



# DOGMERSFIELD PARISH COUNCIL

## Minutes of the Meeting Held at Dogmersfield Primary School 13<sup>th</sup> February 2017

### Councillors present:

Cllr Geoff Beaven (GB)  
 Cllr Alastair Clark (AJC)  
 Cllr Graham Leach (GL)  
 Cllr Joanna Thomas (JT)  
 Cllr Mike Ricketts (MR)  
 CLERK Claire Inglis (CI)

### Members of Public present:

B Leversha  
 E Waller  
 K Crookes (KC)  
 C Smith  
 D Simpson  
 C Waller  
 C Leversha  
 B White  
 P Whitehead (PW)  
 S Thomas  
 T Davies (TD)

Agenda item 15/17	<p><b><u>Welcome &amp; Apologies for absence</u></b></p> <p><b>All DPC councillors were present.</b></p> <p>Apologies were also received from</p> <p>GB reported that a meeting of the Dogmersfield Neighbourhood Plan Steering Group was held this evening at 6pm and the relevant outcomes will be covered under agenda item 22/17. The next NHPSG meeting has been pencilled in for the evening of the 13th March (which is the date of the next meeting of the Parish Council) starting at 6pm. However, this meeting has still to be confirmed and those wishing to attend need to keep an eye on the Parish Council Notice Boards.</p> <p>At the last three meetings a statement has been promised on the outcome of the negotiations between the Dogmersfield and Winchfield Parish Councils and Anesco on the Community Benefit Fund. I am pleased to report that these negotiations have been concluded and I will be making the much trailed statement under agenda item 21/17.</p>	
Agenda item 16/17	<p><b><u>Declaration of Interests – Current agenda</u></b></p> <p>AJC declared an interest in relation to 20/17 when a payment of an expense claim will be considered.</p>	
Agenda item 17/17	<p><b><u>Public Participation</u></b></p> <p>GB has nothing further to report on the Chatter Alley pumping station although much more frequent pumping out activities has been reported. DPC still do not have any dates for the drain work at the Queens Head or for pollarding of the big Willow tree.</p> <p>GB will cover the Local Plan under the planning agenda item 22/17 and suggested that any questions about what has been reported in the press are held back. Public participation will be allowed at that stage.</p>	



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<p>Agenda item 18/17</p>	<p><b><u>Approval of minutes of the meeting held 9<sup>th</sup> January 2017</u></b></p> <p><b>It was resolved that the minutes of the meeting held 9<sup>th</sup> January 2017 (01/17 to 14/17) be accepted as a true record and they were signed by GB (JT proposed, AJC seconded and all were in favour).</b></p>							
<p>Agenda item 19/17</p>	<p><b><u>Matters arising from meeting minutes of 9<sup>th</sup> January 2017</u></b></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> <ul style="list-style-type: none"> <li>• Councillors have confirmed nil expenses or submitted a claim</li> <li>• Precept form was submitted to HDC and confirmation of receipt received</li> <li>• Formal salary offer was made to Clerk/RFO and accepted</li> <li>• Reply to flower show organisers who will be kept updated on progress of the formulation of Community benefit fund volunteer group</li> <li>• Planning report was updated with application number 16/03129/OUT Pale Lane</li> </ul>							
<p>Agenda item 20/17</p>	<p><b><u>Finance &amp; Regulatory Matters</u></b></p> <p><b><u>To receive and approve financial statement of account from 1<sup>st</sup> – 31<sup>st</sup> January confirm payments made in January and authorise any payments now due</u></b></p> <p>CI reported the bank balance at end of January stands at £12,551.30 and this has been agreed to the bank statement by a councillor and signed.</p> <p>Of this balance £4,904.50 is the balance remaining of the earmarked reserve for the funding of the NHP.</p> <p>Therefore Parish Council precept funds balance at end of January was £7,646.80. This is up on last month due to the receipt of the Lengthsman funding to be reported on later.</p> <table border="1" data-bbox="204 1305 1378 1453"> <tr> <td>EARMARKED RESERVE – NHP Grants</td> <td>£ 4,904.50</td> </tr> <tr> <td>DPC PRECEPT funds</td> <td>£ 7,646.80</td> </tr> <tr> <td><b>Total bank balance end of January 17</b></td> <td><b>£12,551.30</b></td> </tr> </table> <p>The following payment(s) were made during January and are confirmed below: Chq no: 1004 £409 Claire Inglis Clerk Jan 17 salary</p> <p>Authorised &amp; committed expenditure detailed on the expenditure analysis totals £685 and relates to: £535 Chicane work and fence repair £150 CPT visits not invoiced at time of report April &amp; July (statement to be requested to see if amounts showing as outstanding) £40 Electrical safety certificate for Christmas lights £15 Training</p> <p><b>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).</b></p>	EARMARKED RESERVE – NHP Grants	£ 4,904.50	DPC PRECEPT funds	£ 7,646.80	<b>Total bank balance end of January 17</b>	<b>£12,551.30</b>	
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CI requested authorisation of the following payments which will fall due before the next meeting:

- £409.00 February 2017 Clerk Salary payment due 20<sup>th</sup> of the month
- £54.94 Clerk Expenses January 17
- £231.00 Hampshire County Council for school hall hire 16/17

**It was resolved to authorise the payments to be settled as listed upon receipt of relevant paperwork (invoice or expense claim)** (GB proposed, JT seconded and all were in favour).

CI further requested authorisation of the following payments which fall due before the next meeting:

- £116.84 Alastair Clark expenses re website invoices

**It was resolved to authorise the payments to be settled as listed upon receipt of relevant paperwork (invoice or expense claim)** (GB proposed, GL seconded, AJC abstained and all others were in favour).

To consider request for reimbursement to Dogmersfield Events for replacement DPC Christmas lights purchased for the 2016 event totalling £45.97

This item refers to a request from Dogmersfield Events because two of the strings of 80 LED lights were damaged when the conifer was felled last year and replacements were required for the December event at a cost of £45.97.

The background is that in the past the Parish Council took responsibility for displaying Christmas celebration lights. A few years back Dogmersfield Events volunteered to fit the Parish Council owned lights to an existing tree. Since then the Parish Council has met the cost of replacing the original high voltage lights with low voltage lights and for providing the safety certificate. Although it would have been better if the need to replace the damaged lights had been raised with the Parish Council before it was expended the precedent exists to consider reimbursing the £45.97.

I understand that there is also a suggestion that the Parish Council should consider meeting other costs associated with installing the lights in addition to the £45.97. DPC does not recall having met such costs before and GB did not see any reason to consider meeting such costs at this meeting. PW referred GB to the December 2012 minutes where it was agreed to meet the cost of a cherry picker to install the lights in the tree to the value of £50. CI agreed to check the minutes in question and any resulting payment made and this would be considered at the March meeting.

CI

GL added a wider comment surrounding requests for payment from the three voluntary organisations that contribute to the village in differing ways; Dogmersfield Events, Friends of All Saints and the Horticultural show organisers. GL considered that the Parish precept income managed by DPC is to fund the running of the parish council and the maintenance and upkeep of the fabric of the village. The precept is not significant when giving consideration to requests for funding of other organisations. GL considered that the Christmas lights were for the benefit of all residents and would therefore be content to reimburse for these lights.

MR agreed with GL in broad terms with GL comments.

AJC asked if VAT was reclaimable. CI would seek to check this and reclaim where possible and to clarify the items to be updated on the asset register.

CI

**It was resolved to authorise reimbursement of £45.97 payable to Dogmersfield Events for replacement Christmas tree lights upon receipt of relevant paperwork (invoice or expense claim)** (AJC proposed, JT seconded and all were in favour).



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<p>Agenda item 20/17</p>	<p><u>To report on Lengthsman scheme progress</u>          CI was pleased to report that the Lengthsman funding for 2016/17 totalling £1,100 was received and banked in the month.          CI has also contacted the Yateley Clerk to request inclusion in the cluster lead by that parish. The clerk is happy for Dogmersfield to join the cluster but no progress will be made until funding for 2017/18 is confirmed. This was however confirmed late last week and therefore CI will progress to join a cluster as appropriate.</p>	<p>CI</p>
<p>Agenda item 21/17</p>	<p><b>Community Benefit Fund</b></p> <p><u>To report on progress of negotiations with Anesco</u>          As you may recall a Solar Farm has been constructed at Hungerford Farm which is beyond the fields as you travel to Winchfield along Chatter Alley. Although this site is located in Winchfield parish it was on the boundary of the Dogmersfield Conservation Area. As part of its normal approach the company that developed the proposal set up a Community Benefit Fund that would pay out a small proportion of the revenue from the Solar Farm's income over a 25 year period. These payments would be made to the two Parish Councils for spending on local social and environmental projects.</p> <p>When a new company Anesco took over the Solar Farm they did not want to continue with the 25 year pay-outs but after some successful negotiations the two Parish Councils have agreed to accept a single lump sum payment instead which, in discounted cash flow terms, is comparable with the full amount that we would have been received over the original period. For Dogmersfield this means that the Parish Council has £28,000 in its bank account to spend on beneficial projects and activities in our Parish. GB expressed publically his thanks to the Councillor's involved that were AJC and GL who with their colleagues from Winchfield Parish Council showed a lot of skill in reaching this excellent settlement. Thanks are also CI who has supported the negotiations throughout and done a lot of chasing in order to bring the deal home.</p> <p>When the Community Benefit Fund was first set up DPC concluded that it provided a good opportunity for residents to become more involved in deciding how such money should be spent. Now that the lump sum has been paid DPC are looking to form a group of volunteer residents, under the guidance of a Councillor, to identify and cost a range of suitable activities or projects and then recommend what goes ahead.</p> <p>The final decision will be for the Parish Council as the commitment and expenditure will be by the Parish Council but DPC will be expected to implement the recommendation in most circumstances. It is currently believed that the lump sum should be released in annual amounts but DPC will be open-minded to other suggestions if larger projects are envisaged.</p> <p>This is a new initiative by which residents can directly affect what is being done for their community and a shortened newsletter will be issued soon asking for volunteers to be part of this new and influential group. GB indicated that a broad representative group of at least 4 residents plus a councillor (currently GL is proposed) would be the desirable size. GL would make a start of drafting up the terms of reference for the group.</p> <p>CI confirmed that this amount will be ring fenced from the precept money of DPC and accounted for as an earmarked reserve.</p>	<p>GL</p>



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	CI will chase a copy of the signed agreement from Anesco.	CI
<p>Agenda item 22/17</p>	<p><b>Planning</b></p> <p><u>To report on current planning applications and confirmation of Parish Council responses</u></p> <p><b>16/01651/OUT Netherhouse Copse</b> – HDC Planning Committee considered this outline application for 423 new houses in Hitches Lane on 14<sup>th</sup> December. The last DPC report stated that the committee did not reach a conclusion but asked for further work on the implications of the increased traffic on local roads. We have now been informed that the developer has appealed against the Council’s ‘non determination’ of this application.</p> <p><b>16/02048/PREAPP and 16/02062/PREAPP Four Seasons Hotel</b> - seeking guidance on proposals to vary the recently approved Pergola and Childrens’ Swimming Pool. HDC have issued an opinion on the Pergola although this has not been placed in the public domain. Nothing to report on the Children’s Swimming Pool.</p> <p><b>15/01083/CON, 16/03065/CON and 16/02588/CON Rose Court</b> – seeking to discharge the conditions associated with the granting of permission to demolish the existing office block and create a new building providing 14 apartments. HDC are still considering two of them but have discharged one of them but with a split decision (16/02588/CON).</p> <p><b>16/02532/CON, 16/02530/CON and 16/02537/CON Church Lane</b> – seeking to satisfy the conditions attached to the approval to build 3 houses on this site. These conditions have now been discharged.</p> <p><b>16/02745/LDC Floods Farm Cottage</b> – seeking a Lawful Development Certificate for the continuing use as garden of a strip of farmland next to the property. HDC are still considering according to their website.</p> <p><b>16/02877/PREAPP Chatter Alley</b> – seeking guidance on a scheme for 8 new dwellings on the area between the primary school and Trouquhain House previously referred to as the Fisk Field. Although DPC was not invited to the pre-application meeting we were told by the developer that they had been advised to reduce the density of the proposed development.</p> <p>The developer (Earlsgate) recently notified DPC of a revised scheme for 6 houses on the site comprising two detached and two pairs of semi-detached. DPC recently met the developer’s representatives at our request on site on Friday 10<sup>th</sup> at 3pm when we had a frank and open discussion about the implications of their latest scheme. The topics covered included the layout of their latest proposal particularly its influence on existing houses, the design of the proposed housing, the impact of any construction activity on parking and the safety of pedestrians and the long term parking problem. DPC made some suggestions for change and they agreed to reconsider these aspects of their scheme. The notes from this meeting will be published on our website in due course. It is expected the next activity is to be a public exhibition of the proposals which the Parish Council will sponsor so that it can be held in the school hall.</p> <p><b>16/02941/LBC Dogmersfield Park</b> – seeking approval to a number of internal alterations to the North wing of the Four Seasons Hotel. Permission has now been granted.</p> <p><b>15/02185/CON, 16/03164/CON, 16/03169/CON and 15/00373/CON Four Seasons Hotel</b> - seeking to discharge the conditions associated with the granting of permission for the restaurant extension and the pergola. All these conditions have now been discharged.</p> <p><b>16/03058/HOU 1 Pilcot Cottage</b> – seeking approval for a two storey side and rear extension. Permission has been granted.</p> <p><b>16/03129/OUT Pale Lane</b> – seeking outline approval for 700 new houses and some local infrastructure including a primary school and a local centre. Nothing to report.</p> <p><b>16/03090/FUL and 16/03091/FUL</b> – seeking permission to build 4 new houses on Schoolfield Corner. Two large houses fronting on the road and two smaller houses at the rear of the site. DPC has submitted a qualified no objections to the front pair of houses and a qualified neutral</p>	



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response to application for the rear pair. KC suggested that this application may be refused unless the developer can provide its own SANGS as there is currently none available. This will shortly be overcome if land is purchased from the RSPB at Bramshott Farm and reparation work is carried out to make it suitable for SANGS.

**16/03245/HOU Well Waters** – a full application that reflects the pre-app covering a number of changes to the internal and external layout of the property and repositioning of the driveway entrance. The applicant has recently submitted a further illustration of the view of the proposed changes from the street. DPC considered this raised no additional concerns to the advice submitted.

**16/03264/HOU Karibu** – seeking approval for a large two storey side extension and a single storey rear extension. A bat survey has been completed which has identified some evidence of roosting.

**16/03271/NMMA Land at Ormersfield House** - Proposals to convert a garage complex opposite Ormersfield House into a dwelling were granted permission in 2011. This application seeks to change some of the design features mainly to windows. Permission has been granted.

**16/03302/FUL NATTA Site** – seeking a change of use to create a construction training area as part of the NATTA site adjacent to the Parish Boundary. DPC has objected as has Crondall PC reflecting concerns expressed by the expert consultees about insufficient assessment of the noise and environmental impact of the scheme.

**16/02369/HOU Blue Bell Lodge** - seeking to add a triple car barn to the recently approved new dwelling on this site adjacent to the Parish Boundary. Crondall submitted no objections and no response by the DPC.

**16/03415/HOU Floods Farm Cottage** – seeking approval to extensions to the side and rear of the existing property. DPC submitted no objections after checking with the most affected residents. The Conservation officer is generally content.

**16/03400/OUT Cross Farm Crookham Village** – seeking outline approval for a care village comprising approximately 100 retirement cottages and apartments and a 64 bed care home. After careful consideration the DPC will not respond.

**17/00257/CON Rose Court** – another application to discharge a condition associated with the granting of permission to demolish the existing office block and create a new building providing 14 apartments. DPC will not respond.

**17/00204/HOU Peasmoor House** – a recent application for an extension to the existing property. DPC is still considering how to respond.

## Update on Local Plan

You may have seen in the local press that HDC have drawn up further proposals for how the allocation of housing to meet local needs will be addressed by the Local Plan.

The key features are that sites need to be identified for roughly 4500 new homes. Brown field allocations would total 2126 new houses at sites in Hartland Village (Pyestock), Fleet, Hook and Guillemont Park (near junction 4a). A new settlement of 1800 new houses is included for which the recommended site is Murrell Green although Winchfield is not ruled out. Also included are a number of smaller extensions to existing settlements including Hook, Crookham Village, Eversley, Yately, Odiham, South Warnborough, Long Sutton, Crondall and Heckfield.

You may have noticed that Dogmersfield does not appear specifically in this allocation. However, a total figure of 297 houses is included for smaller 'windfall' developments of sites with less than 10 units. If this proposal allocation is accepted it appears that the threat of 141 new houses in Dogmersfield has receded although the prospect of smaller developments remains.

KC confirmed that these proposals had been approved at the HDC cabinet on 9<sup>th</sup> February. Some



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of the villages mentioned have identified sites via their NHPs. Some Brownfield sites are not yet included in the allocation as the owners of the sites have not notified HDC that they are available but this may change. The local plan is providing for a build rate of 380 dwellings per annum over the plan period to 2032. Understanding what the true needs are is complex as it is recognised that there needs to be provision for more affordable housing and therefore for safety sake, an allocation for affordable has been created above and beyond the 4500 new homes planned. However affordable housing cannot be built in isolation and must in proportion of 60 private:40 affordable split. Therefore to accommodate an additional 400 affordable for example, 600 private homes would be built i.e. a total of 1000. Therefore a further allocation of approx. 2000 was added on top of the 4500 a proposal that KC did not support as he did not believe this was necessary.

GL asked about Netherhouse Copse and Elvetham Chase (Pale Lane) which are not included in the Local Plan as specific sites but are subject to an appeal and planning permission respectively. If the appeal is upheld and planning permission granted how does this fit in with the Local Plan? KC responded that whilst the current allocations are out for consultation at this time there is still time to amend the sites in the plan based on the outcomes of these applications.

KC confirmed that Rye Common was not included in the plan but this does not suggest this has gone away. DPC NHP is still considering whether to be site specific.

## To report on Neighbourhood Plan progress and authorise any payments to be made in respect of any expenditure incurred on progress of the NHP

You will recall that following the engagement of the new consultants a Vision Workshop facilitated by rCOH Ltd was held on Thursday 15<sup>th</sup> December with both the NHPSG members and two DPC Councillors participating.

rCOH took a little more time than we expected to draw together their conclusions from this exercise but a draft Vision Note was delivered just over a week ago. This note identified the main issues, the key decisions that remain to be taken, the form that the plan could take with proposals for how to gather the evidence needed to support such a plan. rCOH also provided an updated project plan.

The NHP Working Group met last week to consider the note and they reached some provisional conclusions although they want to capture these in the form of notes before making firm recommendations to the Steering Group.

The NHPSG met earlier this evening when they noted progress made since their last meeting and were grateful for the prompt actions taken by DPC.

The NHPSG were satisfied with the work carried out to date by rCOH and they resolved that their invoice submitted for £2,547.62 should be paid subject to the DPC being content to do so.

**It was resolved to authorise the rCOH invoice totalling £2,547.62 for payment from the earmarked Grant fund** (AJC proposed, GL seconded and all were in favour).

Given the short time since the Vision Note was received the NHPSG accepted the progress made by the Working Group.

Regarding the pressing issue of the potential need for a further grant application to cover the period to the end of March 2017. The current position was recognised to be as follows:

Total grants in hand are £5,715 of which £2000 is from Hart DC and £3715 from the DCLG.



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<p>Agenda item 22/17</p>	<p>CI confirmed that payments made from the grant fund were made ex VAT as the VAT will be reclaimed by DPC through the annual return.</p> <p>Invoices received and offset against the grant fund include</p> <p>Planet invoice £720.50 ex VAT</p> <p>Printing costs £90 ex VAT</p> <p>rCOH invoice £2123.02 ex VAT</p> <p>The unspent available grant balance is £2781.48</p> <p>The rCOH updated project plan identifies a further £2000 ex VAT plus expenses of expenditure before the end of March which is affordable within the available balance. It is also possible that this invoice could slip into April although CI clarified that the expenditure will be committed if not invoiced.</p> <p>Under these circumstances subject to confirmation of the figures with rCOH the NHPSG concluded that further grant applications could and should be deferred until April.</p> <p>The Parish Council needs to check these figures and reach its own conclusions recognising that there are significant advantages in deferring applications to the next financial year. A further issue is whether the current government grant period needs to be extended from the end of February to end of March 2017.</p> <p>GB will liaise with rCOH and confirm what action and when any further grants should be applied for. GB would confirm to CI if the current grant period will need to be extended to the end of March.</p> <p>GL queried whether any additional grant application will be on top of the £2k increase in precept which is to be set aside for a possible Strategic Environmental Analysis. GB confirmed that this is correct.</p>	<p>GB/CI</p>
<p>Agenda item 23/17</p>	<p><b>Environment and Rights of Way</b></p> <p><u>To report on activity from the January Community Payback Team visit</u></p> <p>On the morning of the 20<sup>th</sup> January 2017 which was the day of the scheduled visit of the Community Payback Team GB was informed that only one person would be turning up. In response GB agreed to find work for the one person providing the visit fee was waived which was accepted. GB was very pleased with the efforts of this single team member as he cleared the leaves out of the ditch for almost the whole length of Chatter Alley and across Pilcot Green. He also raked the leaves from the chipping path across Pilcot Green.</p> <p>No further visits are currently booked and this be reviewed as required.</p> <p><u>Review of tree work which should potentially be addressed before the Spring</u></p> <p>The large willow tree is still due to have work carried out on it by HCC. A date has again been requested and CI awaits a response. Any additional work required will be reviewed when the tree works has been carried out and assessed.</p> <p><u>To report on Chicane work package</u></p> <p>The work has now been completed and councillors agree that this was not what was expected. A greater number of cobble stones were expected to have been laid.</p> <p>Prior to payment being authorised for this work the contractor should be given an opportunity to put this right. CI would write to the contractor and request that the works be rectified in</p>	<p>CI</p> <p>CI/GL</p>





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NHPSG	Neighbourhood Plan Steering Group
NCCZ	No Cold Calling Zone
SEA	Strategic Environmental Analysis