

CANDOVERS PARISH COUNCIL
MINUTES OF MEETING OF THE COUNCIL

Date: Tuesday 21st October 2014. **Time:** 7:30pm
Venue: Candover Valley Club, Brown Candover

Present: Jonathan Moseley Chairman
Sue Marriott Vice-Chairman
Edwina Curtis-Hayward
Adam Willmott
Di Peisley
PC Andy Reid
Wendy Simson Clerk
One member of the public

Apologise: Bob Parks Chairman of CVC

790 Apologies

Mr Parks sent his apologies and an update on the work being carried out at CVC which was read out during the meeting.

791 Minutes of the last meeting

The minutes for the last meeting held on 3rd September 2014 were reviewed and agreed by the Council as an accurate record. The Chairman signed to confirm this.

792 Planning

A representative of Gravel Close attended the meeting to listen to the comments about the recent retrospective planning application which has been received for Moth House. The Chairman agreed to move this item to the top of the agenda to allow the member of the community to hear the important part of the meeting from their prospective.

The Clerk explained that planning had been granted in June 2012 for an existing outbuilding to be demolished and replaced by an oak framed structure to house the estate office, games room and gym. In late 2013, the Parish Council made Basingstoke and Deane Planning Department aware that this building was not being used for this function and also that it had been built in the wrong position. The Parish Council also information the planners that a roadway had been constructed across an area of agricultural land. In January 2014 a retrospective planning application was raised for the change in position of the outbuilding and also the roadway. The Parish Council objected to the application very strongly and the application was not passed by Basingstoke and Deane.

It is the Parish Councils understanding that the residents of Moth House have been in discussion with Basingstoke and Deane to find a solution to the situation. On 14th October another retrospective application has been received by the Parish Council for the same work as the application in January 2014.

The resident from Gravel Close explained that the new roadway is accessed via Gravel Close and the use of this entrance has increased in the last 12 months. The vehicles using the road

are large Lorries as well as smaller cars etc and this additional use has caused the verges to be badly damaged. The resident explained that it was their understanding that Gravel Close was a private road and access had not been granted for this use. A member of the Parish Council confirmed that the Gravel Close was a private road and that the ownership was shared between a local landowner and Kingfisher, who own some of the properties in the close.

The resident explained that all the members of the close were very unhappy with the additional traffic using the close to access the new entrance into Moth House but particularly about the way that they have been treated by the owners of Moth House. They also reported that some of the altercations with the drivers had become very heated and there was a very real fear that it would not be long before this aggression became physical.

The resident expressed concern that if permission was granted for the roadway in particular that the field would be built on causing yet more traffic into Gravel Close.

The Clerk explained that another resident of Grave Close had contacted her prior to the meeting to raise similar concerns. It was also reported that the Moth House's hedges that run along Gravel Close were very overgrown and that the bin lorry was having difficulty reversing up the close. The driver had informed the resident that if this was not rectified that they would not be able to collect the bins from the homes in future and that they would all need to be taken down to the B3046.

Action: Clerk to check Google Earth for proof that the roadway was not a track previously.

Action: Councillor Wilmott to construct a letter to Basingstoke and Deane objecting to the retrospective planning application dated 14th October 2014.

Action: Chairman to contact the residents of Moth House to ask for hedges to be cut.

793 Police Update

PC Andy Reid reported that there had been four incidents in the Parish since the last meeting which were:-

- 9/10/14 – search warrant executed at a premises in Brown Candover
- 3 incidents of criminal damage to crops

PC Reid explained that 2 sheds had been broken into in other parts of the valley during the day with garden machinery being taken. PC Reid advised that all residents kept their sheds and any outbuildings locked as this group were likely to continue to work in the valley.

The Chairman informed that Council that he had met with Simon Hayes, Hampshire Police & Crime Commissioner on Friday 17th October and was arranging a meeting on Saturday 8th November at Herriard British Legion Club at 10am. The meeting will allow Mr Hayes to present his plans for the changes to rural policing and for the community to have their say about what is planned. Residents from all 10 Parishes that are covered by PC Reid's beat will be invited to the meeting to ensure the views of all residents are heard.

794 Matters Arising

Interim financial audit – Councillor Curtis Hayward confirmed that she had reconciled all the payments against the bank statements and cheque books and was comfortable that the finance were in good order.

Website update – Councillor Peisley apologised for not having uploaded the minutes etc onto the website but she would ensure this was completed before the next meeting.

Additional shelves in library – The Chairman apologised for not having spoken to Mr Brand about constructing additional shelves for the telephone box library but would ensure he did have this conversation before the next meeting.

Lunways Inn – The Clerk reported that she had spoken to Winchester City Council about the plans for the site of the old Lunways Inn on the A33 but no plans had yet been lodged.

Bottle Banks at CVC – It was suggested that the CVC include in their Oxdrove advert that the bottle banks are not for public use.

Action: Clerk to speak to Bob Parks

795 **Financial Statement**

The Clerk talked through the financial report and explained that the remaining £1,500 of the precept had been received from Basingstoke and Deane Borough Council along with 31p of interest on the bank account.

The grant for the Children's Christmas Party of £300 was paid.

Action: Clerk to pass on payment to CVC.

A grant application for help with the purchase of a new mower for the Cricket Club had been received. The mower is to cost £6,000 and the Cricket Club were looking for a contribution towards the cost. The Cricket pitch is in the centre of the valley and is therefore seen by all residents and visitors and it is important that it is kept well. The Chairman asked about the projected balance of the account for the year end and the Clerk explained that if all payments were made that the Parish Council would have £842 at the financial year end. The Clerk did explain that two large sums had been allocated, £5,000 for the renovation work at CVC and £2,500 for flood work. However there were some smaller costs such as £250 for the war memorial and £50 for maintenance of the library/telephone box which were unlikely to be required. The Parish Council agreed that the allocations should remain in place and so would grant the Cricket Club £500 towards the mower. If further funds were required that another application could be raised for the 2015/16 financial year.

796 **Candover Valley Club update**

Bob Parks was not able to attend the meeting but sent the following update:-

"I can report that the renovations are progressing well, first fix has been done and the new ceiling should be up by the end of the week. Team painting day is Thursday 30th Oct and soft furnishings on Friday 31st. We plan to have an informal opening with fireworks and food on the evening of Saturday 1st Dec. Everybody is welcome."

797 **Planning (continued)**

Installation of new gas canisters at Woolpack Inn – no objections

Installation of children's play area at Woolpack Inn – no objections

Gate into Field next to Car-park at Woolpack Inn – The Clerk read out a letter received by the Parish Council from Clive Hancock, from the Estate Management Company as follows:-

"You suggested I write to the Candovers Parish Council on behalf of the Woolpack Inn with regard to the background and justification for the field gate in the car-park extension at the Woolpack Inn.

Planning History

The CPC will be aware that the car-park extension for the Woolpack Inn was strongly opposed by Basingstoke and Deane planning officers. In fact at a meeting at the council offices the Landscape Officer was asked what could be done to make the application acceptable and the response was that she would oppose any application on this site. Two applications were rejected out of hand and it was only after a planning appeal that permission was granted. The Planning Appeal Officer clearly thought the B&D officers were being unreasonable and heavy handed. Even after the appeal was lost the B&D officers were uncooperative with regard to discharging the planning conditions. The question of the gate was raised part way through the application process and given the difficulties already encountered with the application our planning consultant advised that adding a gate into the mix would further complicate matters. The final planning and appeal costs were almost as much as the cost of the entire car-park construction. This would have put a landlord with less deep costs out of business. I think you will agree the finished car-park is inoffensive and ironically is in fact very similar to that proposed in the original application.

Justification

The access gate to the field is required for tractor access for field operations such as mowing or topping. Last year silage was made in the field and taken out through the gate. The alternative access from Woolpack lane is difficult to say the least and involves crossing land in separate (but related) ownership. The field has been used by both horse-riders and a carriage driving club on outings and as some of the PC may know the field has been used for market stalls and community events and the pub would like to be able to have a marquee put up from time to time for events associated with the pub. The field is protected from development by existing planning law as any field in open countryside would be, but as with any field can legally be used for events for up to 28 days per year. When negotiating for the gate we even offered a legal restriction on the 28 day permitted development rule to prohibit the parking of motorised vehicles at any time (this would be possible for up to 28 days otherwise). This was rejected out of hand.

As you may know B&D planning officers were going to reject the retrospective application for a double gate. There was not an appetite for yet another expensive planning appeal so an amended application was made and permission granted for a bridle gate. This is not satisfactory as a bridle-gate would restrict access for horse-drawn carriages and tractors and the Woolpack has been reluctant to make the change for the above reasons.

The Woolpack Inn would welcome the support of the Candovers Parish Council to keep this vehicular field access and will give the PC any reasonable assurances it may require."

The Parish Council discussed the possibility of the field being used for events for the allowed 28 days per year and it was agreed that while changing the gate to a bridle gate may make getting into this field more difficult it would not stop its use for these activities. The need for the occasional additional parking was in part due to original parking areas being taken away but it was agreed that these were small number of spaces along the front and to the side where there was now outdoor seating. The horse and carriage club was seen as being a country pursuit.

The Parish Council finally voted on what to do about the breach of the approved planning application and it was agreed by 3 votes to 1 (with 1 abstention) that the Parish Council would not object to the change of gate size.

798 Flooding

The Parish Council talked through the water channels in the Parish and agreed the following areas needed work:-

- the garden of Yew Tree Lodge in Chilton Candover
- the gravel pits between Chilton and Brown Candover
- 20 yards of ditch by Gravel Close
- Duck Lane
- Area into pumping station in Totford

Councillor Curtis Hayward asked if there had been any progress on getting the pumping station at Totford turned on.

Action: Clerk to speak to Tor Peebles

The Chairman informed the Council that he had been able to personally thank the owners of Chilton Park for all the work that has been done through Brown Candover with ditch clearing.

The Parish Council also had an email from Mr & Mrs Ellet thanking the owners of Chilton Park for the work carried out.

Councillor Willmott has spoken to the Environment Agency about clearing the weed along Duck Lane and making this channel deeper and narrower to increase the flow of water.

The Clerk had reserved space in the November Oxdrove to give an update on the flood work being carried out. The Clerk circulated the draft content which the Parish Council signed off.

799 War Memorial

Councillor Willmott updated the Council that the work on the wood structure had been completed and that Graeme Turner was planning to re-do the paving but this would be after the 9th November service. The Vice Chairman confirmed that Charles Marriott would be cutting the hedge prior to the service.

800 General Correspondence

The Clerk had received a letter from the Mayor of Basingstoke about the fireworks display on Saturday 1st November. Information had also been received about the new school intake for 2015.

Action: Clerk to put information about schools on notice board.

801 Any Other Business

The Councillors asked about progress with the Community Store, Councillor Willmott explained that initial consent had been given for a site and that a feasibility study was now being planned.

The Clerk had been asked to raise the changes to the bus service which means that there is no service to Alton and the service to Alresford stops quite a way from the main grocery store.

Action: Clerk to speak to Basingstoke and Deane about bus routes

Councillor Peisley asked if anything could be done to ask the owner of Candover Park to change the landing site of his helicopter to a position further from the road and homes. The Chairman agreed to speak to the owner.

Action: Chairman to speak to Candover Park about the site of the helipad.

802 Date of next meeting

Tuesday 9th December 2014 at Candover Valley Club starting at 7:30pm.