

# DOGMERSFIELD PARISH COUNCIL

## Minutes of the Meeting Held at Dogmersfield Primary School 9<sup>th</sup> July 2018

### Councillors present:

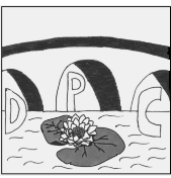
Cllr Geoff Beaven (GB) (CHAIRPERSON)  
Cllr Alastair Clark (AC)  
Cllr Brian White (BW)

### Members of the public present:

There were 3 members of the public present including  
Cllr Ken Crookes (KC)

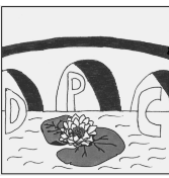
CLERK: Helen Wright (HW)

68/18	<p><b>Welcome &amp; Apologies for Absence</b></p> <p>GB welcomed everybody to the meeting. He explained that the meeting of the Dogmersfield Neighbourhood Plan Steering Group scheduled for this evening did not go ahead due to it not being quorate, however he will provide a progress report under agenda item 74/18. A revised date for the Steering Group meeting will depend on progress towards the launch of the Regulation 14 consultation.</p> <p>Apologies were received from Cllr Thomas, Cllr Chisnall, Cllr Kennett and Cllr Gorys.</p>	
69/18	<p><b>Declaration of Interests – Current Agenda</b></p> <p>It was noted that BW has declared an interest in the Pond House planning application and GB has declared an interest in applications related to The Thatched Cottage and to Church Rise. All will be mentioned in the planning report.</p>	
70/18	<p><b>Public Participation</b></p> <p><u>Trunk Gas Main</u></p> <p>GB stated that as predicted the work to install the high pressure gas main has now relocated to Crookham Village, and it is his understanding that when this section is complete the focus of attention will move back to Pilcot Hill and then along the stretch of Chatter Alley in front of Pilcot Green. He believes that there is still no decision on how the new gas main is to cross the Hart River. GB stated that he will write to Southern Gas Networks asking if they have a safety case for the installation of a high pressure gas main so close to residential properties, stating that he would like to see it.</p> <p><u>Flood Forum</u></p> <p>GB explained that at the last meeting he had reported the outcome of HDC's revived Flood Forum, and in particular that Thames Water had agreed to investigate the cause of the sewage</p>	GB



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	<p>aroma problem and report back to him within 2 weeks. He stated that no report had been received within the promised timescale, and when he reminded Thames Water of this deficiency he was informed that their investigations are still underway.</p> <p>GB commented that surface water problems will be covered later in the agenda.</p> <p>KC stated that HDC have submitted the Local Plan to the Inspectorate, and that comments and a summary are available on HDC's website.</p>	
71/18	<p><b>Approval of the Minutes of the Meeting held on 11<sup>th</sup> June 2018</b></p> <p><b>It was resolved that the minutes of the Meeting held on 11<sup>th</sup> June 2018 (55/18 to 67/18) be accepted as a true record and they were signed by the Chairperson.</b> (GB proposed, BW seconded and all were in favour)</p>	
72/18	<p><b>Matters Arising from the Minutes of the Meeting held on 11<sup>th</sup> June 2018</b></p> <p><u>To include consideration of the outstanding action list</u></p> <p>With consideration to the action list from 11<sup>th</sup> June, the following points were noted:</p> <ul style="list-style-type: none"> <li>• <b>59/18 HW to email CBF Terms of Reference document to JT for comparison –</b> completed; the version of the document which was adopted at the AGM was found to be correct.</li> <li>• <b>61/18 AC to liaise with GB regarding the next steps that should be taken concerning the Chatter Alley planning application –</b> to be covered under agenda item 74/18, although as the application has been refused no action is required at present.</li> <li>• <b>62/18 JT and AC to put together a proposal regarding works to Footpath No.3 for consideration by the Parish Council –</b> ongoing.</li> <li>• <b>63/18 BW to produce a summary of the locations of the problems with plant growth/branches impinging on the roadways –</b> BW has created the summary and is to circulate it to Councillors and Clerk.</li> <li>• <b>67/18 GB to pass information to JT regarding the power supply to the telephone kiosk –</b> GB has informed JT that BT will provide free power for 5 years only – it is unclear what would happen subsequently.</li> </ul>	BW



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## Finance & Regulatory Matters

To receive and approve the financial statement of accounts from 1<sup>st</sup> – 30<sup>th</sup> June, confirming payments made in June and to authorise any payments due in July and August

HW reported that in summary the transactions in June were as follows:

*Payments:*

Cheque nos.	
1069	Helen Wright, Clerk expenses £80.29
1070	Helen Wright, Clerk salary £395
1071	Brian White, APA expenses £37.38

*Receipts:*

HMRC VAT refund for year ended 31<sup>st</sup> March 2018 £1,146.06  
Interest on Community Benefit Fund in Hampshire Trust Bank £317.97

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

*Total cashbook:* £23,083.31 of which £3,781.48 is ring fenced for the Neighbourhood Plan.

*Community Benefit Fund:* £28,317.97

**It was resolved that the June Finance Report be accepted as a true and correct record and the payments listed therein be confirmed.**

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

**It was resolved to authorise the payments due in July as listed below:**

**Cheque nos.**

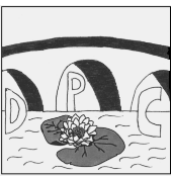
<b>1072</b>	<b>GeoXphere Ltd, Parish Online subscription £15.00</b>
<b>1073</b>	<b>Helen Wright, Clerk salary July 2018 £395</b>
<b>1076</b>	<b>Alastair Clark, reimbursement for purchase of replacement laptop and software £316.47</b>
<b>1077</b>	<b>Hampshire &amp; Isle of Wight Wildlife Trust, annual subscription £54.00</b>
<b>1078</b>	<b>Helen Wright, Clerk expenses £21.82</b>

(GB proposed, BW seconded and all were in favour, except regarding cheque no. 1076 where AC abstained due to interest however the expenditure on the laptop and software had already been approved at the June meeting.)

**It was resolved to authorise the following payment due in August:**

**Cheque no. 1074 Helen Wright, Clerk salary August 2018 £395**

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



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## 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. As reported at the last meeting the developer has appealed against the refusal to grant outline permission and there will be a four week public hearing at a date to be announced.

**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. No further information is available.

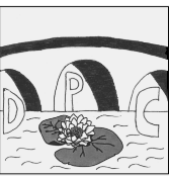
**18/00157/FUL Emilys Farm** – This is a recent application to build a slaughter and butchery unit which follows the recent pre-application for the same facility. The Parish Council has objected. Nothing further to report.

**18/00802/FUL Pond House** – As previously reported the earlier application to install a gas tank and sewage digester on non-residential land adjacent to the converted garage was withdrawn. The same scheme has now been resubmitted as a change of use. There is nothing further to report although it appears that a decision is imminent.

**18/00877/FUL Chatter Alley** – This is a full application to build 5 new houses in the area of land known as the Fisk field. The scheme includes a public parking area for 20 cars. The Parish Council objected and although we anticipated that the application would be considered by the planning committee it has now been refused under delegated authority.

The main reasons for refusal are very similar to those given for refusing the earlier scheme, and included the detrimental effect on the character and setting of the countryside, the adverse effect on the character and setting of the settlement of Dogmersfield and that the proposed development would not preserve or enhance the character or appearance of the Dogmersfield Conservation Area. Lack of SANG was another reason. Although the provision of 20 car parking spaces was recognised to provide some public benefit, this was not considered to be sufficient to offset the adverse impact of the scheme, and the long term future of the car parking arrangement also remained unclear.

At a late stage revised plans were submitted which restored the traffic calming chicane in Chatter Alley that was due to be removed, and which also provided footpath access to the car parking area. These changes were taken into account by HDC when permission was refused.



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**18/00886/PREAPP Schoolfield Corner** – This application seeks pre-application guidance on a proposal to replace one of the approved new houses at the front of the area with a pair of smaller new houses, making three new houses in total. The Parish Council attended the pre-application meeting on Tuesday 15<sup>th</sup> May at which the Conservation Officer expressed some concerns, although there was little discussion about the planning implications. As reported at the last meeting the subsequent written advice concludes that the principle of development as proposed would be unacceptable for a large number of detailed reasons, and would not in principle accord with the Hart development plan or the guidance of the NPPF.

**18/01031/CA Towpath Cottage** – This application seeks permission to fell some birch trees that are close to the highway. The Parish Council has not responded and HDC have raised no objections.

**17/02078/CON The Thatched Cottage** – This application is to clear a condition associated with the approved scheme to remodel the garage of this Grade 2 listed building, which is already underway. The Parish Council has not responded.

**18/01334/CA Basingstoke Canal** – This application covers tree work along various stretches of the canal aimed at reducing shading, followed by some remodelling of the bank to improve biodiversity. The canal stretch along Chatter Alley is one of the areas affected, which AC commented consists mainly of rhododendrons.

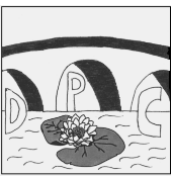
**18/01470/CA Church Rise** – This application seeks permission to fell a dead oak tree at the front of the property. HDC have raised no objections.

## Neighbourhood Plan Update

GB reported that the Steering Group meeting scheduled for this evening had been postponed due to the unforeseen absence of some members meaning that the Group would not have been quorate, although there was very little for the Group to discuss in any case.

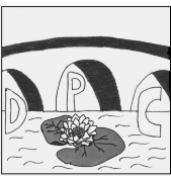
GB reminded the meeting that the request for a screening opinion on V9 of the draft Dogmersfield Neighbourhood Plan had progressed well, with both Natural England and the Environment Agency having endorsed the draft screening opinion prepared by HDC's consultants. However, Historic England had expressed concern that draft policy DNP5 may not give sufficient weight to the need to sustain or enhance the significance (the historic, architectural, archaeological or artistic interest) of Dogmersfield Park as a designated heritage asset.

GB reported that a reworded section of the draft report including some additional supporting paragraphs had been offered to Historic England, and that he had received their response over the weekend. They are now content with DNP5 and offered some changes to the new supporting paragraphs to align this text more closely with the terminology used in the NPPF. GB stated that



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	<p>in his view these changes are acceptable but he has asked DPC's consultants for their views. GB commented that he is now confident that Historic England's concerns will be overcome and that consequently a satisfactory outcome to the screening process will be achieved, which will mean that the need for either a Strategic Environmental Assessment or a Habitats Regulation Assessment will be avoided.</p> <p>GB explained that the Neighbourhood Plan Working Group has reviewed all of the comments on V9 of the draft plan which includes those provided by residents, HDC, HDC's consultants, Natural England, Historic England and some additional advice from our own consultants – ONeill Homer. The conclusions from this analysis have been passed back to our consultants for consideration as they prepare the next draft plan, which will be in a format suitable for the first formal consultation known as Regulation 14. GB stated that the next meeting of the Steering Group will be scheduled to coincide with the launch of this next important step, and he is hoping that this will be achieved over the summer period.</p> <p>It was noted that planning application decision-makers are not required to take the Neighbourhood Plan into consideration until it has been formally adopted, although KC commented that the Plan would have some influence if Regulation 14 has begun.</p>	
75/18	<p><b>Environment and Rights of Way</b></p> <p>GB reported that the Lengthsman has carried out the first cut of the verges in Chatter Alley, Church Lane and around the public bench on Pilcot Green. Parked cars prevented completion of this work in some parts of Church Lane, but the section of the verge affected is already in poor condition due to the gas main work and no follow up work is planned.</p> <p>It was noted that balsam is appearing in the ditch along Chatter Alley opposite the garages, and it was agreed that the Lengthsman will be asked to remove it as best he can when he undertakes further verge work on Chatter Alley.</p>	HW
76/18	<p><b>Highways</b></p> <p><u>To report any updates on Highways matters</u></p> <p>It was noted that a 'walkabout' with Hampshire Highways is scheduled for 16<sup>th</sup> July, to look at areas of concern including surface water drainage in front of and behind the Queens Head. In answer to a request from a resident the condition of the chicanes outside Rushy House will also be included. BW commented that he will attend the 'walkabout'.</p> <p>AC commented that he and JT will be drawing up a proposal regarding Footpath No.3.</p> <p>AC drew attention to the outcome of a recent court case regarding the issue of blocking Rights of Way, which ruled that gates which would be left open at all times could be construed as blocking</p>	<p>BW</p> <p>AC/JT</p>

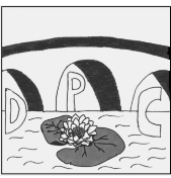


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	<p>a Right of Way because visually it would appear as such.</p> <p>It was noted that Sprat's Hatch Lane has been resurfaced.</p>	
77/18	<p><b>Other Matters to Report</b></p> <p>i. <u>Community Liaison</u>  Hart District Association of Parish &amp; Town Councils – a proposal form regarding nominations for the election of officers and representatives had been circulated to Councillors in advance of the meeting. AC confirmed that he is happy to be nominated for the role of Chair, and GB agreed to continue to represent the Parish Council at these important meetings.</p> <p><b>It was resolved that Dogmersfield Parish Council nominates the persons as proposed on the nomination form for election to the offices of the Hart District Association of Parish &amp; Town Councils.</b>  (GB proposed, BW seconded and all were in favour)</p> <p>ii. <u>Training</u>  HW confirmed that BW and GC have been booked onto a training course scheduled for 14<sup>th</sup> November in Eastleigh.</p> <p>iii. <u>Website Update</u>  HW stated that the website is being maintained on a regular basis.</p> <p>iv. <u>Newsletter Update</u>  Due to the absence of GC at this evening's meeting, GB explained that discussion of the next issue of the newsletter will be delayed until September.</p>	
78/18	<p><b>Crime and Disorder Act, Section 17</b></p> <p>Nothing to report.</p>	
79/18	<p><b>Next meeting date</b></p> <p>The next meeting is to be held on 10<sup>th</sup> September.</p>	
80/18	<p><b>Information sharing</b></p> <p>Nothing to report.</p> <p>The meeting closed at 8.22pm.</p>	

Signed .....  
Chairman

Date .....



# DOGMERSFIELD PARISH COUNCIL

<b>Abbreviations</b>	<b>In place of</b>
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
SPA	Special Protected Area
NPPG	National Planning Policy Framework
APA	Annual Parish Assembly
SEA	Strategic Environmental Assessment
HRA	Habitats Regulation Assessment