

## **Minutes of the Parish Council Meeting held on Tuesday 9 February 2016 in the Village at 7.30pm.**

Present: The Chairman, Cllr David Peart and Cllrs Ray Randall, Tony Styles, Colin Henderson, Katie Dixon, Philip Jeffery, Tony Grunsell, Hugo Wurzer, HCC Cllr Tom Thacker (up to item 4), BDBC Cllr Graham Falconer (after item 6 [and to include item 5.1]) and the clerk, Derek Kane.

**Members of the Public in attendance:** None.

**1. Apologies for Absence:** Cllr Bridget Culley. The clerk advised that BDBC Cllr Falconer would be arriving later and the chairman directed that **item 5.1** would be put back until after Cllr Falconer arrived.

**2. Declarations of Interests:** Cllr David Peart for **item 7.2.2**. He has given his personal support to the applicant.

### **3.1 The Minutes of the Meeting held on Tuesday 12 January 2016 (previously circulated).**

Having been already circulated, Cllr Grunsell proposed that they were a true record and should be signed; the proposal was seconded by Cllr Jeffery and unanimously agreed by the council.

### **3.2 Matters arising:**

**Cllr Styles** raised the matter of the reporting of his comments regarding Bell's Field at the last meeting not appearing in the minutes. The matter he raised referred to the Planning Committee meeting of 26 January 2016, when Bell's Field matters were raised by the chairman following correspondence he had received from BDBC and Hyde Housing. As the matter on the 26 January was not on the agenda the chairman was only updating the councillors present on the matter (a request to increase 'Shared Ownership to four dwellings at the expense of one less 'Social Rental', with no decisions being taken, other than that the clerk would place the matter for consideration by the Full Council at today's meeting. Councillors who wish to have any comments minuted can do so when the meeting reaches the agenda'd item (5.1).

### **4. Borough & County Councillor Reports.**

**4.1** No report from **BDBC Cllr Falconer** other than his input for item 5.1 which would be received and discussed when he arrives.

**4.2 HCC Cllr Thacker** gave a brief report.

a). Following the FEG meeting which he attended at SMB on 22 January with members of the FEG group together with EA and HCC officers, he has a clearer picture and now has established a line of communication with Simon Cramp – Environmental Initiatives Manager, Economy, Transport and Environment Department, HCC.

b). HCC about to set budget. A 3.99% increase in HCC's element of Council Tax. Two per cent is the permitted amount they can raise for the 'George Osborne' social care element and 1.99% is the maximum they can raise without triggering a referendum. It is the first increase in at least five years.

c). HCC officers will be meeting on 10 February to determine whether the Rope Yarn Lane should be a Restricted Highway and placed on the Definitive Map.

Chairman's Initials

**The chairman**, at this juncture, raised a very recent communication he had received from Southern Water about resumption of tankering (currently at the Viaduct pumping station) and the possible need to overpump (and the likely location, should it be granted [by the EA] and needed, at the Ford near the Holdway Cottages). Overpumping can empty about x20 what tankering can do and is less intrusive to residents and road traffic. The chairman also had a visit from a SW officer today to discuss further. **See item 5.2.**

**Cllr Thacker** then left the meeting.

## **5. Item for discussion:**

### **5.1 Bell's Field – Update and consider matter of moving from 3SO / 8AH (rent) to 4SO / 7AH (rent).**

The chairman directed that this item be put back until BDBC Cllr Falconer arrives.

### **5.2 Flood and Emergency Group (FEG) – Update.**

The chairman had received the following email from Simon Cramp, Environmental Initiatives Manager Economy, Transport and Environment Department, HCC on 29/1/16:

*"I've added some additional notes which I hope are helpful. I imagine Ian might wish to summarise some of the key points that emerged from the Initial Assessment.*

*We spoke at some length about the difficult financial position that we're currently facing and how this is placing significant constraints on what resources we can bring to bear on projects like this. The national funding available for flood alleviation schemes is under significant pressure and calls on this will continue to be required to present clear and positive cost benefits. As we discussed, this is extremely challenging even in circumstances such as those presented at Buckskin. The pressure on public sector and other local funding sources is equally significant.*

*As has been set out in the Bourne Valley Action Plan, it will be important for us to continue to explore a range of low key and low cost interventions, over the short, medium and long term, and encourage individuals, property and riparian owners, and organisations and agencies to do what they can, when they can. The Pathfinder will help in this by identifying the really key locations and actions that need to be taken. I'm very grateful to Clem and Sarah for their support in this initiative."*

~~~

## **Notes: Flooding and Emergency Group meeting 22 January 2016**

Present: Cllr David Peart (chairman), Cllr Bridget Culley, Cllr Tony Styles, Cllr Ray Randall, Clem Jones, Sarah Cooney, HCC Cllr Tom Thacker, Ian Miller (EA), Simon Fryer (HCC-Engineering Consultant), Simon Cramp (HCC), Pippa Greenway-Cross (HCC), Tom Payne (BDBC) and the clerk.

### **The chairman opened the meeting and got everyone to introduce themselves.**

**Ian Miller:** The Longitudinal survey had not been completed. Colleagues and EA resources had been diverted to the extreme conditions experienced in the winter of 2015/16 in Cumbria (and other location in the north of England). Completion in the next couple of months.

Biodiversity a possible constraint on corrective work. Movement of silt and pollution has potential impact on invertebrates. Also voles. No issues for when course is dry.

Financial and business case: Preference for £700k but some detail not known.

Chairman's Initials

Works at Pickering, North Yorkshire seen as an example of corrective work that worked this winter 2015/16. This location, which previous times has flooded, did not unlike Cumbria, York, etc.

Lambourne, Berks was also suggested as a possible example. This is to be checked and enquired on.

**Temporary defence deployment proposal** — centre of SMB (Barrier near Lodge) — awaiting purchase approval for equipment. EA has powers to enter land in order to prevent flooding for other properties. One property owner remains uncooperative.

**Simon Cramp (SC):** Inclusion of Bourne Valley in Defra Small Scale Pathfinder announced in July 2015. Funding of £77,500 available to develop options for potential flood risk reduction measures, and to assess viability for future funding. Securing funding whether national or local will continue to be a very significant challenger. The Defra Pathfinder funding is not available for work on the ground.

Appointment of **Simon Fryer (SF)** following the loss of key specialist resource in November. This has caused some delays in the project progress. It is anticipated that the work on the Pathfinder will be substantially completed by April

**Pippa Greenway-Cross (PG-C) and SF** to do a walkabout early February involving Clem, Sarah and representatives from Vernham Dean and Upton. PG-C and SF to confirm details.

The Pathfinder work builds on the Bourne Valley Action Plan and this continues to be maintained as a 'live' document.

**Tom Payne:** Even Buckskin (with 80 homes flooded 2013/14) has to give good cost / benefit ratio.

(Cllr Thacker left the meeting).

**Sarah Cooney** gave a detailed assessment of issues and problems in **Stoke**. She provided prints of maps and associated document and will forward soft versions to members. 10 locations above and in Stoke.

~~~

Email received by PC from Mike James of Southern Water on 5/2/16:

*“You will be aware from previous correspondence of the improvements in the sewer network serving St Mary Bourne since Southern Water invested more than £1 million during the past three years to survey and seal large parts of it.*

*However, a rapid rise in groundwater has occurred this week, swelling the trickle in the Bourne to a fast-moving stream four-metres wide in just a few days. This is tremendously fast even in St Mary Bourne. The Bourne doesn't flow usually until mid-February, some weeks after groundwater can first be seen at Gangbridge Pond. This rapid rise has impacted on our sewers but we are managing flows by using tankers to take wastewater to a local treatment works to help protect the bathroom, toilet and kitchen facilities of our customers.*

*Tankers, of course, can be noisy and disrupt the village so, with more heavy rain predicted, we are now mobilising equipment to provide over pumping in St Mary Bourne. Over pumps are quieter and typically pump the wastewater away approximately 30 times quicker than a tanker.*

*To avoid any delays, the intention is to have this facility on site so that it can be commissioned as soon as we have the support of the Environment Agency whom we work closely with.*

Chairman's Initials

*Previously, we have employed three over pumps in St Mary Bourne: one at Gangbridge Lane at the northern end of the village, another at Holdway Cottages in the centre of the village and the third over pump between those two sites. They pumped wastewater to the local water course after some filtration. We hope that a programme of improvements to the sewer network which commenced three years ago will mean that three pumps will not be needed this time but we want to have suitable equipment in place in case they are. Should we over pump, regular water quality tests will again be taken but, given the swollen nature of the Bourne and the fact that the wastewater which will be pumped into it will be heavily diluted, we expect there to be little impact on water quality.*

*Of course, some will ask whether the huge investment we have made in the sewer system in the village has been worthwhile if we are now about to over pump yet again. The answer is the work has certainly been worthwhile. After the first phase of sewer repairs we did not have to send tankers to the village until groundwater levels reached 119 metres compare to 104 metres the year before the repairs were carried out. We are yet to quantify the benefits of the work last year but the unpredictable nature of groundwater is that sealing one part of the sewer network can increase the ground water table because it is no longer being drained via the sewers. The result is that it finds another way into the sewers, usually via the next highest joint which previously it may not have reached and therefore could not be identified during a sewer survey. It's a long term battle as points of ingress will continue to appear in different places.*

*I shall continue to keep you informed if and when we over pump in St Mary Bourne but wanted you to have this early heads-up of what we are doing in the village to protect our customers' toilet, bathroom and kitchen facilities."*

**[Post meeting note: On 10/2/16 the chairman wrote to SW:**

Thank you for taking the time yesterday afternoon to discuss the current situation with tankering etc.

I made the PC aware of our discussion at the meeting last evening and all understand the need for tankering and possible over pumping.

I also mentioned the possible blockage towards the Bourne Valley Inn and that you had arranged for a jetter to try and clear it. Do you know yet whether this was successful?

SW replied to the chairman on 10/2/16:

*"A paperwork delay in obtaining a road notice from HCC to obstruct the highway and jet the sewer means that this work will not now take place until tomorrow (Thursday) morning.*

*I won't have access to emails tomorrow as I'll be out of the office. However, I'll drop into St Mary Bourne to find out what was discovered and will call you (when I get a telephone signal) tomorrow afternoon or email you on Friday.*

***Meanwhile, I can report an improving situation in the sewers as it is now taking an hour and a half to fill a tanker compared to 20 mins recently."***

**On the 11/2/16 SW wrote to the chairman the following:**

*"I have been in north Hampshire all day and not picking up emails but have logged in late to let you know that the jetting did not come across any obstruction or any other obvious cause for the sewer being full near the pub. It appears we will have some further investigations to carry out once the groundwater level begins to drop. I will keep you informed in due course." ]*

Chairman's Initials

**Bourne stats update (supplied by Clem Jones and Sarah Cooney):****Valley Farm well measurement – 1 February 2016:****From Sarah Cooney:**

“Here are the rolling 6-month well measurements from Stoke. As you can see we now have a flowing river which is gathering quite a pace!”

<b>2015-6</b>	<b>Cm</b>	<b>Delta</b>	<b>Comments</b>
01-Sep	295	-51	Level dropping; river down
04-Oct	382	-87	Level dropping; river down
01-Nov	438	-56	Level dropping; river down
02-Dec	460	-22	Level still dropping; river down
03-Jan	356	104	Level rising; river down
01-Feb	121	235	Level rising; river flowing

“FYI - I have been taking some more regular measurements over the past few weeks just to see how the levels equate to various stages of the springs coming up and river starting to flow.

I haven't included these in the table above (which is the one that gets published) but interesting to see how quickly it does come up ...”

<b>2016</b>	<b>cm</b>	<b>d</b>	<b>Comments</b>
03-Jan	356	104	Level rising; river down
16-Jan	234	122	Level rising; river down
24-Jan	198	?	Level rising; springs up
01-Feb	121	235	Level rising; river flowing

**From Clem Jones:****St Mary Bourne Flood Risk Summary (as at 1 February 2016)**

<b>Date</b>	<b>1/2/16</b>	<b>Status</b>	
			<p>On Sunday 31st the river was up from Hurstbourne to Stoke but not running through to the Summerhaugh</p> <p>Sometime between midday Monday 1st and noon on Tuesday 2nd it all came through in a rush.</p> <p>The river gauge went up to 30cms, the spring started running well and the well came up to 85cms.</p> <p>Since then levels have risen a couple of centimetres (Wed)</p> <p>It is also worth noting that this is the ground water level that the sewers traditionally backed up into the lower level houses, so far Southern Water's work appears to have had very positive benefits.</p>

Chairman's Initials

**Note 1.**

**The measures at the Vernham Dean Bore Hole and the gauge at Holdway Cottage are from the ground base and are depth of water.**

**Note 2.**

**The measure in the Summerhaugh well is the space between the kitchen floor and the top of the water. This is effectively the ground water level at this point in the valley.**

<b>Location</b>	<b>7/1</b>	<b>7/1</b>	<b>Comments</b>
Vernham Dean Bore	110m	98m	
Well at Valley Farm, Stoke	121	356 (3/1)	
Springs at Stoke	n/a	n/a	
Gauge at Holdway	10cm	0cm	Below the base of the gauge
Spring at Holdway	Dry	Dry	
Well at Summerhaugh	93cm	146cm	

**5.3 Black Garden – Update.****The following email was received from BDBC on 19/1/16:**

*“The Owners of the Black Garden Land have requested a review of the decision to list as an asset of community value. The deadline for the review is suggested to be the 3<sup>rd</sup> March 2016. If you wish to provide any further information on the asset and its use for the community then please could you send to me by the 15<sup>th</sup> of February 2016.”*

**The clerk replied on 19/1/16:**

The chairman and I are a little surprised that given that the application to register for 'An Asset of Community Value' took seven months before being granted that any objection to not grant it would have been dealt with in that time.

Could you now please explain what the next steps are as regards this appeal and a final decision being taken, including time-line?

With regards to any further information in support of the PC's application (deadline 15/2) I will raise this with the council when they next meet on 9/2.

Do the owners of the land understand what 'An Asset of Community Value' means?

We understand that it is NOT an obligation to sell only to us or / and only at certain price. It is simply a process which introduces a moratorium of 6 months when the land is put for sale, so that it cannot be sold during that period. The owner can then sell to who they wish and at what price they wish to sell it at.

Chairman's Initials

**BDBC replied by email on 19/1/16:**

*"I'm sorry about the length of time the nomination has taken, I am relatively new in post and unaware of any previous issues.*

*Once the asset has been listed, the owner has the right to a review within 8 weeks of the listing. After the review the owner will have the option to initiate an appeal at tribunal (this must be done within 28 days of the review decision). I have attached the link below which should give you some more information of the Owner's rights (the owner's right to object section)*

<http://www.basingstoke.gov.uk/rte.aspx?id=348>

*The Owners have communicated via an agent who I have spoken with and has knowledge of the localism act that forms the basis for the Community right to bid. I understand from his correspondence that he has spoken to the Parish Council previously, he may be able to provide you with the owner's reasons for objection to the listing.*

*Once the Owner notifies the council with the intention to dispose of the asset the initial moratorium period is 6 weeks. If within those 6 weeks any community organisation expresses an interest in the property the 6 month moratorium will be initiated. After those 6 months the owner can sell the property to whomever they wish and no other moratorium periods can take place for another 18 months (from the intent to dispose date). If no community organisation expresses an interest within the first 6 weeks, the owner can sell the property to whomever they wish and no other moratorium periods can take place for another 18 months (from the intent to dispose date)."*

**BDBC also followed up on 19/1/16 this further reply:**

*"Apologies, I should have also mentioned that the asset will remain listed throughout the review period and will only be removed if the decision to list is overturned."*

**5.4 Neighbourhood Plan — Update:**

Cllr Dixon advised that NP is out with various statutory bodies. Awaiting responses (deadline 19/2). Final plan will be submitted to council in time the next Full Council meeting.

**5.5 Community Speedwatch — Update.**

PCSO Hope is arranging with the clerk for two introduction / overview CSW sessions and options are being put out to the volunteers (including the new ones). PCSO Hope is also to meet with the clerk to review the monitoring sites which the clerk had forwarded to him (which were based on the previous volunteers' selections).

**Cllr Styles** handed to the clerk who read out an e-mail to him from 4 residents:

*"We have taken the time to research the use of Speed Indicator Device (SID) in areas such as St Mary Bourne. This research shows a significant reduction of speeding in areas where a SID presides. The proportion of driver exceeding 36mph were significantly reduced.*

*As a group we are keen to put forward the need for an SID in St Mary Bourne. With an increase on building in the area, links to railway and general cut through methods, we feel a SID would encourage drivers to slow down on even the darkest and wettest of rush hours.*

*We are aware of the costs involved and are keen to support the Parish Council in fundraising additional SID or aiding costs in general. We would also be happy to conduct a small survey across the local area or aid a traffic assessment, if needed, to produce convincing data to support our views.*

Chairman's Initials

*We have contacted Kit Malthouse (MP) and other members of the local council with our ideas and hope that the Parish Council might consider applying for an SID.*

*I am afraid we cannot make this week's Parish (Council) meeting in person as we are either working or attending to family.*

*We look forward to hearing your thought on the matter."*

The clerk advised that the Parish Council had already agreed from September 2015 to the acquisition of an SID device such as a 'Slow Down' message. The clerk had i/d'd the most cost effective model was to rent on a monthly basis from BDBC their devices (Overton, for example have done this). Because SMB (and Stoke) does not have street furniture (lamp poles for example) to affix such a 'non-supervised' device (vs the revival of the PC's portable device by a new Community Speedwatch group), the PC would need to purchase and have poles erected around key 'speeding areas', with input from HCC. The cost for these poles would need to be borne.

**5.6 Open Access Stoke Noticeboard (owned and maintained by PC) – terms of use message for board and website.**

A Stoke resident recently complained about his notices being removed from the board.

The clerk will prepare a laminate with an appropriate message and also replicate it on the PC's website.

**5.7 Rope Yarn Lane – Update.**

**The chairman** received the following email on 2 February from the advisor to a group of concerned residents.

*"You may have heard that Harry Goodchild's report was published this afternoon and that he has made a strong recommendation to the Regulatory Committee, which meets on 10th February, to accept that RYL should be registered as a restricted byway.*

*I should be grateful if you could let me know whether you ever received a reply to the letter which you wrote to James Hammond. This is important because the obligation on HCC to deal with the obstructions comes into effect if he is unable to say that the representations in your letter are incorrect. Mr Hammond could not seriously make such an assertion now, in view of the contents of Mr Goodchild's report, but it would be helpful to see any earlier reply if he made one.*

*Subject to the decision of the Regulatory Committee, I will be in touch with Mr Hammond requesting him to advise his colleagues of their obligation to deal with the obstructions without further delay."*

**The chairman had written to Mr Hammond on 14/1/16 the following:**

I understand that you have been in correspondence with Mr Scrase, a retired solicitor, who has been trying to help friends in Stoke to get the obstructions removed from Rope Yarn Lane which were installed by the neighbouring land owner last April and which have not been removed despite several requests from our council.

This letter is to advise you that it is the opinion the parish council, and many residents in the Bourne valley, that the lane is an ancient and well established public highway in existence well before the Highway Act of 1835, thereby making it a highway maintainable at public expense. This is supported by the evidence given by Mr Colin Piper, your former rights of way map review officer, in a letter which he wrote on 24 June 2008. That letter was written to the neighbouring landowner, Mr Gordon Sheerman, at his request to support a planning application which he was making to Basingstoke and Deane Borough Council.

Chairman's Initials



I understand that your present map review officer, Mr Harry Goodchild, is presently working on an application to record the lane on the definitive map and is due to present his report in a few weeks' time. Accordingly we feel that it is reasonable to wait until that report is available, but thereafter, assuming that it is favourable and follows the conclusions of Mr Piper, I request that Hampshire County Council, as the highway authority, to please take positive steps to deal with the obstructions without further delay.

~~~

It is the chairman's understanding that, should the modification be granted there is a 9-month period for any party to appeal against such modification.

[Post meeting note: The chairman received the following on 10/2/16:

*"Pauline Wood and I attended the HCC Regulatory Meeting today and the Map modification for Rope Yarn Lane to become a restricted byway was passed.*

*There were 14 votes supporting the recommendation, with no opposition or abstentions, good news indeed.*

*Kind regards, Sue Prior." ]*

### **5.8 Street Furniture for The Square — Update.**

Councillors examined options for purchase of planters. Two 1m x 700mm black metal planters to be purchased and placed in an angled formation within the cobbled zone. Posts to be removed and any holes made good. PC to liaise with Hants Highways on this matter. Cost of planters £900 + vat each.

Personalising with 'The Summerhaugh' in 'gold' letters to be sought on each.

Agreed unanimously.

**5.9 Clerk leave — 22/2 to 6/3/16 inclusive.** Request to bring forward Planning Meeting scheduled from 23/2/16 to 16/2/16 (subject to available business to hand) and put back Full Council Meeting for 8/3/16 to 15/3/16. Agreed.

The clerk also, at short notice, informed the council that he would need to take a day's leave on 10/2/16 to attend to sick relative in the north Midlands. Agreed.

## **6. Finance**

### **6.1 Lloyds Bank Cheque Signing mandate — Update:**

The clerk hopes to make progress with this soon (by personal appointment with the local branch with Lloyds) when he is relocated back in Andover from late March.

### **6.2 Monthly accounts — February**

| <b>Account</b>                | <b>Amount</b>    |    |
|-------------------------------|------------------|----|
| Treasurers Account            | 504.01           |    |
| Investment Account            | 33,991.01        | #1 |
| Petty Cash Account            | 4.93             |    |
| Lloyds TSB Fixed Term Deposit | 20,000.00        |    |
| Less un-presented cheques     | 188.38           |    |
| <b>Closing Balance</b>        | <b>54,311.57</b> | #1 |

Chairman's Initials

#1 Balance in Investment Account & Closing Balance includes balance of **£4,649.39** of **Neighbourhood Plan Funds** (drawn from £4,650.00 grant payment from the Groundwork UK grant received in September 2015)) and **£4,300.00** of **Lengthsman grant from HCC** (drawn from £9,960.00) grant payment for 2015/16) held on behalf of 10 associate parish and town councils.

**Payment made since the Full Council Meeting on 12 January 2016:**

| Payee        | Cheque No | Amount        |
|--------------|-----------|---------------|
| BT           | 2518      | 188.38        |
| <b>TOTAL</b> |           | <b>188.38</b> |

The above payment was agreed at the Planning Committee Meeting held on 26 January 2016.

**Receipts since the Full Council Meeting held on 12 January 2016 (into Business Investment Account):**

| Source                                | Date    | Amount        |
|---------------------------------------|---------|---------------|
| David Scrase (Fishing License Q4)     | 5/1/16  | 720.00        |
| SMB Bowling Club (Water 6/15 – 12/15) | 7/1/16  | 63.66         |
| Bank interest                         | 11/1/16 | 1.66          |
| <b>TOTAL</b>                          |         | <b>785.32</b> |

**CDFG for Neighbourhood Plan, as at 31/01/2016 held by SMB PC, in Business Investment a/c.**

| Item | Payments In | Payments Out | Date | Balance         |
|------|-------------|--------------|------|-----------------|
| b/f  |             |              |      | <b>4,649.39</b> |
| c/f  |             |              |      | <b>4,649.39</b> |

**Lengthsman funds, as at 31/01/16 held by SMB PC, in Business Investment a/c, on behalf of the 10 associate town and parish councils.**

| Item            | Payments In | Payments Out  | Date           | Balance         |
|-----------------|-------------|---------------|----------------|-----------------|
| b/f             |             |               |                | <b>5,560.00</b> |
| Longparish PC   |             | <b>260.00</b> | <b>12/1/16</b> | <b>5,300.00</b> |
| Newtown PC      |             | <b>420.00</b> | <b>12/1/16</b> | <b>4,880.00</b> |
| Ashmansworth PC |             | <b>260.00</b> | <b>12/1/16</b> | <b>4,620.00</b> |
| Ecchinswell PC  |             | <b>320.00</b> | <b>12/1/16</b> | <b>4,300.00</b> |
| c/f             |             |               |                | <b>4,300.00</b> |

Chairman's Initials

**Payments Due at Meeting:**

| <b>Payee</b>                                                                            | <b>Cheque No.</b> | <b>Amount</b>   |
|-----------------------------------------------------------------------------------------|-------------------|-----------------|
| Derek Kane (salary)                                                                     | 2519              | 645.76          |
| Derek Kane (expenses)                                                                   | 2520              | 9.02            |
| Premier Grounds (Grounds Maintenance + repair and materials for fence repair - £168.30) | 2521              | 528.80          |
| Premier Grounds (Lengthsman SMB PC)                                                     | 2522              | 150.00          |
| Premier Grounds (Lengthsman Hurstbourne Priors PC)                                      | 2523              | 180.00          |
| Premier Grounds (Lengthsman Longparish PC)                                              | 2524              | 40.00           |
| Premier Grounds (Lengthsman Highclere PC)                                               | 2525              | 300.00          |
| Premier Grounds (Lengthsman Burghclere PC)                                              | 2526              | 310.00          |
| SSE (Games Area)                                                                        | 2527              | 36.34           |
| SSE (Pavilion)                                                                          | 2528              | 50.23           |
| <b>Total</b>                                                                            |                   | <b>2,250.15</b> |

#2

**#2 Longparish overspend on grant of £20.00****Invoices raised since last Full Council Meeting:**

| <b>To</b>     | <b>Inv No.</b> | <b>Dated</b> | <b>Amount</b> |
|---------------|----------------|--------------|---------------|
| Longparish PC | 15/15          | 1/2/16       | 20.00         |
| <b>Total</b>  |                |              | <b>20.00</b>  |

Provision needs to be made for the usual **£500** buffer for any unforeseen expenses this month.

It was agreed to transfer **£2,500.00** from the Business Investment account to the Treasurers account.

The acceptance of the reconciled accounts was proposed by **Cllr Grunsell** and seconded by **Cllr Jeffery** and unanimously agreed by the Full Council.

**BDBC Cllr Graham Falconer** arrived during the last item.

The chairman moved to item 5.1 postponed from earlier in the meeting in order to await Cllr Falconer's arrival.

**5.1 Bell's Field – Update and consider matter of moving from 3SO / 8AH (rent) to 4SO / 7AH (rent).**

**The chairman** had forwarded early today to councillor the following email chain.

From Hyde Housing to Cllr Peart on 9/2/16:

*“Ahead of your full PC meeting tonight to discuss the switch to 4 SO units, I thought I would share with you an email sent to Tim Davis at B&D earlier this morning. This has been written to support the formal request to a Deed of Variation to the S106 Agreement to introduce the shared ownership tenure. Our solicitor should be submitting this shortly for the 3 SO units. It is quite lengthy – apologies, but it does outline our approach to marketing and sales of the 3 SO units.*

Chairman's Initials

*I do still ask that you consider and approve up to 4 SO tonight, but as advised last week I am hopeful that we only require 3 to be agreed in the DOV. This is based on the use of £90k additional recycled capital grant funding, which we are still waiting for the HCA to confirm that Hyde can input into the scheme.”*

~~~

**From:** Hyde Housing  
**Sent:** 09 February 2016 10:39  
**To:** BDBC  
**Subject:** St Mary Bourne - Shared Ownership Supporting Evidence

*“I am writing in support of our request to your Legal Department to approve a formal Deed of Variation to the S106 Agreement dated 6<sup>th</sup> July 2015 for the proposed affordable housing scheme at Bells Field, St Mary Bourne. Hyde is seeking the Council’s agreement to amend the approved mix from 11 Affordable Rent Tenure (ART) units to 8 ART and 3 Shared Ownership (SO) and outlined below is supporting evidence for this request:*

### **Background to Request**

- *This request is primarily submitted as a result of the combined impacts of the Government’s 1% rent reduction imposed upon RPs as of April 2016 and the increased build costs to deliver this scheme on the site. The negative financial implications of both these factors were detailed to you in my previous email of 17<sup>th</sup> November 2015.*
- *Noted in that e-mail was our intended proposal to re-introduce 3 x SO units and deliver a mixed tenure scheme. In essence, the sales proceeds from the 3 proposed SO units will help cross subsidise the delivery of the 8 ART units and improve the financial viability of the scheme.*
- *It is proposed to sell 2 x 2bed houses (plots 7 & 8) and 1 x 3bed house (plot 9), fixing the initial equity share at 25% to ensure affordability for local people. This is particularly important as the DPA restriction will typically require purchasers to provide a higher 20% deposit.*
- *We met with representatives of the Parish Council, Cllr Graham Falconer, yourself and the Rural Housing Enabler from Action Hampshire on 8 December 2015 to discuss our proposal. It was well received round the table once the financial mitigation factors were outlined and understood by the Councillors present, which without this element of cross subsidy the scheme cannot be delivered by Hyde on an all affordable rented tenure basis. I attach a copy of the data I shared with the PC that day for information.*
- *The Parish Council later ratified their approval to amend the tenure mix at a full Meeting that evening – see attached email dated 9/12 from the Parish Clerk.*

### **Hyde Sales & Marketing**

- *Our Sales Team have been interrogating the HelptoHomebuy Agency system and have confirmed that as of last week there were 261 applicants registered for SO in the Borough. Of these, 3 applicants have specified the Parish of St Mary Bourne as a preference.*
- *My Sales colleagues advise that it is not unusual to have only a small number registered, because applicants typically feel it unlikely that an affordable housing scheme will be built in this type of small rural village. Applicants searching for SO homes in the Borough would therefore select other larger settlements nearby as their preference, where they might reasonably expect new homes to be built.*

Chairman’s Initials

- *Once a scheme starts on site, with site hoarding and details of the proposed tenure mix, Hyde would expect local people to start registering their interest for the SO homes, much as they would for the ART units too and so the number of applicants is expected to rise.*
- *Hyde has also committed to continuing close liaison with the Parish Council, to ensure they are kept up to date about progress on site. The PC have agreed to share details of the 3 SO by 'word of mouth' to local people, to encourage them to register their interest.*
- *Hyde intends to appoint a local Estate Agency to help with promotion, marketing & viewings. By using a local agent, we can also tap into their database of local buyers registered for homes in the Parish to see if any would qualify for the SO units.*

### **Current Example of Rural Marketing in Hampshire**

- *We have recently been marketing 7 SO units on 2 separate rural sites in Test Valley, both of which have been delivered through the HARAHA partnership and I thought it might be helpful useful to share our experiences there:*
  - o *Ampfield was a rural S106 site with 5 SO – marketing commenced early summer 2015*
  - o *Braishfield was intended as an all ART scheme, but post rent reduction announcement TVBC agreed to vary the tenure mix and allow 2 SO sales to help cross subsidise the ART units. Marketing commenced autumn 2015*
  - o *Both sites are within a 2 miles of each other, with local connection criteria agreed within the S106 and in effect are competing against each other to find buyers.*
  - o *Connells were appointed as a local Agent and their feedback confirms:*

#### Viewings

- § *Oak Close (Braishfield) Total Viewings: 9*
- § *Morley's Green (Ampfield) Total Viewings: 9 so far*

#### Reservations

##### *Oak Close, Braishfield:*

- *Plot 4: applicant's parents live two doors down the road from the Braishfield development. So has a strong connection to the Braishfield area.*
- *Plot 5: applicant has 1<sup>st</sup> tier local connection.*

##### Morleys Green, Ampfield:

- *Plot 10: applicant works in Ampfield.*
- *Plot 9: applicant's grandmother lives in Romsey Extra. It was agreed with Test Valley Enabling Officer that due to the marketing we had already done and the lack of applicants with 1<sup>st</sup> or 2<sup>nd</sup> tier connections, Hyde could offer on this basis and cascade out to 3<sup>rd</sup> tier applicants moving forwards on the remaining unsold units.*

Chairman's Initials

### Marketing

- Connells have been marketing the properties from their local branch network and on 1200+ websites.
- Connells have advertised the listings as Featured properties on Rightmove and Premium listed all plots on Rightmove and Zoopla.
- Connells have mortgage advisors in branch and able to use a database of first time buyers.
- Connells have advertised Oak Close with for sale boards; they were not permitted to do so in Ampfield.

A key learning point for Hyde's Sales Team has been to maintain contact with the Housing Enabling Team at TVBC, to ensure where permission was needed from the Parish Council/LA to consider locals with a 2<sup>nd</sup> or 3<sup>rd</sup> tier connection, that a quick and transparent decision could be reached to support this approach.

### **Agreed HARAH Sales Initiative with HelptoHomebuy Agency**

- LA Officers discussed with my Sales Manager at the November 15 HARAH Officer Meeting, how Hyde is having to introduce a small number of SO units on all undelivered sites in our 2015-18 Rural HARAH Programme, to help cross subsidise and sustain the financial viability of delivering the ART units. Hyde confirmed there will be no further single tenure ART schemes.
- An issue was raised that typically one central marketing event to promote SO in Hampshire by the HelptoHomebuy Agency, doesn't attract applicants from the north of Hampshire if held in Southampton for example. Instead a request was made to hold more localised marketing events focussed on specific rural schemes, to attract local people.
- The Rural Housing Enabler approached the HelptoHomebuy agency afterwards and they have agreed to assist. Therefore once Hyde is ready to commence marketing, we will discuss with the Parish Council and Basingstoke & Deane plans to host a localised event for St Mary Bourne, to attract people from Parish/surrounding Parishes as appropriate. This could also accommodate other schemes in B&D too if appropriate.

*I trust that this email provides sufficient supporting evidence to enable Basingstoke & Deane to support our DOV request, but if you require any further information please let me know.*

*I look forward to hearing from you soon."*

~~~

**The chairman** stated that from this and earlier emails, it looks as if the £90k that Hyde were looking to BDBC to fund may be obtained elsewhere.

BDBC are not putting in funding.

Cllrs Styles, Dixon and Wurzer expressed concerns that scheme, having already moved from original approved 11 AH (rent) to **3SO / 8AH, that Hyde are now seeking 4SO / 7AH, and could this go on to 5SO, etc.**

Chairman's Initials

**Cllr Henderson** felt that, whilst it is disappointing that the original 11AH had moved to 3SO / 8AH, should the scheme fall for not being able to agree to potentially having to move to 4SO / 8AH, such a fall would be very disappointing to the seven or eight households who could not afford SO.

The chairman then proposed a vote to allow for the potential for the scheme to move to **4SO / 7AH:**

**By a show of hands 4 voted Yes and 4 voted No.**

**The chairman, to prevent deadlock, used his casting vote to pass the proposal.**

All the councillors present asked the chairman to express their fears to Hyde Housing that Hyde are 'pushing the envelope' and that the PC would like to see the 'numbers' that justify 4SO to fund the 11 homes.

~~~~

[Post meeting notes:

**The chairman wrote to Hyde Housing on 10/2/16:**

The PC approved your request for up to 4 SO units last evening. However, I must advise you that it was a split decision with only my chairman's casting vote carrying the motion.

I have much sympathy with the case put forward by those voting against the increase. They thought that as the pc had made it clear from the outset that we wanted the development to be all rental units, to ask for 3 to be SO and then possibly increasing this to 4 was unacceptable. Their argument was that we should stick with 3 SO units and if Hyde find that a further SO unit is required they should then come back to the pc and make a financial case for it.

I would ask that you do your utmost to restrict the SO units to 3 and also with the continuing stipulation that first and foremost, all of the units should be for people with a strong local connection.

I would appreciate it if you would keep me updated regarding the HCA capital grant funding and when the DOV to the S106 agreement has been completed.

**The chairman received from Hyde Housing a reply on 12/2/16:**

*"Thank you for the update and for assisting with carrying the motion for up to 4 SO units.*

*Since your meeting I can confirm that the HCA has now agreed to allow Hyde to use the additional £90,000 in RCGF from our own resources. So, with this improved financial position we submitted a formal request to B&D this week to formally request a Deed of Variation to the current S106 Agreement to amend the tenure split to 3 SO and 8 ART. I am providing them with further evidence in support of the request, which will include reference to the Parish Council's support on 9<sup>th</sup> December 2015 to this tenure change.*

*I will keep you updated on the progress of this DOV request through planning and a timetable for its approval, to then enable Hyde to enter in to the build contract to commence works on site."*

## **7. Planning:**

**7.1.1 Report from Planning Committee Meeting held on Tuesday 26 January 2016 (previously circulated).**

Chairman's Initials

**7.1.2 Matters arising:** None.

**7.2 Planning Applications for discussion at meeting:**

**7.2.1 — 16/00125/LDPO— Disused Watercress Bed adjacent to the Bourne Valley Inn, Upper Link, SMB** — Certificate of Lawfulness for the proposed extension of landscape to scrub area to create larger beer garden.

**Decision:** No objection.

Although not directly connected with the planning application to hand, Cirrus Inns (owners of the BVI) have responded to the enquiry re the concrete bridge and have also supplied supporting info (map) regarding their beer garden application and showing that the concrete bridge lies outside their property.

**The clerk had written to Cirrus Inns on 26/1/16:**

Having yesterday received a planning application pack from Basingstoke & Deane Borough Council as a statutory consultee, for Certificate of Lawfulness for the use of a former cress bed to create a larger beer garden, I note, on behalf of St Mary Bourne Parish Council, a possible answer to my e-mail enquiry of the 19 January to the Inn, for which to date I have not received a reply.

I would be grateful if you could acknowledge the bridge as being part of the BVI 'estate' and that you are now aware of the issue of a hole in the surface of the bridge which poses a risk to members of the public. My email chain to the BVI and then to the chairman and vice-chairman of the parish council follows:

~~~

*Sent 25 January 2016:*

*FYI:*

*Dear <chairman>, <vice-chairman>:*

*I have today received a Planning App for The BVI from Cirrus Inns for a change of use of the watercress bed to create a beer garden (the bed is up from the BVI - the area where they recently cleared gorse and bush).*

*The plan shows what I believe is the inn's 'curtilage' and would suggest the concrete bridge I was asked by the council to write to the BVI about, lies within the BVIs land.*

*I emailed the Inn on 19 January (below) but received no reply.*

*I am going to send this email chain to Cirrus Inns (I have their postal address on the BDBC Planning Application form) together with a covering note*

*----- Forwarded Message -----*

**From:** SMB Parish Clerk <smbclerk@yahoo.co.uk>

**To:**

**Sent:** Tuesday, 19 January 2016, 16:04

**Subject:** Concrete bridge behind the Bourne Valley Inn

*Dear Sir or Madam,*

*I have been asked by the parish council to establish the ownership of the concrete bridge behind the Bourne Valley Inn that crosses one of the minor courses of The Bourne.*

Chairman's Initials



*We wish to point out to the owners that a hole has developed in the footway through the concrete and could present a hazard to pedestrians approaching or leaving your establishment via this route. Also the owner of the path could face a claim for injury, should an accident occur.*

*Please advise if this bridge is part of your property.*

~~~~

FYI the parish council will be considering for comment back to the local planning authority the application for the Certificate of Lawfulness when the Full Council next meet on 9 February.

~~~~

The clerk received a reply back from Cirrus Inns on 5/2/16 indicating that the bridge is not on their land and in fact belongs to a resident of the village.

**The clerk will write to the resident indicating the problem with the bridge.**

**7.2.2 — 16/00166/LDEU — Breach Farm, Egbury Road, SMB, SP11 6DQ** — Application for Certificate of Lawfulness for continued use of agricultural worker's dwelling as a private dwelling.

Cllr Peart had declared an interest (see item 2)

**Decision:** No objection (by the rest of the planning committee except Cllr Culley who is away on holiday).

**7.3 Trees — Notices of Intent:** None.

**7.4 Advice of Planning Applications considered by BDBC:** None.

**7.5 Planning applications withdrawn to be noted:** None.

**7.6 Planning appeals:** None.

**7.7 Compliance:** None.

**7.8 Other parish councils' planning matters:**

**TVBC: Resolved on 27/1/16 to adopt the Revised Local Plan** (info only). Noted.

**7.9 Other Planning matters:** None.

**8. Recreation Ground and Lake:**

**8.1 BDBC: Seeking PCs to adopt a voluntary code to make children's play areas 'Smoke Free'** — deadline for PC to advise BDBC on adoption of code and for extra signage (cost), with two signs per site (and installation) being provided by BDBC foc, 14/3/16.

Councillors present agreed unanimously. The PC will accept the free signage but will not purchase extra signage.

Chairman's Initials

**8.2 School PTA requesting permission to use the Recreation Ground and Pavilion for a children's Easter Egg Hunt and Race on 27 March 2016.**

Although raised by a PTA rep at the 12 January Full Council Meeting, as the item was not on the agenda the clerk had the matter placed formally on today's agenda.

**Agreed.** The clerk has arranged for weeds and sharp vegetation to be cut-back, especially at pinch points like gates.

**8.3 SMB Flower Show Committee requesting permission to use the Recreation Ground and Pavilion for the Flower Show and Fete on 30 July 2016.**

**Agreed.** The clerk will inform the Flower Show Committee rep of the usual requirements regarding insurance, etc.

**8.4 BDBC: Review the Annual Inspection and assessment of two parish play areas (15/1/16)** — Weekly quick inspections take place too. The clerk alerts PC to any items that rise above 'Low Risk'.

Noted. All facilities are recorded as 'Low Risk'.

**8.5.1 Permission by SMB Queen's 90th Birthday Committee to use the Recreation Ground and Pavilion on [date to be advised] for an event.**

**Agreed.** The clerk will inform the Q90B Committee of any insurance matters, etc.

**8.5.2 Consider grant application from SMB Queen's 90th Birthday Committee to fund for the above event.**

The clerk had received this today. It is for £500 and is to be used for funding a Q90B gift / memento to every resident U14. Funds will be held within Village Centre Accounts should a payment be granted.

**Agreed.** The clerk indicated that payment would be made in April but Cllr Styles made the case that the Q90B Committee will need to order and pay for memorabilia 'now'. Councillors present agreed that this should be done and a payment will be raised on 16 February during the Planning Committee Meeting.

**8.6 Lake: Clerk to convene a Lake Meeting for March — set date.** The clerk will look to setting this during w/c 15/2/16 for a March Saturday after 5 March.

**9. Item of Correspondence to be circulated:**

**9.1 HCC: Basingstoke Passenger Transport Forum meet 17/3/16.** Cllr Styles raised the issue of parking at and around Whitchurch Station. He is looking to attend this meeting on behalf of the PC.

**9.2.1 HCC: Devolution Newsletter dated 29/1/16.** Noted.

**9.2.2 HCC Parish and Town Council Devolution Workshop 1/3/16 1.45pm to 5pm, Winchester** — deadline 19/2/16. Clerk would have liked to have attend this but will be away on holiday. Cllr Styles will look to see if he can attend this.

**9.3 Hants and IOW Wildlife Trust (for BDBC area): Hedgerow Management Training Course 18/2/16 at Ashe Warren Farm** (free of charge / donations welcome) — deadline 12/2/16. Noted.

**9.4** (not on agenda): Invite to chairman and guest from HM's Lord Lieutenant of Hampshire, Dean and Chapter of Winchester Cathedral and Chairman and Leader of HCC to a **County Service to celebrate HM The Queen's 90th** <sup>Birth</sup>day on 24/4/16 at 3.30pm followed by reception. RSVP 29/2/16.

Chairman's Initials

**10. HALC/BDAPTC/SLCC/Training & Conferences Reports:**

**10.1 HALC: 2<sup>nd</sup> communication from chairman of Smaller Authorities' Audit Appointments Ltd.** Noted.

**10.2 HALC: Annual Conference on 9 March 2016 at St Mary's Stadium, Southampton** — no deadline although booking asap advised. Clerk unable to attend due to other work commitments.

**10.3 (not on agenda) HALC: E-Update for February.** Clerk had forwarded this to councillors earlier.

**11. Footpaths:**

**Doiley Bottom path overgrown.** HCC officer looking into it being cleared. Case no 04318

**12. Highways/Transport/Services:** None.

**13. (not on agenda) Other matters:**

**13.1 Cllr Dixon** in a private capacity requested, in the event of wet weather, the use of the **MUGA** for parking on 20/2/16 (wedding). She has made arrangements with the owner of Black Garden but is seeking an alternative should Black Garden be soft.

**Agreed** subject to it raining. The priority for the MUGA is as a children and youth sports and play area on weekends, after school and during school holidays.

**13.2** The chairman asked if **Premier Grounds** could use their **roller after football is finished on the Recreation Ground** (exc the wicket!).

**There being no other business the meeting closed at 9.20pm.**

**Chairman, St. Mary Bourne Parish Council.**

Date \_\_\_\_\_

Chairman's Initials

Chairman's Initials