair asked if the budget decisions relating to additional charges to parishes had yet been decided. Cllr Falconer noted that they will be made at the full council meeting in February.

Cllr Culley asked if the residents in mobile homes pay council tax. Cllr Falconer agreed to find out. Cllr Culley noted that the parish council did not receive any S106 from the development at Picket Piece.

Cllr Falconer then left the meeting.

4.2. County Councillor's Report: None

5. Governance

5.1. Establish process for recruitment of new clerk

Resolved: The Chair noted that the clerk has given in her notice and will be leaving on 30 April. A draft job specification and job advert were discussed and agreed, and the clerk instructed to add them to the website and advertise them on the Bourne Valley Signpost. It was agreed that interviews will be timed so that a decision can be taken at the full council meeting on 10 March, if possible.

Chair's Initials

5.2. Receive NALC bulletins & updates: Noted

5.2.1. NALC Survey — JPAG Practitioners Guide, deadline 28 February

Resolved: The clerk was asked to complete the survey.

5.3. Invitations to events

5.3.1. HALC Annual Conference — Wednesday 18 March in Southampton: Noted

6. Planning

6.1. Receive Local Plan Update

Resolved: The Chair noted that this had been discussed in item 4.1 above. There is a conflict in the guidance which states that Neighbourhood Plans remain a key part of planning locally & nationally, but they are also now considered out of date due to the land shortage problem.

6.2. Consider constitution of the Planning Committee

Resolved: The Chair noted that membership of the Planning Committee has dropped to 4 and the minimum number required by the terms of reference is 5. Cllrs Noble and Fullerton agreed to join the committee and it was agreed to move future meetings to 7:30pm.

6.3. Planning Applications for consultation at the meeting

Reference	Description	Resolved
19/02029/FUL	Egbury Farm Barns, Egbury, SP11 6DL Demolition of 3 existing buildings. Conversion of agricultural barns to 3 dwellings, erection of 2 dwellings, erection of cartshed, boundary treatments, landscaping and alterations to access and parking. <i>Amended application</i>	No further comments to previous consultation response.
20/00028/FUL	Rowe Farm House, Gangbridge Lane, SMB, SP11 6EP Redevelopment of redundant agricultural yard and buildings to provide 4 dwellings comprising three 3-bed units and one 2-bed unit together with associated garaging and landscaping.	Considered above after item 3.2.
20/00043/FUL	Derrydown House, Derry Down, SMB, SP11 6BST Erection of a replacement agricultural barn.	No objection
20/00081/HSE	Gate Cottage, School Lane, SMB, SP11 6AU Erection of a first floor extension.	No objection

Resolved: In relation to application 18/03459/FUL at Butlers Farm it was unanimously agreed that the council has no further comment to make on top of its consultation response previously submitted.

Chair's Initials

6.4. Tree notices of Intent for consultation at meeting

Reference	Description	Resolved
T/00040/20/TCA	The Old Police House, SMB, SP11 6AR T1 Ash: Reduce crown by up to 2m and shape leaving 12m height and 8m width, remove deadwood; T2 Ash: Reduce crown by up to 2m and shape leaving 12m height and 8m width, remove deadwood; T3 Unknown: Reduce the crown by up to 2m and shape leaving 8m height and 4m width, remove deadwood.	No objection

6.5. Advice of compliance issues: None

7. Finance

7.1. Receive report of the Finance Committee meeting 14 January 2019

Resolved: To accept the report.

7.2. Agree the 2020-21 budget

Resolved: Proposed by Cllr Grunsell, seconded by Cllr Fullerton and unanimously agreed, the Finance Committee's recommendation was accepted, and the 2020-21 budget was set at £99,672.

7.3. Agree the 2020-21 precept

Resolved: Proposed by Cllr Noble, seconded by Cllr Grunsell and unanimously agreed, the Finance Committee's recommendation was accepted, and the 2020-21 precept was set at £26,698. The precept request form was signed by the Chair, Cllrs Culley and Grunsell and the clerk.

Chair's Initials

7.4. Monthly accounts for December 2019

Date	Received from/paid to	Total	Treasurers account	Business Bank Instant a/c	Fixed term deposit	Petty cash	Earmarked funds included in Business Bank Instant account	
							Lengthsman scheme Note 1	Flood prevention Note 2
Opening balance at 30/11/19		£76,651.81	£1,074.93	£55,573.76	£20,000.00	£3.12	£4,912.00	£25,750.00
	Transfer agreed at Full Council 10/12/19		£4,500.00	-£4,500.00				
Receipts								
9/12/19	Lloyds – interest			£2.14				
10/12/19	Lloyds – interest adjustment		£0.51					
20/12/19	SEB DD refund		£29.70					
Payments								
11/12/19	Agreed at Full Council 10/12/19		-£4,481.07				-£1,309.00	
23/12/19	SMB Village Shop – cards					-£1.99		
31/12/19	Additional BT DD		-£0.84					
Available funds at 31/12/19		£72,200.26	£1,123.23	£51,075.90	£20,000.00	£1.13	£3,603.00	£25,750.00
	Add: unpresented payments		57.82					
	Closing bank at bank & in hand at 31/12/19	£72,258.08	£1,181.05	£51,075.90	£20,000.00	£1.13		

Note 1: Lengthsman grants from HCC held on behalf of 13 associate parish and town councils.

Note 2: Grant money that has been supplied for flood prevention work on The Bourne Rivulet.

Chair's Initials

Resolved: Proposed by Cllr Fullerton and seconded by Cllr Culley: The accounts for December 2019 were approved. The bank reconciliation was signed by the Chair.

7.5. Notification of payments made in January 2020 approved at Finance Committee meeting 14 January 2020

Payee	Description	Amount £
Jo Exelby	Salary	890.19
HMRC	PAYE & NIC	230.86
Scofell Landscapes	Grounds maintenance	823.99
Eclipse Pest Control	Pest control	130.00
Premier Grounds	Lengthsman	792.00
Business Stream	Water	181.61
BT	Telephone	56.98
Total		3105.63

A transfer of £3,000 from the Business Bank Instant account to the Treasurers account was agreed.

Resolved: Noted

8. Flood & Emergency

8.1. Receive report of the Flood & Emergency Group meeting 6 January 2020

Resolved: To accept the report.

8.2. Receive update on ground water levels and flood preparation work

Resolved: The chair noted that Flood & Emergency Group had held another update meeting this week. Ground water levels remain high and plan is all in hand. The parish council is monitoring levels all the way down the valley, but especially at the gauge at Holdway Cottages. He expressed the thanks of the parish council to DEFRA and The Environment Agency for the Natural Flood Management grant with which the council has carried out the regrading and bank restoration work. He also expressed the thanks of the parish council to Hampshire County Council for jetting the bridges and upgrading the culvert in Stoke. He noted that it has made a huge difference to the river flow and without the work the parish would probably have already experienced flooding this winter. Cllr Noble asked if there is a plan to do more work from Derrydown bridge to the Bourne Valley Inn. Cllr Culley suggested that when the river is down, The Environment Agency could be asked to look at that section of the river, but the riverbed seems clear with no silt. The water is flooding into the water meadows, but that is as it should be. The Chair noted that Cain Bio-engineering have been back to replant the willow which didn't take in Gangbridge

Chair's Initials

Lane and they may be asked them to work on some extra bits of the bank. There are also plans to restore the bank and improve flow in the river as it passes the lake.

9. Highways

9.1. Consider the road condition at Derrydown

Resolved: Cllr Randall noted that road between the main road and the surgery is in poor condition and needs repairing because it is dangerous, especially to pedestrians. The Chair noted that it is a private road and Hampshire Highways are not responsible for its maintenance. At present it is not known who owns the road as it appears to be unregistered with the Land Registry.

10. Recreation Ground & Lake

10.1. Receive report on play equipment

Resolved: The clerk reported that she is still working to resolve the IT issue. Cllr Grunsell noted that the bench at Stoke play area has been taped off as it needs repair. He suggested that it be repaired and dedicated to Robin Mackenzie for his service to the parish, and Stoke in particular. It was unanimously agreed to do so.

10.2. Consider report of horse riding on the Recreation Ground

Resolved: Cllr Culley noted that an individual had ridden along the Test Way and across the Recreation Ground. The Test Way is a footpath across Bells Meadow and riding is not permitted on the Recreation Ground. It was agreed to monitor the situation and if it is repeated, consider signage.

10.3. Consider petition received on use of the lake

Resolved: The chair read out a petition received by the parish council on 10 December 2019 with 43 signatures which states:

“We, the undersigned, being adult residents (aged 18 and over) of St Mary Bourne Parish, respectfully petition St Mary Bourne Parish Council, who own the Lake in St Mary Bourne, as a Deed of Gift from the former owner, Dr Evans, to maintain the terms of the Deed of Gift, which include no general access by the public, either throughout the year or on specific days determined by the Parish Council or requested to the Parish Council by individuals, groups or organizations, to the Lake and its environs. The exception, which has always been granted is, for the fishing syndicate, and contractors charged with the lake and environs maintenance. We are especially concerned about the safety of the public, and particularly children, were public or specific access to be granted, as well as the wellbeing of flora and fauna around and in the lake.”

Chair's Initials

The Chair noted that no individual has been identified on the petition as the organizer to whom the parish council should reply, so the reply will be noted in the minutes. He noted that the statement in the petition is factually incorrect. Paragraph 5(c) of the personal covenant included in the lake title deed states:

“Any such lease shall not grant exclusive use of the Property but shall allow for other recreational activities on the Property from time to time as the Committee shall decide”

The lease referred to is the lease of fishing rights, which power to grant is conferred by paragraph 5(a) of the covenant, and the Committee referred to is the Lake Committee, a committee of the parish council which manages the lake in compliance with paragraph 2(a) of the covenant.

It was unanimously agreed that the parish council intends to fully abide by the covenant without exception, but that does not preclude allowing organized groups access to the lake. The Chair noted that any such access would only be allowed after a risk assessment had been completed. He confirmed that there are no plans to allow general access to the lake. He further noted that the full covenant is available on the parish council’s website for parishioners to view.

10.4. Consider requests for use of Recreation Ground, Pavilion & MUGA: None

11. Item of Correspondence to be circulated

11.1. Hampshire Constabulary — Monthly update for December 2019: Not yet received

11.2. Rural Services Network — Rural Funding Digest January 2020: Noted

The meeting closed at 9.25pm.

Chair, St. Mary Bourne Parish Council

Date