

Minutes of the HWPC Kings Barton Working Group

Meeting held 7.30am. Monday 20th February at Barton Farm Primary School.

Present:	Cllrs	R Watters (Chair), M Iredale, J Rutter
	KB members	E Barber, N Palmer, A de Stefano. K Le Geyt
Apologies:		M Slinn
Clerk:		Belinda Baker
Public:		None

- KB/22/108** **Apologies**
Apologies were received from Mr Slinn.
- KB/22/109** **To receive declarations of pecuniary interests (DPIs) and other significant interests from members concerning specific items on the agenda**
Ms Barber and Ms Le Geyt live adjacent to playground 1A, KB/22/115. Cllr Rutter as Vice- Chair of the WCC Planning Committee does not comment on planning matters.
- KB/22/110** **Public Participation**
None attended.
- KB/22/111** **Approve Minutes of Meeting of 16th January**
a. To approve and sign the minutes of 16th January.
These were agreed as a true record of the meeting.
b. To deal with matters arising not on the agenda
 - The minutes from the meeting with KBRA and CALA had been circulated before the meeting and were noted.
 - It was noted that Ms Arnold had resigned.**c. To deal with any correspondence**
There were none.
- KB/22/112** **To receive update regarding handover of Open Space to HWPC**
i Cllr Rutter explained that Mr S Lincoln from WCC had emailed to explain that CALA had put forward an amount to be agreed as the commuted sum. He had acknowledged that this was less than WCC or HWPC would expect but felt that it was worth discussing with the Parish Council. Cllr Rutter said that she, Cllr Watters and the Clerk would therefore be meeting with WCC officers on March

2nd to discuss the matter. WCC Cllrs Cramoysan and Porter had also been invited. Cllr Watters felt that a pragmatic approach was preferable. He did not feel playing hard ball with CALA would give results and if the open spaces ended up with WCC it would inevitably reduce the level of community involvement and the sense of community ownership. Cllr Rutter said in principle the Parish Council had agreed to take the open spaces on and that in reality it was unlikely that a full community governance review would take place in less than 4 years. Mr de Stefano queried why it would be easier for WCC to take on the open spaces if it would be difficult for the Parish but Cllr Rutter told him that it wouldn't be, it would only be that the Precept for the Parish would be kept lower. She felt that the impact on the precept was not a reason to reject the open space and that taking on the land was the right thing to do because it kept it in the community. No one disagreed with this. Cllr Watters said he felt the reality was that HWPC may need to spread the money to make it work. Mr Palmer commented that it was up to WCC to get a good deal for the PC.

Action: Cllr Rutter, Cllr Watters, Clerk

a. At front of site and pocket park (purple area on transfer plan)

There was no further update.

b. Playground 1B (green area on transfer plan)

There was no further update.

c. Border to Welhouse Lane (turquoise area on transfer plan)

There was no further update.

d. Standard of maintenance and planting in these areas.

Ms Le Geyt circulated photos of the trees recently planted by CALA's contractor some of which were not in a healthy state. She said that even the contractor was aware that the trees were being planted inappropriately but had been told by CALA to continue. She said she had done an audit and that the present work appeared to contravene British landscaping standards. The Clerk confirmed that this information had been forwarded to WCC's Mr Dunbar-Dempsey, who would be signing off the landscaping. Cllr Rutter said that the legal agreement with CALA stated that if trees died within 5 years of the handover, then CALA would have to replace them. It was noted that 1B was close to this time and Cllr Rutter said that this should be raised at the meeting with WCC (KB/22112i). Ms Le Geyt said that CALA was not doing checks of what happened in heavy rain, she said the supervision was poor. She was asked to send any further information to the Clerk to forward to Mr Dunbar-Dempsey.

Action: Ms Le Geyt, Cllr Rutter, Clerk

KB/22/113

Playground 1B

a. Consider new name for playground

Ms Le Geyt proposed that the school children should be asked to name it. This was agreed.

Action: Clerk

b. Receive update on maintenance contract

The Clerk explained she had received two tenders for the maintenance contract but she would like to receive more. She was able to invite to tender other maintenance contractors who worked for other local Councils and asked the WG to agree a response time of three weeks. This was agreed.

Action: Clerk

c. Warranty issues with the present equipment

Mr Palmer had met with CALA who were unaware there were any issues with the equipment installed in the 1B playground. He said that if CALA had

done the inspections they would be aware of the concerns.

d. Consider options for playground inspections

It was agreed to defer this matter until there was more clarity on the commuted sum.

KB/22/114 Maintenance of purple area on transfer plan

a. Approve maintenance tender document.

The tender document provided by the Clerk was agreed.

Action: Clerk

KB/22/115 Playground 1A – receive update

Ms Le Geyt pointed out that the original plan for the playground had been for a small and low lying play area which was very different to the current proposal which was the 4th version she had seen. She said that design SK113 was generally preferred by residents to SK112 but not by all. Cllr Watters said that CALA was not in agreement with the idea to move some equipment to playground 1A, he said it was important to be realistic about what it would be like to live close to the play area. Both Cllr Watters and Cllr Rutter agreed that it would be appropriate to raise the matter at the meeting with CALA and WCC (C/22/112i). Ms Le Geyt commented that the contractor was planting to the original plans.

Action: Cllr Rutter, Cllr Watters, Clerk

KB/22/116 Winchester 10K Race

The race had taken place the day before. The Working Group acknowledged there had been no problems, although Ms Barbour said that she would have had a problem if it had occurred the week before. The signs installed by Challenging Events were agreed to be unsuitable and the Clerk was thanked for persevering in bringing this to the attention of the organiser.

KB/22/117 Engagement with residents over building concerns

Cllr Watters said he had recently spoken to Vivid, HomeGroup and CALA regarding a list of defects being experienced by residents. He said that both Vivid and Homegroup had gone back to residents deal with the problems. He had sent a spreadsheet with resident's complaints to CALA but had been told that every resident would need to contact CALA directly. He suggested that CALA would be unhappy with any negative publicity. The person at CALA that he had been communicating with had realised that these problems needed to be dealt with. Mr de Stefano commented that he had had people visiting his property numerous times to fix the same problem and he said it was important to monitor results. Ms le Geyt said there was a tool on the NHBC website for logging snags. Cllr Iredale said she had spoken with a colleague of Cllr Hamblin who was a property solicitor. He was willing to give a talk to residents to explain what their rights were for more serious issues. It was agreed that the school would be an appropriate venue. It was agreed that this should be raised at the next meeting of the KBRA.

Action: Cllr Iredale, KBRA, Clerk

KB/22/118 Kings Barton Travel Plan implementation update

Cllr Rutter commented that there were not enough people for a bus service and consequently a taxi service had been set up. Mr de Stefano pointed out that the travel plan had not been implemented to any real degree, the timings were not being kept to and that the taxi service was not an effective alternative. Cllr

Iredale pointed out that 40% of social housing residents would need to rely on public transport. The Clerk was asked to work with Mr De Stefano to bring the problems to Cllr Porter (HCC)'s attention.

Action: Mr de Stefano, Clerk

KB/22/119 **Roads in 1b**

Emails from Mr de Stefano detailing the problems with the roads in 1b had been circulated before the meeting. It was agreed that these concerns were best dealt with by HCC. The Clerk was asked to liaise with Mr de Stefano and Mr Palmer and to bring the matter to Cllr Porter's attention.

Action: Mr de Stefano, Mr Palmer, Clerk

KB/22/120 **Update on smaller infrastructure projects**

a. Council noticeboard

The final position of the noticeboard was yet to be decided.

Action: Mr Palmer

b. SLR's

HWPC had agreed to fund half of the expenditure for 3 SLR sites. The Clerk had written to CALA to ask if this offer would get things moving. She had not had a reply.

KB/22/121 **Kings Barton Amenities**

a. Litter Pick

Although no date was put forward it was agreed that the appropriate month to hold the event would be April. HWPC would provide the litter pickers and high viz jackets.

Action: KBRA

b. Rights of Way volunteers

The Clerk explained she had been unable to progress this because she needed a volunteer organiser first. HCC and HWPC had been contacted.

Action: Clerk

KB/22/122 **Finance**

a. Approve payments for the KBWG Budget

Payments from the KBWG budget were agreed.

Opening Balance	Payment Voucher	1389.42
UWAT	93	37.5
B Baker (Clerk for January meetings)	95	121.20
Budget remaining		1230.72

b. Approve KBWG budget year to date

The budget was reviewed and approved.

KB/22/123 **Communications**

a. Next Council newsletter

The next Council newsletter was due to go out at the beginning of March. Cllr Rutter asked for contributions from KBRA. The meeting discussed in KB/22/117 was to be included.

Action: Cllr Rutter, KBRA

KB/22/124 Planning

a. New applications – to agree WG response

Date	Number	Address	Description	Comments by
06/12/22	22/02936/HOU	22 Hyldeborne Road Winchester Hampshire SO22 6GX	Loft conversion	21/02/23
The Working Group had no objection				
20/01/23	23/00138/NMA	Cala Homes Phase 1A Andover Road Winchester Hampshire SO22 6GR	(Original application 13/02257/REM) - Please refer to covering letter	Extension requested
The Clerk was asked to write to WCC to point out that the planning permission was asking for comments on the wrong design. She was asked to request a 4 week extension so the matter could be discussed at the next KBWG meeting.				
08/12/22	22/02623/HOU	15 Bingham Road Winchester Hampshire SO22 6GB	Single Storey Rear Extension	Extension requested
The Working Group has no objection.				

b. To note recent decisions

Date	Number	Address	Description	Result
28/09/22	22/02176/HOU	18 Pyle Gardens Winchester Hampshire SO22 6FX	Single Storey rear extension	Permitted

c. To note recent awaited

Date	Number	Address	Description	Comments by
	22/00831/HOU	51 Granadiers Road Winchester Hampshire SO22 6GU	Change of the garage door to glazed doors to allow for opening and use for a parking space.	30/06

KB/22/125 Date of next meeting and matters for the Agenda

The WG agreed to meet next on the 20th March, at the Kings Barton Primary School.

Matters for the agenda were agreed to be:

- 1B Playground
- Maintenance contractors
- 1A Playground
- Update on Commuted sum

Meeting closed at 9:15pm