

DOGMERSFIELD PARISH COUNCIL

Minutes of the Meeting Held at Dogmersfield Primary School 9th June 2014

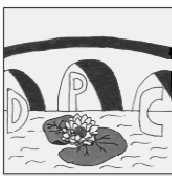
Councillors present:

Cllr Geoff Beaven (GB)
Cllr Alastair Clark (AJC)
Cllr Mike Ricketts (MR)
CLERK Claire Inglis (CI)

Members of Public present:

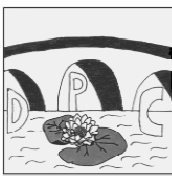
Mary Morrison (MM) Max Fullbrook (MF) Peter Gillespie Brown (PGB)
Bianca Robson (BR) Chris Waller (CW) John Maunsell-Thomas (JMT)
Elizabeth Waller (EW) Cllr Stephen Gorys (SG) Mary Maunsell-Thomas (MMT)
Chris Ward (CWA) Jenny Gillespie Brown (JGB)

66/14	Agenda item 1	<p><u>Welcome & Apologies</u></p> <p>Apologies were received from Cllr Leach who suffered a family bereavement.</p> <p>Cllr Hannah was not in attendance (Apologies were made by telephone to Clerk at 6.30pm and notified to the Chairman the following day)</p> <p>The meeting was opened at 7.30pm by Chairman who welcomed everyone. GB made an announcement relating to the Hart District Council Elections which took place in May. Congratulations were passed onto District Councillor Stephen Gorys and Ken Crookes who were re-elected and John Kennet who is new to the Odiham ward. SG explained that it is hoped that attendance at DPC meetings will be rotated between himself Cllr Gorys and Cllr Kennet. GB also reported that whilst Cllr Jonathan Glen was not successful in being re-elected as District Councillor for Hook he remains as County Councillor and therefore his relationship with DPC remains the same.</p> <p>In addition apologies were received from District Cllr Crookes and Sarah Groombridge.</p>	
67/14	Agenda item 2	<p><u>Declaration of interests – current agenda</u></p> <p>None were declared.</p>	
68/14	Agenda item 3	<p><u>Public Participation</u></p> <p>GB opened the public participation part of the agenda by imparting information on matters that would be of interest to all. Firstly that following the pre-application advice meeting between Vortal and HDC the DPC met with Vortal again at their request. This was for them to update the council on the revised plans for Chatter Alley and Church Lane with 3 houses proposed on each site. A newsletter was produced in response to this meeting and Vortal are expected to invite residents to a public consultation as the next step.</p> <p>Secondly there has been a return of the sewage smell. There had been a problem with the dosing system at Four Seasons and a return of the smell resulted. Four Seasons ceased pumping until the matter was resolved but the smell returned when the backlog was cleared as pumping resumed. DPC have liaised with Four Seasons on the matter we would expect that the lessons will be learned and the particular problem should not re-occur.</p> <p>GB opened the floor for questions from the public.</p>	



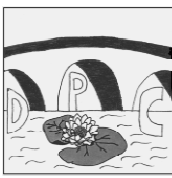
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<p>68/14</p>	<p>Agenda item 3 cont'd</p>	<p>CWa asked for details relating to previous experience of Vortal questionnaires as mentioned at the January residents planning briefing and concern that the questions were loaded and warned that all should be cautious in any responses to such questionnaires. AJC has a copy of an example that he could provide to CWa if required. GB advised that in a public consultation if the questions do appear loaded that a separate written response should be submitted explaining your views rather than rigidly answering the questions provided. At this time DPC are not sure of the intentions of Vortal and how they will present the schemes but a written submission which does not constrain your views would be a better approach and then this will form part of the permanent record. Other residents agreed that this was generally the experience at public consultations such as the Berkeley Homes flyer that was issued relating to development off Hitches Lane as well as other major construction applications presently experienced in the local area.</p> <p>A concern raised by a resident is the fear that if they develop these two proposals that this becomes the thin end of the wedge for development in the areas behind these developments including the school field?</p> <p>MF asked for clarification on the strip of land that is shown on the Chatter Alley proposal which would provide access to the rear of the Fisk field and therefore enable future development. GB confirmed that at the most recent meeting with Vortal they explicitly stated that it was being retained by the owner for access to the other SHLAA sites. JMT asked whether planning gain could be achieved by asking for the strip of land in question to be gifted in exchange for support of the scheme on Chatter Alley. GB considered that this was worth floating with the developers but considered that the value of this strip might be substantial to the landowners.</p> <p>MR voiced his concerns that if the plots are bought with planning permission that this is followed by reapplication for a much denser scheme. As part of the discussions with Vortal they have stated that they are willing to write covenants in to protect from this eventuality. The size of the plots was commented on as not being as large as they could be - the response for this was to confirm that this is to keep the plot under 0.5ha to avoid the requirement for affordable housing.</p> <p>Clarification was also provided about the role of Vortal in that they only act as land agents thereby gaining planning permission. If the land is then sold by the landowners they would probably have no further involvement as seems to be the case with the Tudgeys Nursery development.</p> <p>It was apparent that when challenging development in Dogmersfield, Conservation area issues could be most fruitful and the judgement could rest on what is the character and appearance of Dogmersfield and whether these are threatened. These issues will need to be teased out and any objections against planning applications submitted will have to be based on sound planning arguments.</p> <p>CWa asked SG who was representing HDC, when the number of new houses to be addressed by the new Hart Local Plan were due to be released would he give an indication of the numbers allocated to rural areas. SG confirmed that the SHMAA (Strategic Housing Market Area Analysis) required by the NPPF is still work in progress but the numbers are likely to have increased significantly across the Hart district when compared to the withdrawn plan. The hope is that the SPA will enable the numbers to be pared back. GB commented that the allocation to Dogmersfield is key and that back dating the allocation could also be of consequence because of some new dwellings that</p>	
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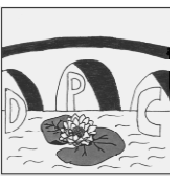
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68/14	Agenda item 3 cont'd	<p>have been built or are currently in the planning process within the Parish.</p> <p>MF asked SG whether HDC realised the importance of the work on the Local Plan to small communities and when he says that it is 'work in progress' what does that actually mean?</p> <p>SG responded by saying that this is a top priority and when the Council has determined how it is going to work this will be the focus. He hopes the Local Plan will be issued in early 2015.</p> <p>SG took the opportunity to speak further on the political make-up of HDC after the elections. After the election on May 22nd there are now representing HDC 14 Conservatives, 9 Liberal Democrats, 9 Community Campaign for Hart and 1 Independent. No one political party has power and co-operative talks will be taking place to work towards what will hopefully be a local coalition.</p> <p>MM asked what the intention for the field that the children currently play in is in view of the planning schemes being discussed. GB responded that at this time he understood that the landowner has no intention to develop this land and that the field will stay that way for the foreseeable future.</p> <p>EW inquired whether there was any further news on the gas survey and whilst they had not suffered any issues with gas supply recently it is an awful nuisance when it happens. There were no reports of having seen any such investigations being carried out and GB said that he would chase this issue.</p> <p>SG announced that the Conservative Planning Minister Nick Bowles was hosting a ticketed event at Court Moor School on 26th June and that there were only 300 tickets available as the venue will only cater for this amount of people.</p> <p>Tickets could be obtained from eventbrite.co.uk and there is a registration process to complete before being able to obtain a ticket.</p>	GB
69/14	Agenda item 4	<p><u>To approve the minutes of the AGM held on 12th May 2014</u></p> <p>It was resolved that the minutes (53/14 to 65/14) be accepted as a true record and they were signed by GB. (AJC proposed, MR seconded and all were in favour).</p> <p>It was noted that the minutes from the Vortal meeting held 22nd May 2014 have been circulated amongst Councillors and the final version agreed. It was agreed to uplift these minutes to the website.</p>	CI
70/14	Agenda item 5	<p><u>Matters arising from the minutes of the AGM held on 12th May 2014</u></p> <p>The outstanding action list was considered at this time.</p> <ul style="list-style-type: none"> . AJC was aware of traffic lights on Church Lane to enable water egress to be investigated. AJC had asked Hampshire Highways to attend and investigate in addition to the Four Seasons contractor and their response needs to be chased. . CI will report when the verge is due to be repaired. Basingstoke Canal Authority has committed to carry this out. . Noticeboard repair to be carried out. . MR was content that the Common Land parcels are recorded correctly and that the record serves as an up to date one in 2014. . Audit Notice was displayed for the statutory period. 	AJC AJC/GB



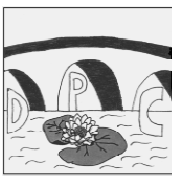
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70/14	Agenda item 5 cont'd	<p>. 1st Call has been appointed to carry out tree works to include gaining permissions required. Once these are in place the work will be completed.</p> <p>. GB has applied for permission for the works to the Willow tree which will kindly be carried out by Mr Pecorelli's contractors.</p> <p>. CI confirmed that a contractor is in process of providing a quote for works to road-edge oak posts damaged at ground level and to maintain the noticeboards.</p> <p>. Three contractors have been contacted to provide quotes for works to traffic islands and grass verges with availability in July.</p>	
71/14	Agenda item 6	<p><u>Policy Review & Agree timetable for Employee Appraisal Process</u></p> <p>The Disciplinary and Grievance policies were circulated amongst councillors prior to the meeting for review. GB queried the wording relating to 'grievance panel' and 'appeal panel'. It was agreed that the interpretation of this was such that a panel would be assembled if the need arose from members of the council as appropriate. It was considered that the content was sufficient and the processes involved are clearly laid out without requirement for adjustment.</p> <p>It was resolved to agree to re-adopt the Grievance and Disciplinary policies as circulated (AJC proposed, MR seconded and all were in favour).</p> <p>GB confirmed that it was his intention to drive the appraisal process. In summary the appraisal would be a written report collated with views from all councillors and an appraisal review would take place with a sub-group of the council made up of GB and AJC which would then report the final version back to council. AJC suggested obtaining a standard document from HALC HR. GB suggested aiming to complete this process by the end of July.</p>	GB
72/14	Agenda item 7	<p><u>Finance</u></p> <p><u>To receive and approve the financial statement of account and payments in period from 1st April to 31st May</u></p> <p>CI firstly reported on the progress of the annual audit. The statutory notice was displayed as per the required dates between 19th May and 1st June to invite residents to review the accounts. No requests were received. CI commented that she would now like to progress to a position of submitting records to BDO (the external auditors) requiring the completion of the annual return by the council. AJC would complete the Annual return as required for signature by GB and Clerk to then submit to BDO.</p> <p>CI drew attention to the new look financial reports which comprise the RFO report circulated prior to the meeting with the position as at 31st May confirmed by the bank statement (Agreed by GB and signed).</p> <p>Bank balance at end of May stands at £14,050.38. CI confirmed that the Precept for the year was received in April but that the VAT reclaim is still to be received but has been submitted.</p> <p>May payments made were confirmed as follows: Chq no:821 £60 HALC</p>	AJC/GB/ CI



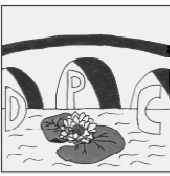
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73/14	Agenda item 8	<p>dwelling at Rose Court, Rye Common Lane. However there have been several other applications that relate to this site:</p> <ul style="list-style-type: none"> • Pre-application advice for developing 25-30 houses on the NATTA builders yard • Pre-application advice on the transport statement in connection with construction of 60 houses and demolishment of the office on that site • S106 contribution in anticipation of change of use. <p>DPC were not allowed to comment on any of these. In making a comment on this application GB felt it was an opportunity to comment on these other applications as well as voicing the concerns of the council in relation to the development of this site. For example the plans submitted with these various applications are inconsistent and there are many questions about what will happen to the builders' yard and its final location. Consequently the whole picture for the development in this area is not clear from the submissions made.</p> <p>There are significant concerns over the access on to the A287 from Rye Common Lane which is already dangerous and will be made worse by the additional journeys that would occur especially at peak times. A proposed submission has been drafted which represents an objection to this application asking that the council's concerns should be addressed before granting permission. S106 monies should be focussed on road improvements with a refuge for turning right as a minimum.</p> <p>GB agreed to redraft as per the comments received for submission to HDC by the deadline of 11th June. All were in agreement.</p> <p><u>To report on progression of planning by Vortal</u> Covered earlier in the agenda under Public Participation.</p>	GB
74/14	Agenda item 9	<p><u>Environment</u></p> <p><u>To update on progress of Thames Water Permeability Survey</u></p> <p>GB reported that the results of the permeability survey carried out by Thames Water were disappointing as access had not been achieved to many properties to assess the surface water run-off arrangements. Broad assumptions could be made from the properties that were visited but Thames Water have agreed to try again to access more properties with prior notification achieved through a card drop.</p> <p>GB also reported that the next Flood Forum meeting was on the 1st July.</p> <p><u>Update on tree works in the village</u></p> <p>At the last meeting it was agreed to commit to the works utilising 1st Call Tree Ltd up to £325 before VAT for work to Willow tree at the bridge improving sight lines and removal of dead elms from hedgerow along Chatter Alley. This work will be completed upon receipt of the relevant approvals at a cost of £280 plus VAT.</p> <p>GL had also consulted 1st Call for their opinion on the large Cherry tree near the phone box on Pilcot Green South. Their assessment concluded that it is not 'happy' and that the cavity that exists within the tree is likely to undermine the two long large limbs of the tree which extend towards the pub and phone box. Appropriate work has been assessed to include reducing the two limbs and dead-wooding the crown. Any further die-back will then be evident. This work was quoted at £160 before VAT.</p> <p>It was resolved to agree to these remedial works to the Cherry tree up to the value of £200 and to aim to schedule the work at the same time as the other tree works (GB</p>	GL



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74/14	Agenda item 9 cont'd	<p>proposed, AJC seconded and all were in favour).</p> <p>Through numerous discussions with Hampshire Highways GL has now managed to ensure that they will be carrying out works to cut back the dangerous branches that overhang the roadway along Chatter Alley. Any further cosmetic work will then be considered by the council at a future date.</p>	
75/14	Agenda item 10	<p><u>Highways</u></p> <p><u>To report any updates on Highways matters</u></p> <p>AJC reported on issues that are in progress and awaiting response from the relevant agencies.</p> <p>Church Lane sign re-siting</p> <p>Leaking trench on Church Lane causing water egress</p> <p>Dragons teeth on Chatter Alley</p> <p>20mph Limit</p> <p>On the 20mph limit MR asked when reports on the pilot schemes would be likely. AJC responded that in the next few months as they have not yet run for the year trial. GB thought that DPC should still put together a special case for a 20 mph limit in Dogmersfield as it is considerably noticeable how many more people are walking along the footpath into the village.</p> <p>MR also reported on greater visibility of community groups 'policing' speed of traffic with the use of speed indicator devices along Hitches Lane and Elvetham Road and this is still a worthwhile project for Dogmersfield to consider maybe in a future budget year.</p> <p>AJC reported that gully cleaning had been seen to take place in the village and that the pressure should be kept on for pot holes and other road repair issues to be dealt with.</p> <p>The Lengthsman Scheme invoice for 2014/15 was requested to be issued. CI would process this.</p>	<p>AJC/GB</p> <p>CI</p>
76/14	Agenda item 11	<p><u>Other matters to report</u></p> <p>Community Liaison – None in addition to matters on agenda.</p> <p>Training – Group Councillor training has been arranged for local parishes by AJC and date agreed as 1st July. MR confirmed his attendance CI would obtain confirmation from GL and MH.</p> <p>Website – Some pages have been adapted/ added. On-going business but some thought is being given to additional pages for Statutory documents and Finance page to be included.</p> <p>Newsletter – Timings of the next newsletter were discussed after issue of Planning based newsletter. A September issue date was decided and MR and CI were asked to prepare a 'skeleton' newsletter to be circulated and individual councillors to add content as per their portfolios. CI and MR agreed to liaise on dates.</p>	<p>CI</p> <p>CI/MR</p>
77/14	Agenda item 12	<p><u>Crime and Disorder Act, section 17</u></p> <p>No matters to discuss.</p>	



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78/14	Agenda item 13	<p><u>Dates of future meetings</u></p> <p><u>2014/15</u> Meetings are scheduled as follows:</p> <table border="1" data-bbox="336 376 1046 495"><tr><td>July 14th</td><td><i>No August meeting</i></td><td>September 8th</td></tr><tr><td>October 13th</td><td>November 10th</td><td>December 8th</td></tr><tr><td>January 12th</td><td>February 9th</td><td>March 9th</td></tr></table>	July 14 th	<i>No August meeting</i>	September 8 th	October 13 th	November 10 th	December 8 th	January 12 th	February 9 th	March 9 th	
July 14 th	<i>No August meeting</i>	September 8 th										
October 13 th	November 10 th	December 8 th										
January 12 th	February 9 th	March 9 th										
79/14	Agenda item 15	<p><u>Information Sharing</u></p> <p>Nothing to report and meeting closed at 9.20pm.</p>										

Signed.....
Chairman

Date.....