

DOGMERSFIELD PARISH COUNCIL

Minutes of the Meeting Held at Dogmersfield Primary School 11th February 2019

Councillors present:

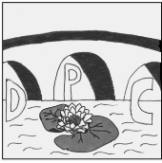
Cllr Geoff Beaven (GB) (CHAIRPERSON)
Cllr Alastair Clark (AC)
Cllr Brian White (BW)
Cllr Graham Chisnall (GC)
Cllr Jane Houston (JH)

CLERK: Helen Wright (HW)

Members of the public present:

There were 4 members of the public present

14/19	Welcome & Apologies for Absence GB welcomed everybody to the meeting. He stated that there had not been a meeting of the Dogmersfield Neighbourhood Plan Steering Group that evening but that he would provide a full progress report under agenda item 20/19. Apologies were received from Cllr Stephen Gorys, Cllr Ken Crookes, Cllr David Simpson and 1 resident.	
15/19	Declaration of Interests – Current Agenda GB stated that he has declared an interest in a planning matter and that he will ask AC to cover this topic which has not been included in his planning report.	
16/19	Public Participation GB explained that DPC had received an email from Sam Mumford (SM) on behalf of the Governing Committee of Dogmersfield Primary School that raises a number of traffic-related issues, and he had agreed that at least an initial discussion would take place under the Public Participation item on the agenda although the subject may require further discussion at a later meeting. It was noted that DPC have asked for an update and possible attendee from Hampshire Highways at tonight's meeting, however no response had yet been received. GB stated that the general theme of the Governors' concern has been highlighted by the increased traffic levels in Chatter Alley due to the recent closure and junction improvements affecting Pale Lane. Governors had suggested 3 specific proposals: (1) the possibility of introducing parking restrictions through the use of double yellow lines opposite JJ Motors and	



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also outside the school as far the Mallows 'pinch point', (2) dropping the curb outside Highway Cottage and (3) installing a tarmac pavement across Pilcot Green joining the existing Pilcot Hill pavement to the Chatter Alley pavement.

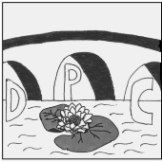
The various proposals were discussed. Regarding the possibility of introducing parking restrictions through the use of double yellow lines opposite JJ Motors and outside the school as far as the Mallows 'pinch point', it was noted that this would fall under the remit of HDC as opposed to HCC. However, HCC have previously been of the opinion that they would not support double yellow lines as described because they do not have sufficient traffic wardens to enforce them. GB stated that should double yellow lines be installed then parking would simply move to another location in the village and cause problems there, however SM explained that the main effect of the current parking situation is that there is no clear line of sight along Chatter Alley, leading to frequent gridlock and stress particularly at busy periods such as school drop-off and pick-up times. A resident suggested that installing a white line to clearly indicate the middle of the road may be beneficial, although it was noted that vehicles often have to encroach into the middle of the road in an attempt to see the road ahead because of the poor line of sight. GC commented that as traffic levels are likely to increase then perhaps limited measures to improve the sight line could be considered. It was agreed that AC will liaise with Philip Shepherd at HDC to arrange a site meeting to take place during the busy period, also notifying the school Governors so that one of their representatives can attend, with a view to exploring the options for installing limited measures to improve the situation.

AC

AC confirmed that dropping the curb outside Highway Cottage is on HCC's list of projects to be undertaken, although not necessarily during the current financial year.

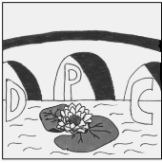
The possibility of installing a tarmac pavement across Pilcot Green joining the existing Pilcot Hill pavement to the Chatter Alley pavement was discussed. It was noted that this issue has been considered by HCC in the past, however crossing the bridge was seen to be a problem. It would have cost approximately £40,000 some time ago to build a pedestrian bridge across the river, and then once over the bridge it would be necessary to cross the road onto Pilcot Green which is a busy junction.

It was noted that a tarmac path across Pilcot Green would not be welcomed by all residents, aside from which it would cost in the region of £150,000 for a path of some sort to be installed. Contributions towards the costs could be sought from developers, however the building of 15-20 houses in the vicinity would be required to meet such costs. GB commented that a feasibility study had been conducted in the past, however in addition to a lack of local support it had been found to be a prohibitively expensive option. It was noted that a flagged path does exist alongside the Queens Head pub on Pilcot Green, and that there is a gap in the chain



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	<p>between the posts to enable access onto the Green which perhaps could be widened. GB commented that the Dogmersfield Neighbourhood Plan recognises the problem and supports solutions that are compatible with the character of the village.</p> <p>GC suggested marking a footpath on the road, however it was noted that this had been done in the past on Pilcot Hill and was found to be very dangerous; it resulted in the roads being made too narrow and pedestrians then walking unsafely alongside the vehicles. A resident suggested that narrowing the bridge to one car's width might make it safer for pedestrians, and GC suggested that installing signage designating priority for traffic over the bridge may be beneficial.</p> <p>It was agreed that AC's site meeting with Philip Shepherd would consider the following:</p> <ul style="list-style-type: none"> • limited measures to reduce parking and improve the line of sight for traffic along Chatter Alley; • installing white lines to narrow the bridge to one car's width; • installing signage to designate priority for vehicles going over the bridge. <p>A resident asked whether a demarcation line could be installed at the entrance to their driveway, as often parked cars make it very difficult to exit their gate safely. GB suggested that putting a cone in the appropriate place on the road may be a sufficient deterrent.</p>	AC
17/19	<p>Approval of the Minutes of the Meeting held on 14th January 2019</p> <p>It was resolved that the minutes of the meeting held on 14th January 2019 (1/19 to 13/19) be accepted as a true record and they were signed by the Chairperson. (GC proposed, BW seconded and all were in favour)</p>	
18/19	<p>Matters Arising from the Minutes of the Meeting held on 14th January 2019</p> <p><u>To include consideration of the outstanding action list</u></p> <p>With consideration to the action list from 10th December, the following points were noted:</p> <ul style="list-style-type: none"> • 5/19 To check who owns the land on which the source of the water is located which may be causing the footpath to the school to become muddy during wet weather – AC confirmed that he believes the source to be the cricket field, and he will liaise with the owner regarding possible remedial action. • 5/19 To progress the preparation of the replacement laptop – almost complete. • 5/19 To identify/formulate procedures in line with the Data Protection and Privacy Policy – this is in progress and will be ready for approval at the AGM. 	AC JH/GC/HW



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	<ul style="list-style-type: none"> • 6/19 To write to HW regarding the review of the Clerk's salary – completed. • 6/19 To seek confirmation from the Horticultural Society that the annual Flower Show is not financially viable and requires financial support in order to take place – to be covered under agenda item 19/19. • 8/19 To revise the specification for replacing the soil and replanting the Chatter Alley chicanes to include drainage – to be covered under agenda item 21/19. • 8/19 To contract the Lengthsman to undertake the work on the Chatter Alley chicanes to the revised specification – to be covered under agenda item 21/19. • T8/19 To reposition the noticeboard at the Queens Head further away from the roadside, and to repair the wooden posts on Pilcot Green – delayed due to poor weather but in progress. • 8/19 To purchase two new posts for the noticeboard outside the school – posts should be received by the end of this week. • 10/19 To respond to HDC regarding the PSPO for the Control of Dogs – completed. 	<p>AC/GC</p> <p>AC</p>
<p>19/19</p>	<p>Finance & Regulatory Matters</p> <p><u>To receive and approve the financial statement of accounts from 1st – 31st January, confirming payments made in January and to authorise any payments due</u></p> <p>HW reported that in summary the transactions in January were as follows:</p> <p><i>Payments:</i> Cheque nos.</p> <p> 1093 Helen Wright, Clerk salary Jan 2019 £395</p> <p><i>Receipts:</i> Nil</p> <p>It was noted that the financial position at the end of January was as follows:</p> <p><i>Total cashbook:</i> £18,815.82 of which £3,566.48 is ring fenced for the Neighbourhood Plan.</p> <p>It was resolved that the January Finance Report be accepted as a true and correct record and the payments listed therein be confirmed.</p> <p>(GB proposed, GC seconded and all were in favour)</p> <p>It was resolved to authorise the following payments due in February:</p> <p>Cheque no.</p> <p>1095 £37.59 Helen Wright, Clerk expenses</p> <p>1096 £395 Helen Wright, Clerk salary Feb 2019</p> <p>(GB proposed, AC seconded and all were in favour)</p>	



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GB stated that at the last meeting it was resolved that £180 be provided as sponsorship of the craft tent at the Dogmersfield, Winchfield and Crookham Village Horticultural Society Annual Flower Show and Fete, subject to updated confirmation of the reasons for requesting financial support. It was noted that confirmation has been received that the flower show is run on a strictly non-profit making basis, and that in 2018 despite sponsorship it still made a loss of over £800. Costs are quite considerable and for this year include hire of marquees at over £4,000, insurance of £850 and show attractions at over £1,000. As this satisfies the conditions set out in DPC's policy for sponsoring such events it was agreed that sponsorship be approved, and that payment will be made in April 2019 as the flower show occurs in the financial year ended March 2020 and thus the cost of sponsorship is budgeted for that financial year.

It was resolved to authorise the following for payment in April 2019:

Cheque no.

1097

£180

**D, W & CV Horticultural Society, Annual Flower Show
and Fete sponsorship**

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

20/19 **Planning**

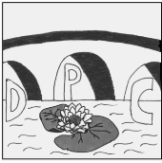
To report on current planning applications and confirmation of Parish Council responses

It was noted that GC is taking over responsibility for planning and that he has progressed all of the new applications, although GB is continuing to provide the planning report for the time being.

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 appealed against the refusal to grant outline permission and there has been a public hearing which has now ended. The Inspector's conclusions are awaited.

It was noted that there have been several recent appeals against HDC's planning decisions, including a large number associated with the conversion of the old Police College at Bramshill. It appears that most, if not all, have been dismissed for what in some cases can be characterised as inappropriate development of and in close proximity to a Grade 1 listed building. AC commented that permission has been granted to improve the original house to be retained as a dwelling however the demolition of other buildings and subsequent rebuilding of new houses has been refused.

17/02664/FUL Emilys Farm – This application seeks to renew the permission granted in 2012



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for a temporary mobile home to house a stockman close to the animals under their care. The previous permission expired in 2015. No further information is available. GB commented that he has asked Cllr Crookes to look into this, who has raised concerns with the Planning department at HDC, however he is unaware of any response from HDC at present.

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. There is nothing further to report.

18/02041/PREAPP The Barracks - This application seeks advice regarding the conversion of the existing stable block into a dwelling, or alternatively the building of a new dwelling on an adjacent site. As a result of some help from Cllr Crookes, HDC's opinion has been placed in the public domain. This concludes that there is inadequate justification for building a new dwelling. The building of the existing stable block has slipped through the planning system but this was some time ago, and conversion has not been ruled out although a number of issues would have to be resolved.

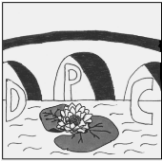
18/02217/HOU 1 Pilcot Cottage – This is a further application covering the single storey extension to the rear of the building, but of a smaller area than that of the refused application. The application has been refused.

18/02661/HOU 7 Chalky Lane – This is a full application to build a family room at the rear of this property which is one of the pair that front onto Chalky Lane. The Parish Council did not object and permission has been granted.

18/02734/OUT Fermoy – This is an outline application to build 22 new houses on what is currently a small industrial estate just off the A287 towards Odiham. The scheme includes 8 affordable units. The site is located in the countryside and the Dogmersfield Historic Park, although it is technically a brownfield site. A small number of residents on the Odiham side of the A287 have objected, and consultees are raising concerns regarding environmental and access matters. The Odiham Society is also objecting to what it describes as 'ribbon development' along the A287. The Parish Council is still to respond although a qualified no objections appears likely.

18/02755/AMCON Rushy House – This application seeks to clear a condition by substituting a new site layout plan. Permission has been granted although there appears to be little change to the original layout.

18/02765/CON Rushy House – This application seeks to clear a condition associated with



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drainage from the site. The submitted drainage plan has been approved.

18/02601/LBC Old Parsonage – This application seeks listed building consent to retile the roof on this Grade 2 listed building. The Parish Council has submitted no objections.

18/02845/HOU Derry Cottage – This application proposes a substantial remodelling of the existing house and garage involving a substantial extension and internal changes. Although the Parish Council is not against the principle of extending this property it has objected to a rear balcony that would represent a loss of privacy for the neighbours, and to the lack of information regarding how the site will be managed given the impact of road parking in this narrow section of Church Lane.

19/00015/PREAPP Schoolfield Corner – This new pre-application seeks advice on a revised scheme whereby two smaller houses are situated on the left hand side at the front of the site. A previous pre-application for two slightly larger houses was not favoured by HDC planners. The pre-application advice for this new application again identifies a number of reasons why the scheme cannot be supported.

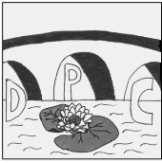
19/00040/PDTEL Daegmarsfield Farm – This appears to be a second application for placing a BT cabinet on the verge in Church Lane. Apart from an approval no details are available; it is thought that it confirms that the cabinet is to be located in a slightly different position.

AC and HW reported that no response has yet been received from the consultant who initially requested a meeting with the Parish Council regarding the possible development of land at the top end of Church Lane opposite Thatched Cottage.

Neighbourhood Plan Update including consideration for payment of O'Neill Homer invoice no. 660

GB reported that the Submission version of the Dogmersfield Neighbourhood Plan together with a number of supporting documents had been submitted to Hart District Council on 23rd January. This followed agreement to take this step at the Steering Committee meeting held in All Saints' Parish Church on 22nd January, and also an ex-Committee agreement by the Parish Council in a similar timescale.

On 28th January HDC confirmed that the Plan had passed all of their legal checks and they would be proceeding to the next formal consultation (Regulation 16) which will run from 11th February to 25th March. Although this consultation is organised by HDC, DPC were asked to carry out a number of supporting activities such as displaying notifications on the Parish Council noticeboards and website, placing copies of the Plan in public locations, and notifying



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residents who had responded to the earlier Regulation 14 consultation. All of these actions have been completed.

HDC have also, with DPC's agreement, appointed Andrew Ashcroft to be the Examiner for the Plan. DPC believes that Mr Ashcroft will also be examining other local Neighbourhood Plans that have reached a similar stage to our own.

GC expressed thanks to all involved who had made exceptional efforts to ensure that the Neighbourhood Plan was prepared and submitted on time.

Soon after the Submission Plan had been completed ONeillHomer tendered their invoice no. 660 at a cost of £2,200 excluding VAT. The Steering Committee have considered this invoice and have agreed ex-Committee to recommend payment by the Parish Council. Invoice no. 660 covers the work to produce a draft Submission Plan and the Basic Conditions Statement, together with advice on other aspects as needed. This work is complete and fulfils the current purchase order.

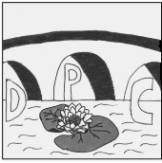
It was noted that GB had circulated a financial report for the end of January, which shows that after payment of this invoice the remaining balance will be £1,366.48. This means that DPC's expenditure exceeded the available grant funding by £633.52. This amount will be taken from the contingency provided by the Parish Council, with the remaining £1,366.48 being what remains of the contingency.

GB reported that ONeill Homer believe that the Steering Committee may be able to complete the remaining stages without further consultant support, although ONeill Homer will be available to help out should that be necessary. This will depend on the responses to the current consultation and also on the Examiner's questions and conclusions. The remaining contingency will cover a further two days of effort.

It was noted that this analysis does not include the further contingency of £1,000 earmarked in the 2019/2020 budget, which will allow the additional effort to be increased from two to four days, and it was further noted that all of the aforementioned figures are VAT free, and therefore the Parish Council will need to manage the cash flow as VAT repayment will be much later in the year.

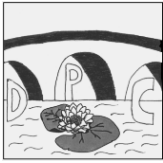
It was resolved to pay the ONeillHomer invoice no 660 at a cost of £2,200 ex VAT (£2,640 inc VAT).

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



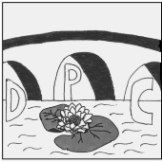
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21/19	<p>Environment and Rights of Way</p> <p><u>To consider/provide an update on maintenance requirements</u></p> <p><u>Chicanes</u></p> <p>GB stated that at DPC's last meeting it had been agreed that DPC should go ahead with the option of replacing the soil in the 6 chicanes on Chatter Alley, and that it would be desirable to undertake this work within the current financial year. AC had agreed to revise his specification to include drainage, and HW would then contact the Lengthsman to ensure that the specification is acceptable and confirm costs before the work was contracted. This has all been done.</p> <p>In order to investigate the required drainage the Lengthsman had dug a test pit and advised that to meet the amended specification it would cost £40 extra per chicane, becoming £365 per chicane (£325 as quoted originally plus the extra £40). The total for the 6 chicanes is therefore £2,190 ex VAT. As this amount is within the resolved £2,500 maximum expenditure for this work, and in order to ensure that the work can be carried out during the school half term holiday, GB authorised HW to issue the purchase order.</p> <p>GB reminded the meeting that the Lengthsman had advised that an additional cost of £125 ex VAT per chicane should be assumed for plants, and stated that DPC has not progressed this any further and it is now necessary to discuss how best to provide plants and resolve extra expenditure should this be required. It was agreed that GC will approach John Self to ask for recommendations as to the types of plants which would be suitable and the likely costs of those plants, with a view to informing further discussion at the next DPC meeting when hopefully a decision can be made as to how to progress.</p>	GC
22/19	<p>Highways</p> <p><u>To report any updates on Highways matters</u></p> <p>GB reported that the surface water ditches and drains behind the Queens Head were investigated by a contractor working for Hampshire Highways on 28th January. It was noted that the primary issues raised by the works were:</p> <ol style="list-style-type: none">1) The ditches between Kersfield and Pilcot House require excavating; currently there is in excess of 300mm of silt on either side of the invert /outfall to the pipes under the driveways.2) The roadside gully outside Pilcot House was difficult to access and could not be	



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	<p>subjected to CCTV due to the fact that the frame is not directly above the chamber.</p> <p>3) The weir kerb along the 'Beer Garden/Village Green' at the Queens Head requires raising so that it is more easily accessible.</p> <p>Hampshire Highways intend to arrange for the ditches to be dug out and for the weir kerb to be raised during the new financial year.</p>	
23/19	<p>Other Matters to Report</p> <p>i. <u>Community Liaison</u> AC commented that a new police officer will be replacing Paul Franks who has taken early retirement.</p> <p>ii. <u>Training</u> It was noted that JH will be attending the Knowledge & Core Skills course (Parts 1 and 2) on 19th February and 6th March at Elvetham Heath.</p> <p>iii. <u>Website Update</u> HW stated that the website is being maintained and updated on a regular basis.</p> <p>iv. <u>Preparations for the Annual Parish Assembly (APA)</u> It was noted that GB will not be attending the APA, and that issues to consider are who to invite and who should present. Possible invitees include representatives from the County and District Councils, the Police, the School Governors, the vicar and the manager of the Four Seasons. It was agreed that AC and HW will progress the invitation list, and GB will circulate a copy of the presentation he gave at last year's APA. It was also agreed that all Dogmersfield Parish Councillors would present.</p>	AC/HW GB
24/19	<p>Crime and Disorder Act, Section 17</p> <p>Nothing to report.</p>	
25/19	<p>Next meeting date</p> <p>The next meeting is to be held on 11th March.</p>	
26/19	<p>Information sharing</p> <p>AC raised the matter of the response to the Fermoy protocol which is due by Thursday of this</p>	



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week. He stated that he would like it to be stronger in tone, ideally an objection, to include the following points:

- it might create a precedent for future development on that road;
- it constitutes linear ribbon development;
- DPC should demand to see the Heritage Statement;
- a clause should be included that DPC be consulted as to the occupation of the affordable houses.

AC also suggested that DPC pursue Section 106 benefits.

GC commented that the draft response includes a statement that this development should not set a precedent, and that the protocol states that it is a 'one-off'. GB stated that if DPC were intending to object, they could say that in order to approve the development they would wish to see certain conditions met, however as the site is brownfield he does not think it wise to object. GB believes that as the site is a brownfield site, with an area in poor condition opposite, then it would be inconsistent to object. Additionally it was noted that DPC's response needs to be faithful to the Neighbourhood Plan. BW stated that he believes the development would reduce the pressure to build within the village.

GC requested that AC forward to him tomorrow some form of wording which could constitute a reasonable statement for inclusion in the response to the protocol. GC stated that he will then circulate to Councillors a revised draft response, to which he will require prompt feedback to enable him to meet the deadline for submitting the response to HDC.

AC
GC
ALL

The meeting closed at 9.10p.m.

Signed
Chairman

Date

Abbreviations	In place of
DPC	Dogmersfield Parish Council
HDC	Hart District Council
HCC	Hampshire County Council