

UPTON GREY PARISH COUNCIL

Minutes of the Upton Grey Parish Council meeting held remotely on 19 November 2020 at 7.00pm

In attendance: - Cllr C Holroyd, Cllr N Ralls, Cllr A Barker, Cllr P Barnes and Cllr T Harman

Also in attendance-Beverley Bridgman (Parish Clerk)

Draft minutes subject to confirmation

1. Receive and accept apologies for absence

All Parish Councillors present. Apologies received from Borough Councillor M. Ruffell and County Councillor A. McNair Scott

2. Receive and note any declarations of interest relevant to the Agenda

Cllr Ralls spoke under agenda point 24 in his capacity as Chairman of the Upton Grey Cemetery Lane Committee

3. The Chairman to approve as a correct record the minutes of the Parish Council meeting held on 15 October 2020

The Chairman approved as a correct record the minutes of the Parish Council meeting held on 15 October 2020. These will be signed at the next available opportunity

4. Open the meeting to members of the public

32 members of the public attended the meeting

5. Receive reports

A verbal report was received from the Parish Clerk and a written report received from PC Andy Reid, these reports can be found in Appendix A

6. Consider and discuss the following planning applications:

a) Mature lime tree to the left of gardeners cottage-reduce tops by 5m to suitable growth points. Reduce all sides by 1m to match in shape where needed. Thin canopy throughout by 20%

Manor Cottage, Basingstoke Road, Upton Grey, RG25 2RD

Reference T/00533/20/TCA

The Parish Council discussed the application; it was resolved to submit a comment of **no objection**

b) Maple - fell because of excessive shading to area to the front of the property. Two maples have self seeded in the area, application is to fell one of these trees

Glebe Cottage, Church Street, Upton Grey, RG25 2RB

Reference T/00535/20/TCA

The Parish Council discussed the application; it was resolved to submit a comment of **no objection**

c) Small Leaved Lime (T1) – reduce crown by up to 2 m in all dimensions, thin canopy by 20% and crown raise epicormic growth up to 8 m

Beech (T2) – reduce crown by 2 m in all dimensions, thin canopy by 20% and crown raise up to 8 m

Silver Birch (T3-T5) – dismantle diseased trees

Westfield Cottage, Greywell Road, Upton Grey, RG25 2RQ

Reference T/00588/20/TCA

The Parish Council discussed the application; it was resolved to submit a comment **of no objection** subject to the Tree Preservation officer taking a look at the trees to be removed

d) Erection of up to 16 dwellings (including 6 affordable houses) with all matters reserved for later consideration

Land Adjacent To Meadowside And Bidden Road ,Upton Grey

Reference 20/02888/OUT

The Parish Council discussed the application; it was resolved to submit a comment of a **strong objection** to this application. The objections from the Parish Council can be found on the Agenda and Minutes page of the Parish Council website www.uptongreyparishcouncil.co.uk

7. Update on previous planning applications

Since the last Parish Council meeting on 15 October Basingstoke and Deane Borough Council (BDBC) have approved the following Planning Applications:

Fiveways Cottage 20/01055/ROC

Land At Manor Farm 20/02755/AGPD

Since the last Parish Council meeting BDBC have approved the following Tree Work Applications:

Majestic House T/00519/20/TCA

Since the last Parish Council meeting a comment of no objection (using the Upton Grey Planning Protocol) has been sent to BDBC for the following Planning Application:

Sycamore Cottage 20/02678/HSE the Parish Council have also asked that an approval condition be included to state that acoustic noise coming from the proposed external air source heat pump must be at a level where it will not disturb the neighbouring properties in St Martins Row and The Old School

8. To agree renewal of SLCC subscription, £126

Agreed

9. To agree renewal of ICO subscription, £40 or £35 if paid by direct debit

Agreed on a direct debit basis

10. Approve the Electronic Payment request for November

The Electronic payment request as shown below was approved for November. This will be physically signed at the next available opportunity. Payments will be set up by the Clerk and authorised by a Councillor

Upton Grey Parish Council November 2020 Electronic Payment Request

To	Item	Amount	Invoice number	Type
Staff	Salary November 2020	£600.00		
	Home office allowance November 2020	£18.00		
	Total	£618.00	11/20	SO
Staff	Expenses November	£42.34	11/20	EP
Saunders Landscape	Maintenance November 2020	£222.00	1449	SO
Society of Local Council Clerks	Annual Renewal	£126.00	MEM232194	EP
ICO	Annual Renewal	£35.00	Z3458962	DD
Chairmans Signature and date:				

11. Note the current financial situation, approve the monthly sheet and bank statements

The current financial situation was noted and can be found in Appendix B

The bank statements will be physically signed at the next opportunity.

The current balances as at 9 October 2020 were:

Current Account: £14392.46

Savings Account: £15299.46

12. Agree transfer of funds to Parish Council Savings Account

Agreed to transfer £1491.86 from the current account to the savings account. The savings account will then correctly reflect money raised by the Tennis Committee which will be used to re-surface the court. Also agreed that for clarity the savings account will now be known as the Tennis Maintenance Fund

A quote has recently been obtained for re-surfacing of the tennis court, £11454 plus VAT

13. Discuss further quote received for replacement of rotten fencing on Parish Council owned land at Cleves Lane

A quote of £468 inc VAT was agreed at the October meeting however this quote was obtained in August and since then the cost of wood has risen dramatically. A like for like quote would now be £858. A further quote of £552 has been received which is for weathered and slanted top posts instead of rounded tops and the rails will be screwed and braced (not mortised).

Agreed to proceed with quote of £552 inc VAT

14. Discuss request for additional financial help from CPRE Hampshire (annual fee £36, paid in Sept)

Due to limited funds remaining in this years budget agreed to re-visit this request in March 2021. In the meantime the CPRE request for funds will be circulated to the village so villagers can choose to donate individually

15. Discuss maintenance work in Upton Grey playground

A quote to replace and install a new football net has been received from the playground contractor; £380 plus VAT (this is for 2 nets)

The Parish Clerk has found a replacement heavy duty and waterproof net on Amazon; £44.98 including postage

In view of the significant saving it was agreed to purchase the Amazon net and Councillors will install.

The Playground Inspector has reported that graphics and lines need re-painting in the playground. A quote to the sum of £775 plus VAT has been received from the playground contractor.

Agreed that before making a decision Councillors will visit the playground to view the graphics and lines

16. Update from Cllr Holroyd regarding the installation of Kissing Gates on footpath 12

A grant application to Hampshire County Council has been successful and a grant of £691.47 has been received. The kissing gates have been ordered and are due to be installed on 12 December 2020

17. Discuss road safety at the pinch-point on Weston Road

A villager has asked if the Parish Council could consider asking for a proper give way system at the pinch-point.

Agreed to re-visit this once the initial rental of a Speed Indicator Device and further speed survey has taken place in the Weston Road area. This will produce additional data which can be sent to Hampshire County Council to support an application

18. Update on Councillors meeting with Basingstoke and Deane Planning Policy Team

Cllrs Holroyd, Barker and Barnes met remotely with the Planning Policy Team in October. In brief, it was confirmed:

- Proposed changes to the National Planning Policy would probably mean a reduction in the number of new homes per annum until 2023/24. In the BDBC area this would mean a reduction from 850 per annum to ~684
- In the Local Plan Update and Promoted Sites Document, Section 4.66 states “At least ten homes will be delivered primarily within or adjacent to settlements with defined Settlement Policy Boundaries (SPB)” of which Upton Grey is one. It was confirmed that ten refers to a total of new homes over the 18-year period of the Plan
- Councillors made the point that ~31 new homes have been built in Upton Grey, within and outside the SPB, over the past three years, representing ~18% of the 171 dwellings in the SPB, this latter figure according to the 2019 data. This compares with the Borough as a whole, whose target is ~1% of growth p.a
- BDBC told Councillors that when the Borough’s land supply falls behind what is required for the new home building target for the next five years, the Local Plan and its safeguards essentially then become superseded by national policies
- Neighbourhood Plans: BDBC told Councillors that Neighbourhood Plans are only relevant if the version is less than two years old. It needs to add to the Local Plan to influence planning decisions and conditions, e.g., by additional conditions respecting the characteristics and designs of those living in the locality. Grants are available to put towards the cost of employing a specialist consultant to complete a neighbourhood plan; a grant could not be used towards the time spent in completing a plan. The point

about insufficient land supply and impact on the Local Plan also applies to Neighbourhood Plans

19. Discuss Parish Council response to the Basingstoke and Deane Borough Council Issues and Options Consultation

There are two parts to this consultation:

- The Promoted sites consultation: UG002, Land adjacent to Elder Dell & UG003, Land at Draycott

The Parish Council discussed and agreed to submit a **strong objection** to both promoted sites. The list of objections from the Parish Council can be found on the Agenda and Minutes page of the Parish Council website

www.uptongreyparishcouncil.co.uk

- The Parish Council response to the questions raised in the Issues and Options document

Agreed Cllr Holroyd will draft a response from the Parish Council to these questions

20. Update from Cllr Barker regarding S106 monies for the playground

4 quotes have been received for the installation of adult gym equipment:

Company A £10687

Company B £11911

Company C £10658

Company D £12507

All quoted prices include VAT.

Agreed the Parish Council would like to proceed with Company C, Sovereign Play. Cllr Barker will contact both the S106 team at BDBC and Borough Cllr M. Ruffell to discuss the final steps in receiving the S106 payment

The multi-use ball wall will be discussed further at a future meeting

21. Discuss the Parish Council budget 2021-2022

Postponed until January 2021

22. Agree jobs for the Lengthsman visit on 15 December 2020

Jobs agreed:

Weeding in and around the playground

Weeding around the tennis court

Leaf collecting at the playground and tennis court

Temporarily secure posts at the pond area

23. Discuss Upton Grey Lengthsman position

The Parish Council has received applicants for the position and conducted interviews. A decision will be made at a later date

24. Update from Cllr Ralls in his position as Chairman of the Upton Grey Cemetery Lane Committee

An update from Upton Grey Cemetery Lane Committee (UGCLC) can be found in Appendix C

Questions:

- **Did you state that within a fortnight a legal document will be available for the UGCLC to consider?**

This is an estimate from the committee rather than clear calendar framework that has been set out

• **How much do we expect the legal costs to be?**

At the moment we don't know. We have a contact who has agreed to look at the documents initially on a pro-bono basis. Until we know what is involved a cost cannot be confirmed

The Parish Chairman, Cllr Holroyd thanked the UGCLC for all their work which is hugely appreciated by the village

25. Consider a solicitor to approve documents in relation to land at Cemetery Lane/ Church Meadow

Solicitors Clyde & Co have agreed to look at draft transfer documents from the Trusts solicitors.

Agreed; So the continuity of detail can run through this next stage of negotiations Upton Grey Parish Council will authorise James Raven and Nicholas Ralls, both of whom are part of the UGCLC, to appoint Clyde & Co on their behalf

Any legal costs must be agreed by the Parish Council at a full council meeting

26. Discuss whether the Parish Council might consult the village with a broader list of questions about future development needs

Agreed; Councillors will prepare a list of questions for villagers

27. Confirm the date and time of the next meeting

7pm on Thursday 21 January 2021

There being no other business the meeting finished at 9.13pm

Appendix A

Parish Clerk Report November 2020

Playground

The playground contractor visited the playground in October and has repaired some of the rubber edges on the wet pour rubber which had lifted over the summer months

A claim for fire damage at the playground is in progress with the insurance company. Initially only one quote was requested by the insurance company, they have since requested a second quote which was submitted a week ago. If the claim is accepted a £250 excess will be applicable

Weston Road hedges/ditches

Clearance of the ditches has now been put on hold until such time as the roadworks are finished

Pond

It has been mentioned that fencing around the pond needs some attention; this will be included on the agenda for discussion at the January Parish Council meeting

Broken sign at Church Street/Greywell Road junction

This has been reported to Hampshire County Council reference 21528037

PC Andy Reid Report November 2020

Since the last Parish Council meeting the following have been reported:

19.10.20 Poaching incident Bayman's Lane

25.10.20 Poaching incident Bidden Road

27.10.20 Poaching incident White Lane

06.07.20 Poaching incident Weston Road

18.11.20 Poaching incident with criminal damage to crops at Manor Farm
Upton Grey

Report of possible abandoned car in Little Hoddington, comes from Basingstoke

There has been 14 crimes reported to date this year compared with 15 in same period in 2019

Upton Grey Parish Council Monthly Sheet for November 2020 (Appendix B)

Lloyds Current Account

Balance as at 9 October 2020

£17762.58 (agrees statement dated 30 October 2020)

Payments

Date	To	Amount
16 October 2020	Hampshire Association of Local Councils Invoice 4157	£54.00
16 October 2020	Aquila WJS Ltd (Payroll)	£86.40
16 October 2020	Cross Court Services Invoice 3537	£164.40
16 October 2020	Staff (agreed overtime and expenses October)	£214.39
19 October 2020	RJ Clark (Payment 1, minute ref 11, 15 October 2020)	£39.00
26 October 2020	UGPCC (minute ref 12, 15 October 2020)	£1000.00
30 October 2020	Staff Salary and Home Office Expenses October	£618.00
30 October 2020	Saunders Landscape Invoice 1436	£222.00
4 November 2020	Jacksons Fencing Invoice 2042800	£939.54
6 November 2020	RJ Clark (Payment 2, minute ref 11, 15 October 2020)	£32.39

Receipts

Date	From	Amount
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Balance as at 13 November 2020

£ 14392.46 (agrees on line statement dated 13 November 2020)

Lloyds Savings Account

Balance as at 9 October 2020

£15299.20 (agrees statement dated 30 October 2020)

Receipts

Date	From	Amount
9 October 2020	Bank Interest	£0.13
9 November 2020	Bank Interest	£0.13

Balance as at 13 November 2020

£15299.46 (agrees on line statement dated 13 November 2020)

Total Balance as at 13 November 2020

Lloyds Current Account	£14392.46
Lloyds Savings Account	£15299.46
Unpresented cheques	Nil
Cancelled cheques	Nil
Net Bank Balance	£29691.92

Chairmans Signature and date:

Upton Grey Cemetery Lane Committee:

Update for the Village
November 2020
BY EMAIL ONLY

14th November 2020

Dear All,

Proposed Development of farmyard and land adjacent to Cemetery Lane, Upton Grey:

We are writing this as an open update for Upton Grey to provide as many people as possible within the village with an update on discussions on the proposal above.

The Proposed Development and what we have been doing:

Those of you who have followed this will know from the presentation in the summer that the family Trust which owns the fields either side of the track many of you know as 'Cemetery Lane', together with the farmyard at the end of it, wishes to redevelop the yard as housing.

At that presentation Mark Cherrington outlined a concept whereby the yard would be developed as 3 houses (2 on the farm yard and a bungalow at the edge of the meadow next to the cemetery), and the fields north and south of the track would be gifted to the Village.

Over the recent months this committee, set up at the request of the Parish Council, has undertaken dialogue with developer Cherrington Planning, the Trust's chosen development partner. The goal has been to ensure that if and when it brings forward its proposal, sufficient cast-iron guarantees are provided that such a promise would bear fruit, and also to ensure that any proposal scheme is of sufficient quality for the location in the village.

A big part of this is to also ensure that the land itself, which forms a core part of the character and heart of the village, is preserved against future unscrupulous development in an ever-changing planning environment. The threat of a third-party developer attempting to build an inappropriate scheme on these fields is very real. Our collective view is that the land use and its character should remain agricultural, and in doing so will conserve a key part of the Conservation Area.

The committee has therefore been assessing the evolving scheme, to establish whether on balance it is better to support a limited development application, rather than risk sale of the site to others who may seek a much more extensive development (a real threat).

What stage have things reached?

Design:

In terms of designs, Cherrington has shared with us some further developed drawings which follow a similar vein to those shown at the summer presentation. These involve two traditionally designed houses of brick and brick & flint construction, together with a brick & flint bungalow. We understand that these are being prepared for a full Planning Application at the moment.

We have asked whether the developer will consult publicly on the actual scheme and designs before its submission to BDBC. Cherrington has confirmed that it does not intend to present its scheme to the village ahead of making a Planning Application.

The Land:

The Trust has now instructed its lawyers who are now working on the form of a legal framework to secure the transfer of the 'Church Meadow' land (excluding the bungalow plot) to the Village, which should include covenants and safeguards to ensure that future development of the open land here

and to the northwest of the track, is prevented. We have also been actively seeking (in dialogue with Cherrington) to ensure that the timing of any gift or transfer is such that the success of this is not undermined by, say, the sale of the site to a third party before the transfer has happened.

An important point of change here is that despite what was said at the presentation in the summer, the Trust now does not intend to gift the field to the northwest of the track to the Village. Instead it has said it will retain this at least until after a Planning Permission has been secured. We understand that this land should still be made subject to the same covenants and protections as the land to be gifted to the Village however. We have been nervous of this change in tack, which we understand is an investment decision for the Trust.

Whilst the Trust maintains that the 'Church Meadow' field is still to be gifted to the Village, nothing has as yet been put in writing to make this legally binding: only once a form a legally binding mechanism with covenants has been established is this committee likely to recommend that the Village should support the planning application.

There has been some speculation in the village as to private individuals who may want to buy the land instead, including John Frieda. John has made it clear (and wishes the village to know), that if the land is not to be gifted to the village, as was originally proposed, he would be prepared to consider buying the land and would place upon it a covenant that it should, in perpetuity, NOT be developed, if that was seen as the best way to prevent any development from taking place.

What Now?

We hope that in the coming fortnight a legal basis for a transfer to the Village will be clarified, and we will be working towards making sure that the form of legal transfer for the land, together with the safeguards against future development of the land, will provide sufficient certainty of the mitigation for a development that would otherwise not be supportable.

For the proposal to be considered acceptable on balance, it must be viewed alongside these safeguards.

We hope that in this crucial period the Trust and its lawyers will agree and enact the legal basis for this in a clear manner, prior to the submission of its Planning Application. Should that be achieved (on that basis), we believe that we would likely be in a position to recommend to the Parish Council, and to the Village that it is a good idea to support the application, once the statutory consultation process is begun. None of this affects individuals' right to have a voice, of course, and villagers' feedback will play its usual role in the planning process.

We hope that if this is all achieved, the village will support it as a one-off opportunity to conserve the character of the heart of Upton Grey.

Parish Council Update:

This update will also be given to UGPC at this week's Parish Council meeting (to be held by 'Zoom'), and we would encourage interested villagers to join.

Yours Sincerely,
Nick Ralls

Upton Grey Cemetery Lane Committee
Nick Ralls, Geoffrey Yeowart, Andrew Dunkley, Julian Livingston-Booth, John Frieda, James Raven