

CANDOVERS PARISH COUNCIL

Draft

MINUTES OF THE MEETING OF THE COUNCIL

Date:	Monday 3 rd March 2017	Time:	7:30pm
Venue:	CVC, Brown Candover		
Present:	Jonathan Moseley	Chairman	
	Sue Marriott	Lady Vice-Chair	
	Di Peisley		
	Edwina Curtis-Hayward		
	Adam Willmott		
	Wendy Simson	Clerk	
	12 members of the public		
	Alexandra Webb	Southern Planning Practice	
Apologies:	None		

989 Public forum

The Chairman thanked everyone for attending the meeting and introduced Alexandra Webb. The Public Forum was to be limited to 30 minutes and consist of a short presentation by Ms Webb followed by a Q&A session.

The main aim of the presentation was to gain some feedback on the project for the client and the proposal would be withdrawn if there was no local appetite for the scheme. Alex Webb also offered to put such commitment into writing.

The proposal is to build 4 starter homes part of the Government objective to create additional homes to meet the needs of the local area including those who have grown up in the village but can't afford to live here. The local mix for Upton Grey and the Candovers is predominantly 3+ bed homes, with very few 1 or 2-bedroom starter houses. The proposal is for 2 semi-detached 1 bedroom homes and 2 detached 2 bedroom homes and all would be priced at below £250k. When the properties were to be sold, there would be a legal requirement for the purchaser to have a connection to the community and the property could not be sold on for a period of time.

The plans for the development shows three driveways exiting onto the B3046 in a similar format to no. 45 & 46, the properties would also be built of similar materials including brick and flint.

The questions from the floor were: -

Q1. Were Southern Planning practice aware that an application for this site to create two family homes in 2001 was rejected by the planning department and at appeal? Yes

Q2. The site is not on Bryces Lane but the B3046, were Southern Planning aware of this? Yes, the client owns several properties on Bryces Lane and this plot is included with this group and is referred to at Bryces Lane.

Q3. Are Southern Planning Practice aware that this is a conservation area? Yes

Q4. Where is the need for the additional housing as at the last census there were 111 people in Brown Candover? There are currently 2 people on the housing register for the Upton Grey and the Candovers area, which shows a need for homes.

Q5. There are 10 properties in Gravel Close of which 8 are allocated as social housing which would meet this need, how much evidence is there that more homes are needed? At this point no further investigation has been done but if the proposal was to move forward that a survey of the local needs would be commissioned.

Q6. Why was this site chosen? Other sites could be investigated if the community would prefer the development to be further down Bryces Lane.

Q7. Have Southern Planning practice built properties like this in other locations? Yes, but most have been higher numbers of homes.

Q8. This site and the one further down Bryces Lane are classified as “important vistas” within the village and should be protected, are Southern Planning Practice aware of this? Yes

Q9. The driveways onto the B3046 on a tight bend is not safe, there is also a high volume of heavy goods vehicles using this road which mean exiting the properties would be difficult? Alternative drive layout could be investigated, these are simple plans to allow the community to understand the basic format of the plans.

Q10. There are issues with flooding in the area, 4 additional homes would add to this as there are no mains drains in the village so all additional water is added to the ground water table, how could new homes be created with this threat? Eco friendly systems would be incorporated within the design to minimise the volume of additional waste water produced.

Q11. The plans are based on the Government white paper and reference was made to Policy SS6 (New housing in the countryside. It was suggested that the plans are not very sustainable, how will they meet the local needs as well as national requirements? The design would ensure that the sustainability of the development was met.

After Ms Webb, had left the meeting the Chairman asked that all comments be forwarded to Councillor Curtis Hayward to be collated and a formal response made within 14 days. All comments from the community were therefore requested within 7 days of the meeting.

Action: Councillor Curtis Hayward to draft letter and circulate it for approval.

990 Apologies

All Councillors were present at the meeting.

991 Minutes of the last meeting

The minutes for the last meeting held on 3rd January 2017 were reviewed and agreed by the Council as an accurate record. The Chairman signed to confirm they were an accurate record of the meeting.

992 Matters arising

Speed limits in Candover Valley – The Speed Indication Devices (SID) being ordered by Preston Candover & Nutley Parish Council should arrive soon and 3 locations to display them in Brown and Chilton Candover have been identified.

The Clerk is looking to get speed checks made at specific point along the B3046 to understand the current speeds and therefore any opportunity to decrease the limits. There is limited equipment to carry out these checks but the parish is on the waiting list.

Road sign at fork of B3046 and C217 - The Highways Team have gone back to 2009 and here is no road sign at this junction indicating that the C217 leads to Preston Candover and Basingstoke. Further enquires are being made so that the reason for the signs removal can be identified.

993 Financial Update

There have been 4 payments made since the last meeting they are: -

- Grass cutting at bus shelter - £99.00
- Grass cutting in burial ground - £86.00
- Lengthsman (Northington & Preston Candover) - £1,000

The payments to be made at the meeting are: -

- Clerk's salary (Jan – Mar) - £180
- PAYE (Jan – Mar) - £120
- Lengthsman (Northington & Cliddesdon) - £750.00
- Lengthsman for Cliddesdon to clear pond - £600.00

The Clerk has been informed that the Lengthsman Grant will continue for 2017/18 and it was suggested that a separate bank account be opened for this grant money.

Action: Clerk to access paperwork to set up additional account.

To date the Lengthsman grant has been spent as follows: -

Payments	Budget 2016/17	Actual 2016/17	VAT 2016/17
Candovers Parish Council	£1,000.00	£480.00	£0.00
Preston Candover & Nutley Parish Council	£1,000.00	£480.00	£0.00
Ellisfield Parish Council	£1,000.00		
Northington Parish Council	£1,000.00	£770.00	£0.00
Cliddesdon Parish Council	£1,000.00	£1,100.00	£100.00
Herriard Parish Council	£1,000.00	£1,024.00	£119.00
10% administration	£600.00	£360.00	£60.00
Total	£6,600.00	£4,214.00	£279.00

Ellisfield have spent their funds but the Clerk is waiting for the invoice.

Action: Clerk to submit VAT refund claim.

The external audit with BDO is booked for 12th June and the Internal audit will be completed prior to the AGM on 22nd May.

Action: Clerk to get accounts audited ready for sign off at AGM.

The Clerk also informed the Parish Council that the staging date from the Pensions Regulator was 1st July, however no employees will be eligible for a pension and this has been reported to the regulator.

994 CVC Update

The accounts have been prepared and Bob Parks has agreed to audit them. The CVC is running at small loss but the trustees are comfortable that it is serving the community and is regularly open on Saturday evenings.

Councillor Peisley mentioned that fees were not being collected. The Chairman suggested that details of how to set up a direct debit could be put on the community website to encourage payment. Councillor Peisley asked if they were on the CVC website.

Action: Councillor Peisley to check CVC website for payment details of subscription.

995 Flooding

No update at this time.

996 Website

Councillor Peisley confirmed that the website was up to date. The Lady Vice Chair suggested that the agenda should be uploaded to the website to ensure the community were aware of what was planned to be discussed.

Action: Councillor Peisley to upload agenda before each meeting.

997 Planning

Foxhills – these applications have been withdrawn.

Moth House – no further information.

998 Community Store

No update at this time.

999 General correspondence

The Clerk has received the certificates for the training the Lengthsman attended.

Action: Clerk to copy and pass on.

1000 Any Other Business

None

1001 Date of next meeting

- Monday 22nd May 2017 – this is the AGM

Action: Clerk to record Lady Vice Chair's apologies