

Minutes of a Meeting of Headbourne Worthy Parish Council

Held on Monday 3rd July 2017

At Church Rooms, St Mary's Church, Kings Worthy

Email: clerk@headbourneworthy.org.uk

Chair: Cllr C Welland

Clerk: Jill Judge

Present: Cllrs C Welland (Chair), C Duncan, D Barrow, J Rutter, C Clarke-Smith, G Macpherson
Absent: City Councillor Malcolm Prince
City and County Councillor Jackie Porter
Clerk: Jill Judge
Public attendance: One

- C/17/58** **Apologies**
Apologies were received from City Councillor Malcom Prince.
- C/17/59** **To receive declarations of pecuniary interests (DPIs) and other significant interests from members concerning specific items on the agenda**
Cllr Welland declared an interest in Planning Application 17/01192/HOU.
- C/17/60** **Public Participation**
C/17/60/1 **To receive a brief overview from T2 architects on planning application 17/01179/FUL: Demolition of the existing dwelling and attached annexe and the erection of 1no.2 bed semi-detached house, 1no. 3 bed semi-detached house, 2 no. 4 bed detached houses, plus associated landscape works and new vehicle access: Casita Wellhouse Lane**
Cllr Rutter and Cllr Barrow joined the meeting during this item.
T2 architects gave a comprehensive overview of the proposed development.
Cllr Welland thanked Jeremy Tyrrell and Ben Fisher for attending and both left the meeting.
- C/17/60/2** **To discuss the maintenance and utilisation of space at Watercress Beds**
As reported in the village newsletter "A small area of open space near to the Watercress beds off Bedfield Lane will be maintained in perpetuity for residents' use. This has been arranged due to a planning consent covenant made on building approval of the two houses in Springvale Rd, known as Worthy House and Worthy Barn, which are beside the watercress beds. The Watercress Company has agreed to maintain this area, which now has open access, and also the footpath from Bedfield Lane to Springvale Road alongside this area. The footpath is already clear of nettles and brambles and is used by local walkers enjoying this quiet spot. They have also repaired the broken footbridge. The Parish Council thanks Grace Grey and Bob Chisnell for their efforts to make this arrangement for the benefit of residents".
It was noted that the area would be more inviting if the fence surrounding it could be opened up to enable both easier access and appreciation of views. It

was agreed that a letter would be sent to either Bob Chisnell, owner of the land, or The Watercress Company asking if the fence between the footpath and the space could be removed, and a less intrusive fence erected between the space and the watercress beds, and if the Parish Council could install a bench for the use of residents.
Action: Clerk

C/17/61 **City and County Councillors Reports**

City Councillor Jane Rutter updated councillors on City projects including the Central Winchester Regeneration Project, highlighting imminent works to improve the bus station, Station Approach and the planned leisure centre at Bar End.

C/17/62 **Minutes of the Meeting of 8th May 2017**

C/17/62/1 **To approve and sign the minutes**

The minutes were agreed as a true record of the meeting.
Proposed Cllr Welland, seconded Cllr Duncan

C/17/62/2 **To deal with matters arising not on the agenda**

The clerk reported that she had checked with insurance brokers Came & Co whether there were any requirements related to the "listed" status of the War Memorial. She has been advised that this might be the case if the listed status meant "the War Memorial having to be rebuilt in a certain style or material would result in actual replacement value higher than already advised". The replacement value of £24,600 had been obtained from Blackwell and Moody, the stonemasons that had recently renovated the memorial and was thus viewed as appropriate (ref C17/49/1)

The Chair took the opportunity to update councillors about a forum that she had attended at Henry Beaufort School. The school was to expand to meet the requirements of an additional primary feeder school at Barton Farm. Cllr Welland highlighted that it was important for the children of Headbourne Worthy to be able to have a safe walking and cycling route to Henry Beaufort.

Councillors raised concerns that with more families moving to Headbourne Worthy (in part driven by the replacement of single properties with several homes) and the primary catchment school of Kings Worthy full that children may no longer be able to walk to school. In addition, it was understood that the new school to be built at Barton Farm was to be for residents of that area only. It was agreed that this concern should be raised with the HCC councillor responsible for education.
Action: Clerk

C/17/63 **Casual Vacancy - Receive update**

No further interest had been received in the role.

C/17/64 **Bus Shelters - Receive update**

Christmas Hill

The clerk had received the following update from Skandsa
" The details of the junction improvement works have been approved by the Hampshire County Council. We are waiting for the Section 278 Highway Licence to be prepared and engrossed. We are advised by the Hampshire County Council that the agreement is at an advanced stage of completion.

As soon as the Section 278 Highway Licence has been engrossed, we will contact you regarding finalisation of the BUS Shelter design followed by the installation of the shelter”

C/17/65
C/17/65/1

Receive update Emergency Planning
Update from Flood Alleviation Meeting

Cllr Welland had attended this meeting. The key outcome was that a public “information event” was to be held on 6 October showing flood alleviation plans for Headbourne Worthy, Kings Worthy and Littleton. It was noted that this would not be a consultation event.

It may be possible to utilise CIL monies received (and anticipated) to contribute to flood mitigation measures in Headbourne Worthy. The Budget this year included beginning a flood reserve of £500. It was anticipated that this reserve would continue to grow in future years.

Concerns remained that the Environment Agency had failed to enforce planning conditions relating to Worthy Barn and the owner’s responsibility to maintain the adjacent ditch to ensure that drainage was effective to avoid flooding. It was agreed to write to the Environment Agency. Action: Chair

C/17/65/2

Discuss dead trees in Bedfield Lane

Cllr Macpherson had noted nine adjacent dead trees in Bedfield Lane and was concerned that these posed a flood hazard as debris fell in ditches and a danger to pedestrians. It was agreed to report this to Hampshire County Council.
Action: Clerk/Cllr Macpherson

C/17/66
C/17/66/1

The Dell Play Area
Complete Deed of Release and Covenant

This was reviewed by Cllr Duncan (a consultant solicitor) and explained to councillors. The Deed and Release and Covenant was executed as a deed on behalf of Headbourne Worthy Parish Council by Cllr Clarke-Smith and Cllr Duncan.

C/17/66/2

Complete Land Registry Transfer of Title (Title number HP686651)

The Land Registry Transfer of title for the area of land at Meadowsweet, Mount Pleasant, Headbourne Worthy from The Swaythling Housing Society Limited to Headbourne Worthy Parish Council was executed as a deed on behalf of Headbourne Worthy Parish Council by Cllr Clark-Smith and Cllr Duncan.

It was noted that a sum of £17,000 was to be paid to Headbourne Worthy Parish Council in accordance with the S106 Agreement dated 11th March 2010. This would be utilised to ensure appropriate maintenance and inspection of the play area going forward. A further sum of £3690 was available through Open Spaces funding and it was anticipated that this would be utilised for new equipment.

A additional sum of £17000 was incorporated in the S106 Agreement and related to the value of the equipment installed by the developer. The chair and clerk had highlighted to the parish council’s solicitor that on observation the equipment in place did not appear to be of this value. WCC had responded to this query as follows “*we would not be able to pursue the developer for breach of the s106 if we have previously signed-off the play area as being compliant - which we did - some time ago.*” The clerk was asked to try and obtain further information verifying the equipment cost.
Action: Clerk

C/17/66/3

Discuss potential for improvement and consultation with residents

The developers had agreed to install a bench.

A resident had highlighted that there was no fencing around the play area which was aimed at younger children. At the very least a “Slow Down Children Playing” sign should be erected and the rules checked in relation to fencing of play areas in cul du sacs such as The Dell. Action: Clerk

A survey for residents of the Dell, Mortimer Close would be prepared once the play area was officially handed over to Headbourne Worthy Parish Council.

C/17/67

Finance

C/17/67/1

Recent transactions – to approve income and expenditure since last meeting

Payments PV8 to PV15 were approved. Available funds of £5408.45 were noted (excluding CIL payments)

C/17/67/2

To review budget year to date

£649.56 had been received from HMRC in respect of VAT repayments for the previous year. Expenditure was as anticipated.

C/17/67/3

To note CIL and Open Spaces Funds available

The Parish Council had received £19245.49 in Community Infrastructure Levy since December. £5150 was due in respect of 155 Springvale Road.

Open Spaces Funds available amounted to £3690.

C/17/67/4

To consider grant applications from Worthy Festival for a sum of £200 contribution to marketing (festival programme)

After discussion, it was agreed that a donation of £200 would be made to the Worthy Festival, a biannual event to which contributions had historically been made. Action: Clerk

3rd Winchester Scout Group for a sum of £300 for a new/replacement tentage

Cllr Welland, whose family are involved in local scouting, did not participate in this discussion. It was agreed to grant £200 to the scouts Action: Clerk

This meant that the £600 budgeted for donations and grants for the financial year 2017/18 was fully allocated

- £200 PCC St Swithun’s – grant towards capital cost lawnmower
- £200 Worthy Festival – donation to running costs of festival
- £200 3rd Winchester Scouts – grant towards capital cost of tents

C/17/68

Planning

C/17/68/1

New applications – to agree responses to current applications

Date Rec'd	Number	Address	Description	Comments by
13/06	17/01571/HOU	Christmas Cottage Pudding Lane	Proposed single storey rear extension and garage conversion	11 July
<i>This was submission of a full planning application with 17/00611/LDP withdrawn. Councillors reviewed proposed plans and raised no objection.</i>				
02/05	17/01192/HOU	The Cottage	Single storey rear extension	13 July

		School Lane		
<i>Cllr Welland had declared an interest and left the room. Councillors reviewed proposed plans and raised no objection.</i>				
27/04	17/01179/FUL	Casita Wellhouse Lane	Demolition of the existing dwelling and attached annexe and the erection of 1no. 2 bed semi-detached house, 1no. 3 bed semi-detached house, 2no. 4 bed detached houses, plus associated landscape works and new vehicle access	6 July
<i>Four councillors supported this application and one objected. Cllr Rutter abstained explaining her position as a Deputy of Winchester City Council Planning Committee. Whilst the application was supported by a majority, all councillors expressed serious concerns about the trend to replace one dwelling in the parish with a number of homes. This had a subsequent impact on infrastructure and amenities together with unwelcome "urbanisation" of the village.</i>				

C/17/68/2

Decisions – to note recent and pending decisions by Winchester City Council

12/04	17/01080/FUL	Hill Cottage Mortimer Close	Proposed development of two detached dwellings- (Amendment to planning permission use of roof space to plot 1 as habitable accommodation)	
<i>Since preparation of agenda this application had been approved. The Parish Council had commented to WCC "Headbourne Worthy Parish Council wishes to draw attention to continuing traffic concerns as highlighted in previous comments related to planning applications in Mortimer Close (ref 15/01461/FUL Woodstock and 14/00690/OUT Sherwood)</i>				

C/17/68/3

Enforcement – to note any enforcement matters

Noted.

C/17/69

General amenities

C/17/69/1

Lengthsman Scheme update – Cllr Macpherson

Cllr Macpherson would email councillors ahead of the next lengthsman visit. A resident had highlighted the poor state of the area at the junction of Mortimer Close and Mount Pleasant. Cllr Macpherson had viewed the area and concluded that this was not a job for the lengthsman. It was agreed that given tree work was involved that HCC be contacted to establish responsibility.

Action: Clerk/Cllr Macpherson

C17/69/2

CIL payments- Residents Survey

It had been suggested that some sort of barrier, such as wooden posts be placed at the end of the lane between Mount Pleasant and The Dell to prevent parking and the obstruction of pedestrian access. CIL monies could be utilised to finance this and it was agreed that a consultation be prepared for residents in the immediate vicinity to establish views (ref C17/34/5). Action: Chair

C/17/69/3

Discuss BT's plans to remove Well House Lane Phone Box

District Councillor Jackie Porter had offered to appeal against the removal. Parish Councillors did not feel that there was justification to keep the phone box and it was suggested that a note be placed directing any would be user to the nearest public phone box

- C/17/69/4 **Bulb planting in the parish**
Bulbs provided a spring display and were more easily maintained than wild flowers as could be strimmed at the time when nettles/weeds etc become invasive. Cllr Macpherson would contact the conservation volunteers to organise bulb planting and sourcing thereof. Action: Cllr Macpherson
- C/17/70 **To discuss Age Concern Village Agents**
Cllr Welland updated those unable to attend the May meeting of the Parish Council on the role of Village Agents. It was agreed that an article would be placed in the next parish news seeking volunteers for this valuable service.
- C/17/71 **War Memorial**
Risk Assessment
The clerk had examples to discuss further with the Chair.
- C/17/72 **Receive update from the Working Party in respect of Barton Hill Cottages proposed development – Cllr Welland**
Cllr Welland, Cllr Macpherson and the clerk had met with Leanne Smith, Chief Executive, Winchester Housing Trust and Mags Wylie, Senior Rural Housing Enabler, Action Hampshire on 24th May. The latest village newsletter had included an appeal for affordable sites to enable to parish to provide 6-10 affordable homes for local people. The closing date for submissions was 31st August.
- C/17/73 **Receive update from Barton Farm Forum – Cllr Duncan**
No Barton Farm Forum had taken place since the last parish council meeting in May.
- C/17/74 **Communications – to receive updates**
C/17/74/1 **Newsletter**
The summer newsletter had kindly been distributed by the Scouts. Copy date for the next issue Monday 28th August, to printers Monday 4th September, distribution 9th September.
- C/17/74/2 **Website**
Nothing specific to report.
- C/17/75 **Items for next agenda**
Results of consultation.
- C/17/76 **Date of next meeting**
The next meeting would take place on 11th September.

The meeting closed at 10.05pm

Signed.....

Date.....