

## Minutes of the HWPC Kings Barton Working Group

Meeting held 7.30am. Monday 21st November at Tubbs Hall Kings Worthy.

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**Present:**

Cllrs	J Rutter (Chair), R Watters, M Iredale (online)
KB member	M Slinn, E Barber, N Palmer, A de Stefano, K Le Geyt, (online)
WCC Officer	N Arnold (online)

**Clerk:** Belinda Baker

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- KB/22/075**     **Apologies**  
There were none
- KB/22/076**     **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/22/085
- KB/22/077**     **Approve Minutes of Meeting of 17<sup>th</sup> October**  
The minutes were agreed as a true record of the meeting.  
**a. Agree dates and venues for meetings 2023**  
Dates and the venue as the Kings Barton Primary school were agreed.
- KB/22/078**     **Introduction to Ms Naomi Arnold, WCC Planning and Community officer for Kings Barton**  
Ms Arnold introduced herself to the WG as the new planning officer and community engagement officer for the Kings Barton development. She said that her role was to work with CALA, WCC and the community groups.
- KB/22/079**     **Provide update from KBRA meeting held 7<sup>th</sup> November**  
The minutes of the meeting of the 7<sup>th</sup> November had been circulated before the meeting. There were no comments.  
**a. Resolve lines of communication with CALA**  
Cllr Rutter confirmed that now Ms Arnold was in post she would be the most effective method of communicating with CALA. KBRA members said that they were happy with their own lines of communication.
- KB/22/080**     **To receive update regarding handover of Open Space to HWPC**  
**a. At front of site and pocket park (purple area on transfer plan)**  
There was no update from WCC. Ms Arnold said that a recent

communication from CALA apologised for the delay and said they were still working on the commuted sum. Cllr Rutter queried if the recommended rate had now been reduced and Ms Arnold said CALA was now including Barton Meadows. Cllr Rutter pointed out that the S106 agreement stipulated that CALA provide a meeting room when a set number of houses had been reached and this had not been done. Ms Arnold confirmed that CALA was not prepared to provide space. Cllr Rutter asked Ms Arnold to provide clarity of the commuted sum from CALA and WCC.

**Action: Ms Arnold**

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

This was dealt with under KB/22080a

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

Ms Arnold said she thought this had been signed off but Cllr Rutter and the Clerk had not received notification that this was the case. Ms Arnold was asked to check with Mr Dunbar-Demsey of WCC.

**Action: Ms Arnold**

The Chair brought item 11 up the agenda

**KB/22/081 Consider the proposal for a Kings Barton low traffic neighbourhood**

- i A letter from HWPC to CALA and HCC, regarding the closure of Andover Rd and asking that the matter should be re-considered, had been circulated before the meeting. Cllr Watters stated his support for the letter as written. Mr Slinn stated that HWBC's Terms of Reference for the WG spoke of a close working relationship with KBRA. He said that the KBRA had asked that HWPC write to HCC in support of keeping Andover Rd open. He said that on democratic grounds (Kings Barton virtually unanimously want it to remain open) HWPC should provide this support. Cllr Rutter said that the letter supported the concerns of the KBRA and that it was the view of the PC that HCC and CALA needed to re-assure the residents that any proposed changes were safe for residents. She emphasised that the road design needed to be re-assessed and everything needed to be taken into account. However, she did not feel it was the role of the PC to tell the Highways Authority what to do, instead the letter raised legitimate concerns which will need to be addressed. Mr Slinn disagreed. He felt that only a simple letter of support was required and anything else would confuse the issue. Mr De Stefano said he was not unhappy with the main body of the letter but felt that support for the resident's desire for the road to be kept open was not strong enough. The Clerk worked with him and other members of the KBWG to emphasise the PC's support for the resident's concerns in the first paragraph of the letter.

**Action: Clerk**

- ii Representatives of the KBRA expressed disquiet at the recent HWPC newsletter distributed to Kings Barton homes. They were unhappy with the term "Village News" and said that Cllr Watters piece on the 1A playground was inaccurate. Cllr Watters said the information was accurate at the time of writing. Ms Barber said she felt it was a valuable communication. Cllr Iredale suggested that there should be a separate section in the newsletter dedicated to KBRA news. This was agreed.

**KB/22/082 Budget 2023-24**

**a. Provide update on expected expenditure and reserves for next year**

Cllr Rutter explained that the cost of maintenance of the areas to be handed

over were disproportionately high. She pointed out that the commuted sum would need to fund the legal costs. She explained that the present problem was that the number of homes that CALA had built and were inhabited were disproportionately low for the upkeep of the land that was being handed over. She asked the WG to agree to wait until there was clarity from WCC as to the number of Band D houses and the amount of the commuted sum. This was agreed.

**Action: Cllr Rutter, Clerk**

**b. Resolve the proportion of the dowry money to be spent annually on maintenance**

In consideration of the discussion in KB/22/82a this matter was deferred.

**KB/22/083**

**Playground 1b**

**a. Receive quotation for new double gate**

A quotation from Vitaplay for installing a new double gate had been circulated before the meeting. The Clerk was asked to provide 2 more.

**Action: Clerk**

**b. Consider maintenance tender contract**

The tender document, as drawn up by the Clerk, for the maintenance of the playground was agreed. The Clerk was asked to invite quotations for the work.

**Action: Clerk**

**c. Consider options for playground inspections**

A member of the public had responded to a newsletter advertisement asking for someone to undertake the playground inspections weekly. Vitaplay had put forward a quotation for quarterly inspections including minor repairs. When the playground was transferred these would be pursued.

**Action: Clerk**

**d. Consider new name for playground**

It was acknowledged that it could not be referred to permanently as 1b playground. The WG was asked to come up with suggestions.

**Action: WG**

**e. Consider maintenance tender contract**

The Clerk had circulated photographs of evidence splits in the logs in the play equipment. She said that the splits were up to 7mm and if they reached 8mm they would be considered finger entrapment and the wood would need to be replaced. She had brought this to the attention of CALA, who held the warranties, but had not received a reply.

**Action: Clerk**

**KB/22/084**

**Maintenance of purple area on transfer plan**

Mr Palmer and the Clerk had met with the present maintenance company who had quoted a rough price of around £15,000. The Clerk was asked to write a maintenance tender document for this area. The WG was asked to consider some form of community garden for the area at beginning of Manley Rd.

**Action: Clerk, WG**

**KB/22/085**

**To receive update regarding Playground 1A**

Ms Arnold said that CALA were looking to amend the proposed layout to ensure the equipment would fit within the footprint. Ms Le Geyt asked if this meant that the same amount of equipment would be installed or would it be reduced. Ms Arnold was unable to confirm but she said that CALA would be submitting plans and the play area would be enclosed with a wooden fence. She said this was

within WCC policy because safety would be compromised without the fence. Ms Le Geyt asked if CALA was willing to change location and would there be an opportunity to object to these plans. However, this would only be the case if there was significant deviation from the original plans. Cllr Rutter asked Ms Arnold to circulate the plans when they became available.

**Action: Ms Arnold**

**KB/22/86**      **Update on smaller infrastructure projects**

**a. Council noticeboard**

The location (C/22/068) that had been agreed was now not suitable because it was HCC land. Mr Palmer said CALA would be liaising with KBRA to decide a new location.

**Action: KBRA**

**b. SLR's**

Ms Arnold said she had raised this matter with CALA but had not received a reply.

**Action: Ms Arnold, Clerk**

**KB/22/087**      **To consider requesting that smaller pieces of land are offered, first, to HWPC rather than Castleford for management**

Mr Slinn and Mr Palmer said they had met briefly with Castleford. Castleford said that they would be doing the maintenance of the small pieces of land until the development had been completed in 10 years. At that point the management company would be able to have residents on the board.

**KB/22/088**      **Finance**

**a. Agree payments for the KBWG Budget**

Payments from the KBWG budget were agreed.

Opening Balance	Payment Voucher	1859.7
B Baker (Clerk for October meetings)	65	113.7
Budget remaining		1595.62

**b. Approve KBWG budget year to date**

The budget was reviewed and approved.

**c. KBRA budget application**

Members of the KBRA asked HWPC to consider funding their community events and newsletter. It was agreed that WCC would be the appropriate source for funding KBRA community events. Cllr Rutter agreed that HWPC would consider funding the KBRA newsletter for the requested £320.

**KB/22/089**      **Planning**

**a. New applications – to agree WG response**

Date	Number	Address	Description	Comments by
03/11	22/02041/HOU	8 Hyldeborne Road Winchester Hampshire SO22 6GX	Placement of 14 Black Framed solar panels on the rear (South East facing) roof of the house. Rear garden alterations including the erection of a potting shed, pergola, and installation of decking and hardscaped areas. Installation of a glass rain cover over utility room access door (SW side elevation). Erection of 1.5m high fence return around bin store (SW side elevation)	

The WG has no objections					
28/09/22	22/02176/HOU	18 Pyle Gardens Winchester Hampshire 6FX	SO22	Single Storey rear extension	21/11
The WG has no objections					
07/11/22	22/02509/HOU	1 Fullers Mill Way Winchester Hampshire 6SS	SO22	Installation of a Green Retreats TOG1 Garden Office comprising dimensions of 4.2 metres in width, 3.2 metres in depth (including deck and overhang) with a maximum roof height of 2.5 metres dropping down to 2.295 metres within the curtilage of the rear garden of Plot 469.	
The WG has no objections					

**b. To note recent decisions**

Date	Number	Address		Description	Result
07/09	22/02022/HOU	2 Wakelin Gardens Winchester Hampshire 6GG	SO22	Adjusting paving slabs in rear garden, partitioning part of garage to create home office and new window to the rear elevation.	Permitted
26/09	22/02148/TPO	Barton Farm Andover Road Winchester Hampshire 6AX	SO22	T50 Lime, G51a Lime, G51f Lime, G53d Lime, 53e Lime, 51a -51f sycamore – various including fell.	Permitted
05/08	22/01890/HOU	6 Hamblin Gardens Winchester Hampshire 6GE	SO22	Placement/Retrofit of 18 Black Framed solar panels on South facing roof on the back of house	Permitted

**c. To note recent awaited**

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

**KB/22/090 Date of next meeting and matters for the Agenda**

The WG agreed to meet next on the 16<sup>th</sup> January, at the Kings Barton Primary School.

Matters for the agenda were agreed to be:

1B Playground

1A Playground

Budget 23/24

Meeting closed at 9:15pm