



DOGMERSFIELD PARISH COUNCIL

Minutes of the Meeting Held at Dogmersfield Primary School 9th February 2015

Councillors present:

Cllr Geoff Beaven (GB)

Cllr Alastair Clark (AJC)

Cllr Mike Ricketts (MR)

Cllr Graham Leach (GL)

Members of Public present:

Elizabeth Waller (EW)

Brian White (BW)

CLERK Claire Inglis (CI)

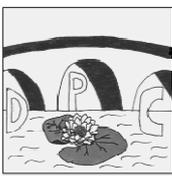
Chris Waller (CW)

Stephen Gorys (SG)

Chris Ward (CWa)

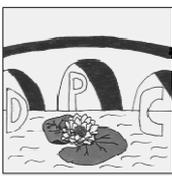
Ken Crookes (KC)

14/15	Agenda item 1	<p><u>Welcome & Apologies</u></p> <p>The meeting was opened at 7.30pm by Chairman who welcomed everyone.</p> <p>In addition apologies were received from Mary Morrison, District Councillor John Kennett and County Councillor Jonathan Glen.</p>	
15/15	Agenda item 2	<p><u>Declaration of interests – current agenda</u></p> <p>None received</p>	
16/15	Agenda item 3	<p><u>Public Participation</u></p> <p>Ahead of the Public participation part of the agenda GB let the public know that CI would inform residents of the process of filling the Councillor vacancy following the death of Martin Hannah. GB also advised that DPC would be discussing its response to recent emails from Vortal about the Chatter Alley development under agenda item 7. Questions on this topic will be taken at that time.</p> <p>GB continued on the subject of a Neighbourhood Plan which was raised during the last public participation session. GB confirmed that DPC is still considering whether such a plan is the right way ahead for Dogmersfield. Two Councillors have attended a training session and there has been a fact finding meeting with Robert Jackson of Hart DC. Should the Parish Council conclude that it will be in the Parish's interest to draw up such a plan this will only be viable if it is done with significant involvement and resources from residents. Consequently a final position on this will not be reached until residents' views have been sought which is likely to be a key topic at the APA on the 20th April.</p> <p><u>Process of Casual Vacancy for Councillor following the death of Martin Hannah</u></p> <p>CI confirmed the process for filling a casual vacancy for a Parish Councillor. This vacancy has arisen due to the death of Martin Hannah. The Notice of a Casual vacancy will be published on February 10th. Electors have 14 working days (2nd March closing date) to request an election in writing to the Proper Officer. Details will be available via the noticeboards in the village.</p> <p>If less than ten electors request an election then the Parish Council will advertise for candidates. The Parish Council is permitted to co-opt onto the council. The timeline for this process will be determined after the notice of a casual vacancy has been displayed for 14 working days and if less than ten electors have requested an election.</p>	



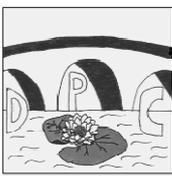
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16/15	Agenda item 3 cont.	<p>If ten or more electors request an election then the process will be taken over by HDC and an election will take place. An election will only be contested if more than one candidate stands. Any election will take place on May 7th at the same time as the General Election. There is a cost implication associated with an election.</p> <p>GB asked if there were any items for discussion from those in attendance.</p> <p>DPC was asked to consider purchasing a high visibility jacket for Mary Morrison who very kindly picks litter through the village. It would be safer for her to wear an item of clothing that increases her visibility as she carries out this task which is on a voluntary basis. GB agreed and this would be purchased.</p> <p>EW considered that the vehicles that are involved in the road works to Pilcot Farm are causing a danger to traffic at this junction. AJC confirmed that DPC had not been notified in advance of these works and he had only had it confirmed at 7am that morning that it was Highways department sub-contractors.</p>	CI
17/15	Agenda item 4	<p><u>To approve the minutes of the meeting held on 12th January 2015</u></p> <p>It was resolved that the minutes (01/15 to 13/15) be accepted as a true record and they were signed by GB. (MR proposed, AJC seconded and all were in favour).</p>	
18/15	Agenda item 5	<p><u>Matters arising from the minutes of the meeting held on 12th January 2015</u></p> <p>The outstanding action list was considered at this time with many items due for consideration as an agenda item below.</p> <p>Other actions outstanding or completed are as follows:</p> <p>GL confirmed that a proposal for Pilcot Green North has been produced setting out a vision and a plan for this green space in the village. The priority at this time is to commence an eradication of the invasive species Himalayan Balsam which is out-competing other species; replace the gap in the hedge opposite the Queens Head and maintain drainage through the area. A small opening will be created to allow access for on-going maintenance in future years and for access to observe wildlife. A consultation has commenced with the immediate neighbours of this area in the village and the aim is to take on board any comments received from this early consultation and then publish the information along with the newsletter to all residents. Views on the plan will then be sought. The work will predominantly be carried out via a self-help initiative (no/low cost), use of the Community Payback team (low cost) and a budget of approximately £500-£750 has been earmarked for this project.</p> <p>KC asked whether the council had received advice on how to eradicate the invasive species which GB confirmed had been received from a visit by Hampshire & IOW Wildlife Trust. GB further commented that the impact is significant in this area to the natural flora and fauna.</p> <p>CI confirmed that the email list cross reference will be completed in time for delivery of the newsletter. This will enable email addresses to be sought from those not currently on the email distribution list.</p> <p>AJC has contacted Mr Leversha who is finding out the cost of two additional Neighbourhood watch signs for the entrance to the village.</p> <p>AJC confirmed that Highways may allow for Dragon's teeth to be installed by another party i.e. not Highways department. AJC would attempt to obtain wood from them.</p>	<p>ALL</p> <p>CI/AJC</p> <p>AJC</p> <p>AJC</p>



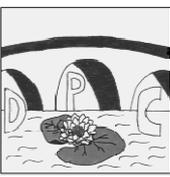
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18/15	Agenda item 5 cont.	<p>Reflectors can be purchased from Halfords.</p> <p>Residents have been notified of meeting dates going forward.</p> <p>CI confirmed that all posts on Pilcot Green South are upright and broken ones had been removed as part of summer maintenance works.</p> <p>The chicane post was reported to be down again on Chatter Alley. AJC would report this to Highways.</p> <p>CI reported that information had been provided by Jenny Radley relating to the Taxishare service. This currently does not serve Dogmersfield but information will be provided in the newsletter for residents to access the service if required.</p> <p>GB confirmed that HDC were contacted in relation to the damage being caused by bin collection vehicles to the verges in the village. A site meeting is to be arranged.</p>	<p>AJC</p> <p>CI</p> <p>GB</p>
19/15	Agenda Item 6	<p><u>Finance and Regulatory Matters</u></p> <p><u>To confirm the process relating to the Councillor Vacancy</u> See under Public Participation</p> <p><u>To receive and approve the financial statement of account and payments in period from 1st to 31st January</u></p> <p>CI reported the Bank balance at end of January stands at 7,815.37 and this has been agreed by AJC and signed. CI also confirmed that the Precept request has been made as agreed in the January meeting and confirmation of receipt by HDC received.</p> <p>January payments made were confirmed as follows: Chq no: 899 £156 Hart District Council Planning Training Chq no: 900 £387 Clerk January salary Chq no: 901 £75 Hants & IOW CRC Payback team Dec visit Chq no: 902 £75 Hants & IOW CRC Payback team Nov visit</p> <p>It was resolved that the statement of accounts be accepted as a true record and payments listed therein be confirmed (GB proposed, MR seconded and all were in favour).</p> <p>Payments requested for authorisation were:</p> <ul style="list-style-type: none"> • February 2015 Clerk Salary payment £387.00 due 20th of the month • Room hire for DPC Meetings Sept 2014- Jan 2015 incl. £105 <p>It was resolved to authorise payments to be settled as listed upon receipt of relevant paperwork (invoice or expense claim) (GL proposed, AJC seconded and all were in favour).</p> <p><u>To agree expenditure reallocation from Village Maintenance to Lengthsman scheme funding</u></p> <p>CI has circulated a document which provides an analysis of costs incurred during the year categorised under village maintenance but that can be considered as Lengthsman expenditure. CI requested a reallocation between expenditure categories from Village</p>	



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<p>19/15</p>	<p>Agenda item 6 cont.</p>	<p>maintenance to Lengthsman. It was agreed by all to reallocate £910 to Lengthsman and the remaining balance of £90 will allocate the expenditure incurred by the next visits of the Payback team up to that value.</p> <p><u>To receive an update on insurance quotes from the Clerk</u> CI confirmed that she has contacted two insurance companies (Zurich and AON) to receive an indication of the cost of insuring DPC activities for the upcoming year to commence 1st June 2015. CI has to date received an indicative quote from Zurich which includes those lines of cover required. It excludes Hirer's liability as the PC does not own a building to hire out. Last year the fee was £279 from Came & Co. Zurich has indicated a quote for £265 (Three year tie in £260 per annum). This does not suggest a significant saving can be achieved seeking insurance independently. CI will obtain a quote from AON and bring a recommendation to the March meeting</p>	<p>CI</p>
<p>20/15</p>	<p>Agenda item 7</p>	<p><u>Planning</u></p> <p><u>Report on current planning applications and confirmation of Parish Council responses</u></p> <p>GB commented that there have been no new applications during the month. A quick review of outstanding applications shows that there is a delay in updating the HDC planning website. Applications known to have been granted permission are not showing as such on the website.</p> <p><u>To consider the Council's response to the Vortal email of 30th January on the Chatter Alley development</u></p> <p>GB reported that an email received from Vortal on 30th January purports to offer the Council an update on the Chatter Alley development scheme but it requests a response from DPC on an important point of principle and it is therefore appropriate for a decision on how to respond be agreed at this meeting. The email covers a number of issues.</p> <p><u>Car Parking for School - Paragraph 1</u></p> <p><i>"We have discussed with the school a legal agreement for parking for staff and with a fair wind should be able to settle this in short order; this I believe addresses the concern relating to the parking of staff, which is currently an informal agreement at the landowner's discretion."</i></p> <p>This comment is as a result of a meeting between the Chair of Governors and Simmons and Sons (Land Agents) who are one of the trustees of the Fisk Trust. Simmons said that a strip of land would be available for use by the school for staff parking and that the Trust is prepared to offer the school an annually renewable right to use the strip for this purpose. When asked for more information about the size of the strip, whether it would be wide enough for parking and what the access arrangements would be Simmons could not provide any information.</p> <p>As far as DPC understand there was no agreement being reached on any aspect of the topics discussed between the school and the Fisk Trust. In fact the Chair of Governors subsequently rang planning officer, Chris French in Hart DC for his advice. He suggested that the Governors provide a written description of their concerns and send it to him in which case it would become a public record and would form part of the background to the consideration of future planning applications. This has been done and copied to me but is</p>	



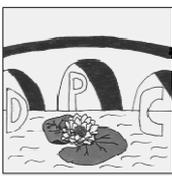
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<p>20/15 Agenda item 7 cont.</p>	<p>not yet available from Hart's website.</p> <p>In essence the School would prefer that only 2 houses are built to allow the construction of a proper car park. Simmons had already rejected this suggestion.</p> <p><u>Highways- Paragraph 2</u></p> <p><i>"After extensive work with the highways engineer any substantive change to the current road parking is not going to make any difference, as you and the councillors are probably aware highways is a science and while we may have been able to create some parking spaces to the front of the site this would in fact exacerbate the current situation and make no difference to peak times with school drop off and pick up."</i></p> <p>DPC has no knowledge of these discussions presumably with Hampshire Highways.</p> <p><u>Proposed Site Layout - Paragraph 3</u></p> <p><i>"We are changing the properties to take account of setting them a little further back into the site, but most of the other points from the officer were not in our view sustainable by Hart, in fact the officer report is still awaited, even after all this time. I copied you into the appeal decision once again proving Hart's lack of a five year Housing land supply."</i></p> <p>Revised layout plans of the three plot site have not been provided to DPC at this time. The matter of the 5 year land supply was raised with Ken Crookes at the last meeting of DPC. KC passed this comment to Daryl Phillips who confirmed that the appeal decision related to the situation some time ago. From last summer Hart DC consider that they do meet the 5 year requirement. DPC understand that this is being challenged by developers in three further on going appeals on the basis that the 350 houses per year does not figure in an adopted Local Plan and also that the 350 figure is too low. The implication of not meeting the 5 year requirement is that planning permission will almost certainly be granted on appeal.</p> <p>Hart's formal response to the Pre-application is now available and this will be referred to later.</p> <p><u>In Closing - Paragraph 4</u></p> <p><i>"Without beating about the bush I am now under pressure to resolve what it is we will be applying for in planning terms. I believe the three units is the best for the landowners and the community, there is some extensive discussion about a number of smaller terraced units in line with the governments new legislation, which would avoid payments to Hart.</i></p> <p><i>In short we have done as best we can on parking. There will be a legal agreement with the school. We have altered the layout of the three houses to accommodate the immediate neighbour and setting them back a little more and planting front garden hedgerow will soften the impact.</i></p> <p><i>Hart do not have and will not have a defensible HLS for many years. We need to understand that the community and the parish council, can support an application for three units of this size, or at least acknowledge our scheme is the best of hard choices. Frankly without this the dissenting voices are all for solving Hart's problems by offering them ten terraced houses across the frontage."</i></p> <p>DPC response - In determining a response consideration must be given to Hart's formal response to the pre-application advice sought on this development. This makes many of the points that we have highlighted in our own notes of the meeting. However it does</p>	
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<p>20/15</p>	<p>Agenda item 7 cont.</p>	<p>reach the following clear conclusion.</p> <p><i>This site is located within the countryside as identified on the proposal map of the Hart District Local Plan (as saved). The principle of new residential development in the countryside is contrary to policy and a departure from the development plan is unlikely to be supported given the harm to the character of the rural village and the countryside.</i></p> <p><i>The proposed development would result in dwellings of a bulk massing and design that would be harmful to the rural setting of the conservation area. In addition the development would result in infilling of a significant gap in the built form and erosion of the character by reason of the loss of spacing between the built form. The Council has identified a 5 year housing land supply and the harm would outweigh the benefits.</i></p> <p><i>Such an application would be likely to be recommended for refusal due to the impact on the setting of the countryside and the conservation area.</i></p> <p>DPC is also in receipt of a further email from Vortal which includes a revised layout plan for 5 pairs of semi-detached houses on the Fisk Field.</p> <p>From the HDC formal response to the pre application request for guidance it appears that the likely recommendation from planning officers to a full planning application would be refusal based on the filling of the gap and not on the size of the houses. Vortal's reaction to this situation is that they want the Parish Council to back their three house proposal despite HDC's advice or they will submit a new proposal for ten houses on the whole of the site.</p> <p>GL commented that at the pre-application advice meeting the planning officer put forward a coherent case as to why the gap shouldn't be filled in. The current position from Vortal appears as a veiled threat. Also school parking is ignored in the schematic for ten houses.</p> <p>GB continued by stating that at this stage with no formal planning application submitted there is no obligation for DPC to consider support or otherwise and with no revised plans being received DPC has no idea what it would be signing up to. The Council should not be intimidated into a decision of support or otherwise.</p> <p>AJC considered that it would be wise not to make a formal comment until a planning application is submitted and a public consultation can be held to hear the views of the residents. GL agreed that DPC has clearly stated through all stages of the process that they are observers and there was the promise from the developers to consult with the residents. DPC should stick to that line presently. MR commented that the developers are coming from the position that a land supply doesn't exist which is in direct conflict with the advice from HDC. MR asked KC how strong is HDC in its belief of a land supply.</p> <p>KC confirmed that at the present time HDC has a 6.5 year land supply. Whilst this is an evolving picture HDC is very clear on its position at the moment. The important time to have a land supply is at the point when the decision is reached on the planning application. Should there be an appeal the inspector would verify the land supply at that time. SG confirmed that the 6.5 year land supply is in the officers view sound until May/June but also currently land supply is ahead of planning applications thus creating a bigger buffer.</p> <p>GB asked the public present for their views on responding.</p> <p>CWa considered that until DPC and residents alike see the plans they should not show support or otherwise.</p>	
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20/15	Agenda item 7 cont.	<p>AJC further considered that there is a complication in that the Church Lane advice did not raise the same type of issue. SG confirmed that the precedence of one site does not determine a decision on another site.</p> <p>GB confirmed that he would draft a response to issue by the end of the week.</p>	GB
21/15	Agenda item 8	<p><u>Environment & Rights of Way</u></p> <p><u>To report on progress from current month visit by Community Payback Team</u></p> <p>GB reported that the visit due to take place on Friday 6th was cancelled due to illness of supervisor. Paula Robertson would be in touch to reschedule however GB suggested that the February visit be postponed and used at a later date when there would be more work to perform in the Spring season. All were in agreement.</p> <p>Paula Robertson has also visited and discussed future works with Councillors and is satisfied that the tasks to include further ditch work including tidy up from previous ditch work, Pilcot Green North and footpaths are suitable for the teams to carry out.</p> <p>EW praised councillors for giving up their time to supervise the teams.</p>	CI
22/15	Agenda item 9	<p><u>Highways</u></p> <p><u>To report any updates on Highways matters</u></p> <p>Highways matters have been addressed but it is key that a walkabout with department representatives is scheduled as soon as possible.</p> <p><u>To discuss car parking at school</u></p> <p>Following the initial conversation with Mrs Melbourne the Chair of Governors it is felt worthwhile to pursue a meeting with the school and Diocese. CI would set up meeting with school.</p>	CI
23/15	Agenda item 10	<p><u>Other matters to report</u></p> <p>Community Liaison -</p> <p>Training – Consideration will be given to any new councillor appointment to ensure training needs are met.</p> <p>Website – AJC has passed on advice relating to what Finance information will be required on the website to replace the external audit now not required.</p> <p>It was also agreed to provide a copy of the officer of HDC report on the Pre-application meeting for Chatter Alley.</p> <p>Newsletter – Contributions are still due in but these are anticipated by the following week. CI and MR will begin to draft the newsletter.</p>	CI
24/15	Agenda item 11	<p><u>Crime and Disorder Act, section 17</u></p> <p>No matters to discuss.</p>	



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25/15	Agenda item 12	<u>Dates of future meetings</u> <u>2014/15</u> Meetings are scheduled as follows: <table border="1" data-bbox="304 376 555 495"><tr><td>March 9th</td></tr><tr><td>APA April 20th</td></tr><tr><td>AGM May 11th</td></tr></table>	March 9 th	APA April 20 th	AGM May 11 th	
March 9 th						
APA April 20 th						
AGM May 11 th						
26/14	Agenda item 13	<u>Information Sharing</u> Meeting closed at 8.54pm				

Signed.....
Chairman

Date.....