

Minutes of the HWPC Kings Barton Committee

Meeting held 7.30pm. Monday 17th June 2024 at
Barton Farm Primary School

Present:	Cllrs	R Watters (Chair), A De Stefano
	Non Cllrs	N Palmer, M Leone
	WCC & HCC Cllrs	J Rutter
	WCC officers	Non Attended
Apologies:		M Slinn, M Iredale, S Cramoysan, J Porter
Clerk:		Belinda Baker
Public:		Three

- KB/24/042** **Apologies**
Apologies were received from Cllrs Iredale, Cramoysan and Porter and Mr Slinn.
- KB/24/043** **To receive declarations of pecuniary interests (DPIs) and other significant interests from members concerning specific items on the agenda**
Cllr De Stefano declared an interest in KB/24/050
- KB/24/044** **Public Participation**
Two members of the public who attended said they had moved into Welhouse Mews and that they wished to be included in Kings Barton matters. The other member of the public referred to the football pitches. He said he wanted to ensure the consultation, that CALA had told them about, was going ahead and he wanted input on what would be installed. Mr Palmer commented that he understood CALA to be providing a template for consultations. Cllr Watters said that a meeting with CALA was scheduled before the next KBC meeting and he would know more after that meeting. He said he was keen to ensure that everything that was installed was fit for purpose.

One member of the public left the meeting

- KB/24/045** **Approve Minutes of Meeting of 20th May 2024**
a. To approve and sign the minutes of 20th May 2024.
These were agreed as a true record of the meeting.

b. To deal with matters arising not on the agenda.

A member of the public had contacted the Clerk to complain about the rats on the public RoW and on other parts in the development. CALA had written, in response, to say it was not prepared to act. Cllr Rutter suggested that the Clerk write to WCC, as the authority, to notify them of the problem and ask them to take it up with CALA. This was agreed.

Action: Clerk

c. To deal with any correspondence

There were none.

KB/24/046 City and County Cllrs report

Cllr Rutter had circulated a report before the meeting. She said that the General election had caused many WCC meetings to be cancelled including the Kings Barton Forum. She said WCC was asking people not to light bonfires. The M3 jct 9 changes had been approved but the improvements to Cart and Horses junction was not part of this plan. Due to legislation, the way that WCC collects recycling and the management of "Bring" sites was likely to change.

Councillor Rutter left the meeting

KB/24/047 Meetings with CALA

a. Topics for discussion at meeting with KBC and CALA

The Clerk was asked to check with Mr Green if there had been any developments regarding a barrier at Hydlebourne Rd (KB/24/025). Cllr Watters said he wanted to ask why other developments had the amenities installed before residents moved in. Cllr De Stefano wanted to ask about CALA's compliance with trigger points. The other topics were agreed as the Recreation Ground consultation (KB/24/044) parking by non-residents (KB/24/028), Christmas lights (KB/24/056a), and the Community Building specification (KB/24/049b).

Action: Clerk

b. Report for KB Forum

The Forum had been cancelled due to the election (KB/24/046). It was possible that the October meeting could be brought forward to September. Mr Palmer wanted to know how many occupations there now were. He said he would ask at the KB Forum. It was agreed that the Clerk should write to Mr Green for an updated number. Cllr De Stefano said he felt that CALA should not get planning for new areas if the first areas were not complete.

Action: Clerk

KB/24/048 Handover of the Valley

a. Update on timetable for handover

This had not been progressing as planned. HWPC's solicitors had not received the documentation within the original timeframe.

Action: Clerk

b. Maintenance

When it was confirmed when the transfer was likely to happen the Clerk and Mr Palmer would meet with Grass and Grounds at the site.

Action: Clerk

c. Agree spending strategy of commuted sum

The Committee agreed unanimously that 20% of the commuted sum would be spent on maintenance of the Valley.

Action: Clerk

KB/24/049

Community Building

a. Receive report from Working Group

A report had been circulated before the meeting. Cllr Watters confirmed that they had visited a number of settings but the one that would be most like Kings Barton was in Abbotswood, Romsey. He said that it was important to ensure that the building was fitted out to an agreed specification as part of the build because, even if a cost had to be met by other means, it would always be much cheaper to do then, rather than post build. He said it would be important to be clear about how the building was to be run and that it had to work with all age groups.

b. Agree matters to be considered to ensure successful operation of the facility

The list provided by the WG was agreed. The list included solar panels, heat pumps, air conditioning, an audio system, security alarm with entry pad and a catering kitchen. The building would need IT hardware, broadband connectivity, wi-fi and an up-to-date booking system, though these were likely to be funded by other means.

KB/24/050

Greenfields Park

a. Installation of replacement front gate

The quotation provided by Infinity Playgrounds for £1833 was agreed.

Action: Clerk

b. Consider new supplier for quarterly inspections.

The price of £45 from Infinity playgrounds was agreed.

Action: Clerk

KB/24/051

The Orchard

a. Data on the preferred design and trees

The Clerk had circulated before the meeting the list of the fruit trees and the design that had received the most votes at the community event. The chosen design had 10 trees and the Clerk supplied a list of the most popular variety of trees to be planted. It was agreed that the supply of the trees should be another determining factor for what was planted.

Action: Clerk

b. Costs, funding and installation plan

The Clerk had already started the process of applying for grants. It was agreed grant funding would inform how much of the design could be installed.

Action: Clerk

KB/24/052

Management and maintenance of community land

a. Small pieces of land that fall to Anthem

Cllr Watters said he had had a conversation with Anthem who were experiencing difficulties with maintaining the pockets of land. He said Anthem were interested in stepping back from maintaining them. He had asked the Clerk to forward details of HWPC's maintenance contractor. Mr Palmer said there were a number of legal agreements that meant the land had to go to Anthem. He said KBRA had had discussions with CALA about this and he felt this would be difficult to change. He agreed it was inappropriate for the management company not to have a resident on the board. Cllr Watters said he would talk to CALA about this (KB/24/047a).

Action: Cllr Watters

b. Winterbourne meadows – area around Meadowside park

It was agreed that the area from the park to the Valley would only need light maintenance.

Action: Clerk

c. Bulbs for Welhouse Woods

It was agreed that planting bluebells and snowdrops would be appropriate. The Committee agreed to purchase 1,000 of each. Mr Palmer agreed to ask KBRA to make the planting a community event.

Action: Mr Palmer, Clerk

KB/24/053 **Kings Barton Bus Plan**

a. Update on progress of an implementation plan

Cllr De Stefano said there was no progress and HCC had confirmed the S106 money could not be handed over to HWPC to run a community bus.

b. Communication plan for the proposed service

This was not discussed.

KB/24/054 **CALA maintenance and infrastructure responsibilities**

a. Roads in 1b

Cllr De Stefano said the work on the roads was very slow but CALA had confirmed that the work would be finished at the end of July 2024.

KB/24/055 **Update on smaller infrastructure projects**

a. Defibrillator

Mr Palmer was investigating installing the defibrillator on another block of flats (KB/24/016).

Action: Mr Palmer

b. Bin at Welhouse Mews end of Welhouse Woods plan

The Clerk circulated a suitable dog poo bin. The bin was agreed. The Clerk was asked to organise purchase, installation and emptying when Welhouse Woods had been handed over to HWPC.

Action: Clerk

KB/24/056 **Community Matters**

a. Christmas lights

The supplier had forwarded the costs of Christmas lights. It was agreed to hire the lights for the first year and to use white lights. The Clerk was asked to research community grants. KBC would also ask CALA for a contribution.

Action: KBC Cllrs. Clerk

b. Newsletter

The next newsletter would be in the Autumn. The member of public asked for an archaeology report to be included. This was agreed as appropriate.

Action: Cllr Watters: Clerk

KB/24/057 **Finance**

a. Approve commuted sum budget account

This was approved.

b. To make the Committee aware of HWPC's strategy for the Welhouse Woods commuted sum

Cllr Watters explained that the HWPC's auditor had advised that the commuted sums that were being transferred needed to be invested. He said that because the sum that would come over with Welhouse Woods would be a large sum, HWPC was looking at investing this money. Doing

so would enable there to be an income from the money. There were no objections to this strategy.

KB/24/058 Planning

a. New applications

Date	Number	Address	Description	Result
14/05/24	24/01032/HOU	55 Granadiers Road Winchester Hampshire SO22 6GU	Proposed rear orangery	21/06/25
The Committee had no objection to this application				

b. To note recent decisions

Date	Number	Address	Description	Result
10/04/24	24/00793	10 Hyldeborne Road Winchester Hampshire SO22 6GX	Replacement and extension to the garden patio area and addition of an outbuilding.	Permitted
	24/00765/DIC,	Barton Farm Major Development	Discharge of condition 39 of planning consent 13/01694/FUL – noise management	Permitted
	24/00700/DIC	Barton Farm Major Development	Discharge of condition 13 of planning consent 13/01694/FUL- construction management	Permitted
	24/00747/DIC	Barton Farm Major Development	Discharge of condition 13 of planning consent 09/02412/OUT. For 3a11	Permitted
	24/00748/DIC	Barton Farm Major Development	Discharge of condition 4 of planning consent 19/01983/REM.	Permitted

c. To note decisions awaited

Date	Number	Address	Description	Date
	24/00766/DIC	Barton Farm Major Development	Partially discharge of condition 7 of planning consent 19/01983/REM	
	24/00750/DIC	Barton Farm Major Development	Discharge of condition 5 of planning consent 19/01983/REM.	
05/03	24/00528/DIC	Barton Farm Major Development	Original application: 19/01616/REM Condition: 13 (Approval of Play Area)	

d. Enforcement – there was none

KB/24/059 Date of next meeting and matters for the Agenda

The next Committee meeting was to be held on the 15th July at Barton Farm Primary School. Matters for the agenda were agreed to be:
Transfer of the Valley
Grant applications for the Orchard and the Christmas lights

Meeting closed at 9.20pm
The Chair thanked the attendees.