

# DOGMERSFIELD PARISH COUNCIL

## Minutes of the Meeting Held at Dogmersfield Primary School 8<sup>th</sup> January 2018

### Councillors present:

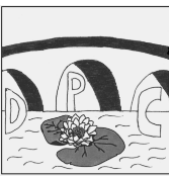
Cllr Geoff Beaven (GB) (CHAIRPERSON)  
Cllr Alastair Clark (AC)  
Cllr Jo Thomas (JT)  
Cllr Mike Ricketts (MR)  
Cllr Brian White (BW)

### Members of Public present:

M Morrison (MM)      E Waller (EW)  
C Waller (CW)      S Thomas (ST)  
C Smith (CS)      B Leversha (BL)

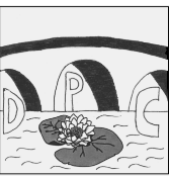
CLERK: Helen Wright (HW)

1/18	<p><b>Welcome &amp; Apologies for Absence</b></p> <p>GB stated that a meeting of the Dogmersfield Neighbourhood Plan Steering Group had been held that evening on which he would report under agenda item 7/18, and that the next Steering Group meeting has been pencilled in for 6.30pm on 12<sup>th</sup> March 2018. He commented that this evening the Council has to agree its precept for next year and he would also provide an update on planning matters of interest.</p> <p>Apologies were received from Cllr David Simpson, Cllr Ken Crookes and Cllr Stephen Gorys.</p>	
2/18	<p><b>Declaration of Interests – Current Agenda</b></p> <p>None.</p>	
3/18	<p><b>Public Participation</b></p> <p>GB reported that Pilcot Road is to be closed probably for several months during the 6 month period from 9<sup>th</sup> January 2018. The closure will be from the river bridge in Dogmersfield to the Hitches Lane junction, and it is required for the laying of a new gas main. Reasonable measures will be taken to allow access for Pilcot Road residents affected. AC commented that he had contacted Southern Gas for more information, who informed him that although the works may involve traffic lights controls rather than an actual closure of the road, legally it must be called a road closure. They will let AC have further information when it becomes available. AC had informed them that a cycle race will be taking place on Saturday 27<sup>th</sup> January and they stated that they may open the road that weekend. CW queried whether Chatter Alley would be worked on, and GB commented that it is likely at some point in the future.</p> <p>EW asked if anything could be done to reduce the mud on the road where pedestrians go through the traffic calming points on entry to the village. GB stated that those particular points lie in Crookham Village, however AC commented that he would have a look at the situation.</p>	AC



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4/18	<p><b>Approval of the Minutes of the Meeting held on 11<sup>th</sup> December 2017</b></p> <p>It was resolved that the minutes of the meeting held on 11<sup>th</sup> December 2017 (124/17 to 136/17) be accepted as a true record and they were signed by the Chairperson. (JT proposed, MR seconded, and all were in favour)</p>	
5/18	<p><b>Matters Arising from the Minutes of the Meeting held on 11<sup>th</sup> December 2017</b></p> <p><u>To include consideration of outstanding action list</u></p> <p>With consideration to the action list from 11<sup>th</sup> December, the following points were noted:</p> <p><b>128/17 To investigate the possibility of disconnection of the telephone kiosk on Pilcot Green:</b> GB reported that he has consulted the Residents' Working Group who stated that the electricity supply is disconnected at the isolator, therefore the majority of the wiring is not live. They have given GB a contact in BT to call in relation to the matter. GB will progress.</p> <p><b>128/17 To inspect outlying areas of jurisdiction:</b> GB has completed.</p> <p><b>128/17 To seek feedback from residents on the use of the precept for supporting beneficial events such as the Flower Show, and to decide whether to sponsor the Flower Show and if so then at what level:</b> To be covered under agenda item 10/18.</p> <p><b>128/17 To write to James Holt at HCC requesting that pedestrian warning signs be put up at the Dogmersfield Village gateway entrance:</b> AC progressing.</p> <p><b>129/17 To send off paperwork regarding Hampshire Trust Bank mandate:</b> HW/GB completed.</p> <p><b>129/17 To decide precept level at January's DPC meeting:</b> To be covered under agenda item 6/18.</p> <p><b>129/17 To determine whether changes to the Communications Protocol are required following attendance at GDPR training course:</b> Training course scheduled for end of January.</p> <p><b>131/17 To add planning of future Lengthsman visits to agenda for next DPC meeting:</b> To be covered under agenda item 8/18.</p> <p><b>131/17 To engage CPT for a further visit to clear ditches on Chatter Alley and Pilcot Green:</b> To be covered under agenda item 8/18.</p> <p><b>132/17 To progress investigations into the possibility of installing a dropped kerb at the junction between Church Lane and Chatter Alley:</b> AC reported that this matter is now in the hands of HCC although he foresees it taking a long time to resolve.</p> <p><b>133/17 To add newsletter to the agenda for the next DPC meeting:</b> To be covered under agenda item 10/18.</p>	<p>GB</p> <p>AC/HW</p>



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## 6/18 Finance & Regulatory Matters

To receive and approve the financial statement of accounts from 1<sup>st</sup> – 31<sup>st</sup> December, confirming payments made in December, and to authorise any payments now due

HW reported that in summary the transactions in December were:

*Payments:* Cheque nos. 1043 (RCOH Ltd 1,800) , 1044 (HALC clerk training £90),  
1045 (clerk salary £370) and 1046 (clerk expenses £68.22)

*Receipts:* Nil

It was noted that the financial position at the end of December is as follows:

*Total cashbook:* £19,494.46 of which £7,566.48 is ring fenced for the Neighbourhood Plan.

**It was resolved that the December report be accepted as a true and correct record and the payments listed therein be confirmed.**

(GB proposed, MR seconded and all were in favour)

**It was resolved to authorise the payments listed below:**

- Cheque no. 1047 £80.00 Hants & IOW CRC Ltd (CPT visit 30/11/17)
- Cheque no. 1048 £370.00 Helen Wright (clerk salary January 2018)
- Cheque no. 1049 £39.98 Helen Wright (clerk expenses)

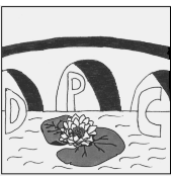
(GB proposed, AC seconded and all were in favour)

To agree Precept for 2018/19

GB stated that at the last meeting he had explained the approach that had been taken to create a conservative budget that would be capable of absorbing low probability expenditure items whilst retaining a sensible level of reserves, and reminded the meeting that DPC had resolved to adopt that budget for 2018/2019 with a total potential cost of £14,770. Resolving the precept had been deferred to tonight's meeting to take full advantage of the most up-to-date expenditure information.

GB explained that the December year-to-date expenditure simply confirms the assumed items included in the likely end of year outturn forecast, which has not been changed, and he emphasised that the village maintenance line is still pessimistically predicting expenditure of £2,415 whereas the year-to-date figure is only £105.

GB outlined that regarding the third page the proposed precept for 2018/19 is £11,481 which represents a £2,000 (the value of the additional increase made last year in respect of the Neighbourhood Plan) reduction compared to the precept for the current year. The first column shows that with this change the pessimistic prediction of the closing bank balance will be



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£3,828. GB stated that as at the last meeting he believes this to be a comfortable level of reserve in its own right, but it is also a considered pessimistic prediction and the eventual outturn could be several thousand pounds higher and in the best case around £9,000. He explained that the £11,481 figure refers to the amount that the Council will receive and that the impact on Council Tax banding is affected by the 3 new houses in Church Lane, and when these are taken into account the reduction seen by households could be nearer to 20%.

Discussion took place as to whether to set the income from the precept for 2018/19 at £2,000 lower than the current year, or to reduce the precept by £2,000 but also take advantage of the £655 benefit from the additional houses to give a revised precept figure of £12,136, which would not increase residents' Council Tax bills and as recommended by AC would improve the reserve figure providing more protection against a future risk of Council Tax being capped. At the end of the discussion it was agreed that the proposed precept level for 2018/19 of £11,481 provides a satisfactory cushion, with AC reluctantly agreeing to accept the majority decision.

**It was resolved that the precept for 2018/19 be set at £11,481.**

(GB proposed, JT seconded and all were in favour)

To agree Meeting Dates for 2018/19

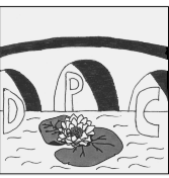
HW had circulated suggested dates for meetings in 2018/19 to Councillors for their consideration in advance of tonight's meeting, which all fall on the second Monday in the month.

GB explained that when HW had applied for the vacant position of Parish Clerk she had advised Councillors that she had a commitment on the likely 9th April meeting date and she was recruited on this understanding. The 9th April meeting is the Annual Parish Assembly, and as it is not a formal meeting of the Parish Council there is more flexibility in setting the date. GB commented that in other years the usual meeting date of the second Monday in the month had placed the APA within Easter week which had not been ideal, and although Easter is earlier in 2018 making the 9th better placed GB would like HW to be able to attend the APA for her own interest and experience. Therefore GB suggested moving the date of the APA to 16th April 2018, which was agreed by Councillors.

**It was resolved to agree the meeting dates for 2018/19 as shown below:**

<b>April 16<sup>th</sup> APA</b>	<b>May 14<sup>th</sup> AGM</b>	<b>June 11<sup>th</sup></b>	<b>July 9<sup>th</sup></b>
<b>No August meeting</b>	<b>September 10<sup>th</sup></b>	<b>October 8<sup>th</sup></b>	<b>November 12<sup>th</sup></b>
<b>December 10<sup>th</sup></b>	<b>January 14<sup>th</sup></b>	<b>February 11<sup>th</sup></b>	<b>March 11<sup>th</sup></b>

(GB proposed, AC seconded and all were in favour)



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7/18 **Planning**

To report on current planning applications and confirmation of Parish Council responses

**16/03129/OUT Pale Lane** – This application seeks outline approval for 700 new houses and some local infrastructure including a primary school and a community centre. The developer has submitted a Transport Addendum that aims to address the concerns raised by HCC and others. At the last meeting GB had highlighted some of the features of the then recently submitted Transport Addendum, and he commented that a ring road around the estate is proposed. Consideration of the application by HDC is now likely to re-commence.

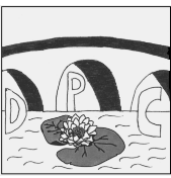
**17/01034/FUL Schoolfield Corner** – This is the re-application for the scheme to build two new houses at the front of Schoolfield Corner. It was previously described as one 4 and one 5 bedroom houses, but has become one 4 bedroom and one 4 bedroom. At the last meeting GB had reported that revised plans had been submitted which improved the layout and positioning on the site of one of the houses, and he explained that the 4 bedroom house that was the subject of these changes was previously the 5 bedroom design.

GB explained that in late December a new application 17/01034/SANGS was processed that appeared to address the lack of SANG for these two houses, although no documentation was made available. Subsequently planning permission has now been granted for the front pair of houses. Although the Parish Council did not object a small number of residents submitted their own objections to the revised plans. In dismissing these objections the planning decision report highlights that the planning committee had not expressed concerns about developing the front of the site when it refused the earlier application, and that the scheme represents infill following approval of the 3 new houses further down Church Lane. Disappointingly, despite being located in the heart of the residential village no condition has been included to limit the times when construction work can be undertaken.

**17/01142/FUL Schoolfield Corner** – At the last meeting GB explained that the appeal against non-determination of the application to build 2 houses in the rear of Schoolfield Corner had been dismissed, but only because of a lack of SANG. He had nothing further to report although he commented that he would be surprised if the SANG situation could not be overcome.

**17/01286/HOU Forge Cottage** – This application covers extensions to the side and rear of this locally listed building and permission has been granted. The Parish Council did not object, but drew attention to a feature whereby the flat-roofed rear part of the side extension protrudes which we concluded would undermine the appearance of this locally important building. Nevertheless the planning decision report states that the Parish Council had objected but dismissed our concerns regarding the design.

**17/01678/FUL and 17/01679/LBC Four Seasons Hotel** – This application proposes some



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design changes to the previously approved scheme to build a children's swimming pool, and permission has been granted. A strict condition has been included limiting the times when construction can be undertaken, presumably to ensure that the hotel do not inconvenience their own paying guests.

**17/02373/PREAPP Chatter Alley** – At the last meeting GB gave a full explanation of the pre-application meeting at HDC regarding the scheme involving 5 new houses and the provision of 20 parking spaces for public use. There is no change and the applicant's reaction to the pre-application advice given at that meeting is still awaited.

**17/02482/CA Bridge House** – This application seeks permission for a range of tree work and HDC have not objected.

**17/02557/PREAPP Rushy House** – This is a pre-application for a single new house in the paddock adjacent to Rushy House. The site is within the settlement boundary. The Parish Council has not commented at this stage.

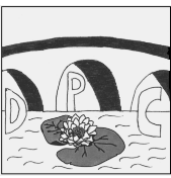
**16/03264/CON Karibu** – This application seeks to discharge a condition associated with the recent permission to extend the existing house. The Parish Council will not be responding.

**17/01740/CON Grace Gardens** – This application seeks to discharge a condition associated with the recent permission to demolish Floods Farm Cottage and replace with a new building. Grace Gardens is to be the name of the new building. The Parish Council has not responded.

**17/02664/FUL Emilys Farm** – This application seeks to renew the permission granted in 2012 for a temporary mobile home to house a stockman close to the animals under their care. The previous permission expired in 2015. The Parish Council has not objected through a nil response. Other applications are anticipated for this site and the Parish Council does not wish to prejudice its position by implying support for the mobile home at this time.

**17/01034/SANGS Schoolfield Corner** – This is the aforementioned application that addresses the shortage of SANG for the scheme to build two houses at the front of Schoolfield Corner. HDC has issued an opinion although no documents have been made available.

**17/02887/LDC and 17/02888/LDC Farnham Lodge** – These two applications seek Lawful Development Certificates, firstly for the bungalow called Farnham Lodge which has been occupied for a number of years without fulfilling the applicable agricultural tie, and secondly for a building on the same site called The Paddock which has been occupied as a dwelling for more than 10 years without planning permission. The Parish Council is considering how it might respond.



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## Hart Local Plan

GB reported that the draft Hart Local Plan (Regulation 19 version) has been made available for publication and it was considered by HDC's Overview and Scrutiny Committee on 2<sup>nd</sup> January 2018, Cabinet on 3<sup>rd</sup> January 2018, and HDC's Full Council on 4<sup>th</sup> January 2018. GB understands that the draft was approved and a public consultation is likely to follow in early February.

GB explained that this latest version of the plan reveals that the headline number of new houses is now 6,208 over the period 2016 - 2032. It is not obvious how large a reduction this is compared to the recently consulted version of the plan, which quoted 10,185 over the period 2011 - 2032. It is not made clear how the calculation method has been changed, but the 25% uplift to accommodate affordable housing has been retained. However, the target number of new houses per year is now 388, which is a significant reduction on the 485 figure of the most recently consulted document.

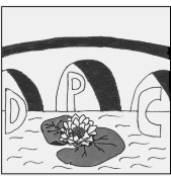
GB reported that the previous strong preference for a new settlement at Murrell Green has changed to a longer term intention to build a new settlement in the Murrell Green/Winchfield search area, with this scheme being brought forward in a separate plan. The plan confirms that the 6,208 will be achieved without the need for a new settlement, and states that the new settlement is only needed for post 2032 housing needs, or if demand increases beyond the plan's assumptions. However, elsewhere the plan indicates that the new settlement will start to deliver housing and infrastructure from 2024.

GB explained that allocations have little prominence in the new plan, which will achieve the 6,208 through approved schemes and applications in the pipeline including Netherhouse Copse but not Pale Lane. The only definite allocations appear to be Hartland Village (Pyestock) and a few sites identified in the Odiham Neighbourhood Plan. No other allocations are identified and the windfall allowance number over the period 2016 - 2032 is now 275 (down from 300) which equates to around 22 per annum.

GB commented that there is little change from a Dogmersfield perspective, although the possibility of a Winchfield new settlement is now a longer term threat. He suspects that Pale Lane could still have an influence as the adoption date for the new plan is now December 2018.

## Neighbourhood Plan Update

GB stated that at the last meeting he had reported that draft summary reports had been completed by all of the subgroups and the latest versions of these reports had been passed to ONEILLHOMER. He reported that the consultant's comments on these reports together with a suggested policy list for a draft plan were received in early December. Full consideration of these comments required some additional work and the drawing up of comments on the suggested policy list was completed at the end of last week. A response will be submitted in the



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next few days, which it is anticipated will allow ONEILLHOMER to complete and provide the draft Neighbourhood Plan. The project plan forecast that the draft plan would be available before Christmas, and hopefully this slippage against the plan can be recovered.

GB commented that there had been a concern that the next iteration of the draft Local Plan would undermine some of the work done to prepare Dogmersfield's draft Neighbourhood Plan, however as the version of the draft Local Plan which has been considered by HDC has few implications for Dogmersfield in this form it will not influence the direction of Dogmersfield's draft Neighbourhood Plan.

The next meeting of the Steering Group will be held provisionally on the 12<sup>th</sup> March 2018.

## To consider submission of response in support of the Crookham Village Parish Council Motion

GB reported that at the 2017 HALC AGM there was overwhelming support for a Crookham Village Parish Council motion seeking, through NALC, changes to legislation to make adequacy of residual parking a material planning consideration for both planning applications and for permitted development. To add weight to their motion, HALC has requested that supporting councils add their support to the input to NALC rather than relying on Crookham Village Parish Council alone. GB recommended that DPC support Crookham Village Parish Council's proposal, and he had circulated a draft submission to Councillors in advance of tonight's meeting for their consideration.

**It was resolved to fully endorse and support the Crookham Village Parish Council proposal "that HALC should agree to seek, through NALC, government consideration of changes to planning law to make the adequacy of residential on-site parking a Material Planning Consideration when determining applications for on-site changes and also in the rules for Permitted Development."**

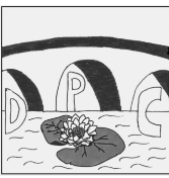
(GB proposed, MR seconded and all were in favour)

## 8/18 **Environment and Rights of Way**

### To consider planning of future Lengthsman visit works

GB reported that as agreed at DPC's last meeting the CPT were tasked to clear the ditches in Chatter Alley which they undertook on 15<sup>th</sup> December. A thorough job was done between Rushy House and the river, apart from a section opposite the garages which was considered to be too deep to clear safely from the road. (Part of the ditch that could only be accessed from the road was cleared which in the past was deemed to be off limits due to road safety concerns.) At the last meeting it was noted that 11.5 hours of the Lengthsman allowance remain, which should be used before the end of March. GB reported that following the visit of the CPT he sought ex-committee agreement that the outstanding Chatter Alley ditch clearing which is upstream of Rushy House and the short section opposite the garages should be offered to the Lengthsman,

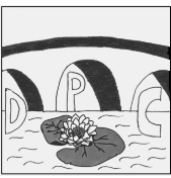




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	<p>at least to establish whether this type of work can be undertaken. Councillors all agreed to this proposal and GB and HW met with the Lengthsman on 5<sup>th</sup> January.</p> <p>GB explained that together with the Lengthsman he and HW examined the uncleared section of ditch between Rushy House and Acorns, which is now severely clogged and may need some cutting back of overhanging bushes and trees. The entrance pipe to the ditch just in front of the primary school was also examined, which requires digging out to ensure good flow into the ditch. GB stated that he has received complaints from residents who believe that a blockage at this point is the cause of waterlogging on their properties. The Lengthsman was happy to undertake this package of work but could not be sure that it could be completed within the 11.5 hours available under scheme. GB therefore requested Councillors' agreement to supplement the Lengthsman funding by up to £200 in order to complete this package of work, which would require a purchase order with the exact amount being confirmed at the time. It was noted that this supplement would come out of the maintenance budget.</p> <p><b>It was resolved that expenditure of up to £200 be approved to supplement the available Lengthsman funding to complete a package of ditch clearing in Chatter Alley upstream of Rushy House.</b></p> <p>(GB proposed, MR seconded and all were in favour)</p> <p>GB reported that the length of ditch opposite the garages was also examined, which again requires significant work to clear overgrown bushes and remove a fallen tree/plant growth in the ditch, all of which needs to be addressed from the road itself. This is a significant package of work well beyond the available Lengthsman allowance, but it needs to be done this winter to alleviate the potential for flooding due to a non-functioning ditch system. GB stated that he and HW therefore asked the Lengthsman for a stand-alone price for completing this work which has been quoted to be £432.00 inc VAT. GB explained that further prices could be sought, but that as the Lengthsman had been selected in competition GB's proposal is that DPC proceeds and authorises this work. MR noted that there is good provision in the budget.</p> <p><b>It was resolved that expenditure of £450.00 inc VAT be approved to carry out a package of ditch clearing work in Chatter Alley opposite the garages.</b></p> <p>(GB proposed, MR seconded and all were in favour.)</p>	
9/18	<p><b>Highways</b></p> <p><u>To report any updates on Highways matters</u></p> <p>It was noted that vehicles parked for a considerable length of time on Chatter Alley have been checked and confirmed as legally parked by HCC.</p> <p>JT and AC reported that No. 3 footpath is extremely muddy across the field between Tundry</p>	





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	<p>Enforcement trial, as fly tipping which is an issue for Dogmersfield is not covered by the trial.</p> <p>The meeting closed at 9.07pm.</p>	
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Signed .....  
Chairman

Date .....

Abbreviations	In place of
DPC	Dogmersfield Parish Council
HDC	Hart District Council
HCC	Hampshire County Council
NHP(SG)	Neighbourhood Plan (Steering Group)
CBF	Community Benefit Fund
CPT	Community Payback Team
HALC	Hampshire Association of Local Councils
NALC	National Association of Local Councils
SANG	Suitable Alternative Natural Greenspace