

UPTON GREY PARISH COUNCIL

Minutes of the Upton Grey Parish Council meeting
held in the Village Hall on 17 January 2019 at 7.00pm

In attendance: - Cllr Nick Ralls, Cllr Charles Holroyd and Cllr David Janaway

Also in attendance- Beverley Bridgman (Parish Clerk), George Hillier (Parish Lengthsman) and PC Andy Reid

Draft minutes subject to confirmation

In the absence of both the Chairman and the Vice Chairman it was agreed by the Councillors present that Cllr Nick Ralls would preside at the meeting

001/FC/01/18-19 To receive and accept apologies for absence

Apologies had been received from Cllr Paul Gray and Cllr John Wallinger.

002/FC/01/18-19 To receive and note any declarations of interest relevant to the Agenda

None.

003/FC/01/18-19 The Chairman to sign as a correct record the minutes of the Parish Council meeting held on 15 November 2018

Cllr Nick Ralls signed as a correct record the minutes of the Parish Council meeting held on 15 November 2018.

004/FC/01/18-19 To open the meeting to the members of the public

None.

005/FC/01/18-19 To receive reports

Reports were received from PC Andy Reid and the Lengthsman, George Hillier. These can be found in Appendix A.

006/FC/01/18-19 To consider the following planning applications:

**006.1/FC/01/18-19 Erection of 22 dwellings, with parking, access to Weston Road, and landscaping
Land at Weston Road, Upton Grey, RG25 2RJ
Reference Number 18/03300/FUL**

The Parish Council discussed the application and it was **resolved** to submit the comment of **objection**. The reasons for objection can be found in Appendix D.

006.2/FC/01/18-19 Erection of outbuilding to replace existing garage

Red Wing House, Cemetery Lane, Upton Grey, RG25 2RD

Reference number 18/03490/HSE

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

006.3/FC/01/18-19 Erection of first floor bedroom extension and single storey garage extension to front elevation. Removal of chimney and new front door and porch.

April Cottage, Weston Road, Upton Grey, RG25 2RJ

Reference number 18/03247/HSE

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

007/FC/01/18-19 Update on previous planning applications

Since the last Parish Council meeting in November Basingstoke and Deane have granted the following tree work applications:

T/00411/18/TCA Chippington Cottage, Weston road,

T/00483/18/TCA Cleves Farm, Cleves Lane

T/00449/18/TCA Gables House, Weston Road

T/00465/18/TCA Little Park House, Hodddington

T/00495/18/TCA 8 Little Hodddington

Since the last Parish Council meeting in November Basingstoke and Deane have granted the following planning applications:

18/02987/HSE The Manor House, Basingstoke Road

18/02503/HSE Blackberry House, Cleves Lane

18/02828/HSE Barleycorn, Cleves Lane

18/02973/HSE The Forge, Bidden Road

18/03193/OOBC Land South of Flinders, Powntley Copse

18/03303/HSE Redbrick Cottage, Weston Road

008/FC/01/18-19 To approve Schedule of Expenditure

The schedule of expenditure as shown overleaf was approved for payment.

To	Item	Amount	Invoice Number
Staff	Salary Dec 2018 & Jan 2019	£1071.00	
	Expenses Dec 2018 & Jan 2019	£82.95	
	Total	£1153.95	1/19
Staff	Salary Dec 2018 & Jan 2019	£88.60	
HMRC	Tax & NI Dec 2018 & Jan 2019	£22.20	
	Total	£110.80	Dec/Jan
Saunders Landscape	Maintenance Dec & Jan	£418.00	1186 & 1193
Vision ICT (web)	Annual renewal	£240.00	8680

009/FC/01/18-19 To current financial situation and sign bank statements

The current financial situation was noted and can be found in Appendix B. The Bank statements were reconciled and signed with the balances being:

Current Account £8129.74

Savings Account £15287.05

010/FC/01/18-19 Report of the 3rd quarter accounts

The 3rd quarter accounts were presented by the Parish Clerk and can be found in Appendix C. It was noted that the Parish Council are currently £1962.55 over budget. However this is explained by an increase in the clerks hours and hourly rate. The repair of the tennis court wall was also accounted for in the budget 2017-2018 not 2018-2019.

011/FC/01/18-19 Discuss and agree budget and precept for 2019-2020

The budget and precept were discussed. It was **resolved** to submit a precept request for £16240 which is the same as 2018-2019. This would mean that residents would not be charged an extra amount on their council tax for the precept to the Parish Council. It was agreed that if there is any extra expenditure in the financial year 2019-2020 that is not covered by the budget the Parish Council will use their savings. To try and increase income it was **resolved** that Cllr C Holroyd would research savings accounts that offered a higher rate of

interest. As the Parish Council have income/ gross expenditure of less than £25000 they are not required to have an external audit. It was **resolved** to remove the cost of this from the budget (£240 last year) however a final decision regarding this audit would be made at the end of the financial year.

Upton Grey Parish Council Budget 2019-2020

Salaries and Allowances	£7444	
Clerks Expenses	£100	
HMRC	£132.80	
Administration	£400	
Insurance	£650	
Training	£100	
Subscriptions	£578	
Chairmans Allowance	£50	
Repairs and Maintenance	£4300	
VAT paid	£1400	
Publications	£104	
Grants and Donations	£3000	
Shop	£1200	
Misc	£250	Total expenditure=£19708.80

012/FC/01/18-19 Update on the Upton Grey playground

Cllr D Janaway confirmed that the missing bolt on the bench in the Upton Grey playground had been replaced. The Parish Clerk confirmed that the weekly report from the Playground inspector indicated the following:

- Seesaw surface- edges have shrunk.
- Bin x 2 loose in the ground.
- Springy bike surface-rubber around springs is separating where the colours meet.

These findings are all classed as ‘low risk’ , it was therefore **resolved** to continue to monitor these items.

013/FC/01/18-19 Update on the Parish Clerks CiLCA qualification

The Parish Clerk confirmed that confirmation she had passed the CiLCA qualification was received on 27 December 2018. As 2/3 of the Councils members have been elected and not co-opted it was **resolved** that at this time the Upton Grey Parish Council qualify for the General Power of Competence status. Sections 1-8 of the Localism Act 2011 explain the freedom and restrictions granted to the Parish Council under this status.

014/FC/01/18-19 Discuss flooding on Weston Road

Weston Road residents had raised concerns regarding recent flooding on Weston Road. There were concerns that the large amount of

surface water was dangerous, especially at night, when the amount of water cannot be seen. Most of these houses also have cellars and it becomes more and more likely that these may become flooded. The only drain is completely full of mud.

The Parish Clerk reported that although the grips on Weston Road had now been cleared by Hampshire County Council the debris in the grips had not been removed.

It was **resolved** that as a first step the Parish Clerk would contact the Highways Department and ask that the debris from the grips be removed together with the silt in the ditches.

015/FC/01/18-19 Discuss and decide on priority cutting list for 2019-2020

It was **resolved** that the Parish Council would ask for paths 8, 9, 12 14 to be cut by the Hampshire Countryside Service in 2019. Footpath 7 may also be included subject to Cllr D Janaway discussing with the Hoddington Estate first.

016/FC/01/18-19 To discuss contract for ground maintenance which expires 30.4.2019

It was discussed and **resolved** that as Councillors were happy with the work from the current contractors they would ask for a quote from the same company for the following year only. As this should be under £5000 it would not be necessary at this time to obtain 3 quotes as per the Upton Grey Financial Regulations.

017/FC/01/18-19 Discuss additional security for the shop and village hall

Cllr C Holroyd confirmed that due to kind donations from villagers the Village Hall Committee had been able to begin additional security measures for the shop. A shutter had been installed over the main door and steel reinforcements added to all windows. The Committee were currently looking into improving the security lighting over the carpark, and installing a new burglar alarm and CCTV system. The Parish Clerk confirmed that information regarding possible grants from the County Councillor for this work had been given to the Committee.

018/FC/01/18-19 To agree the dates of the Parish Council meetings for 2019-2020

It was discussed and **resolved** that the Parish Council meetings would continue to be held at 7pm in the village hall and on the following dates:

February 21 2019

March 21 2019

April 18 2019

May 16 2019

June 20 2019

July 18 2019

September 19 2019

October 17 2019

November 21 2019

January 16 2020

019/FC/01/18-19 To confirm the date of the next meeting

Legal requirements state that for a meeting to take place there must be at least 3 Councillors present. As 3 Councillors would not be able to attend the planned meeting on 21 February 2019 this requirement would not be met. It was therefore **resolved** that after checking the availability of the village hall the Clerk would arrange an alternative date with Councillors.

There being no other business the meeting closed at 9.10pm.

[Email clerk@uptongreyparishcouncil.co.uk](mailto:clerk@uptongreyparishcouncil.co.uk)

Appendix A

Upton Grey Lengthsman Report January 2019

Litter

Normal clean ups have been undertaken.
No fly tipping observed.

Play Area

Outstanding items discussed in the Parish Council meeting.

Drainage

We are told that work is in progress.

Grips dug out along Weston Road almost as far as Weston Patrick.

Engineers have been at the pond trying to locate an outlet that was covered with matted reeds. They were also inspecting under the hedge in Bidden Road.

Highways

Cleves Lane potholes are still outstanding and getting worse, this has been chased up with Hampshire Highways and a contractor has now been allocated to complete the work. Ref 21338307

The pothole at the junction of Church Street and Greywell Road has been repaired.

Salt bins

The bin has been replaced in Lees Hill.

The bins at the village hall, and Weston Close are all ok. The bin at the junction of Cleves Lane is distorted.

The requirement of bin top ups has been reported to Hampshire County Council.

PC Andy Reid Report January 2019

08.12.2018 Suspicious man reported in Powntley Copse

Crimes reported in 2018= 12

Non-dwelling burglary x 4

Theft x 1

Criminal damage x 4

Theft of vehicle x 1

Other x 2

Crimes reported in 2017= 19

APPENDIX B UPTON GREY PARISH COUNCIL
January 2019 Monthly Sheet

Lloyds Current Account

Balance as at 15 November 2018 £ 9,248.53 agrees statement dated 30 November 2018

Payments

16/11/18	Staff Salary & expenses November 18	£	592.55
16/11/18	Staff Salary & expenses November 18	£	44.20
16/11/18	HMRC Tax and NI, November 18	£	11.20
16/11/18	Saunders Landscapes (Invoice 1173)	£	209.00
16/11/18	SLCC (Annual renewal)	£	41.00
16/11/18	Watts Promotional (Tennis Court windbreak)	£	220.84

£8,129.74 agrees on-line statement printed 17 January 2019

Lloyds Savings Account

Balance as at 15 November 2018 £ 15,285.77 agrees statement dated 30 November 2018

Receipts

10/12/18	Interest	£	0.65
09/01/19	Interest	£	0.63

£ 15,287.05 agrees online statement printed 17 January 2019

Total Balance as at 17 January 2019

Lloyds Current Account	£8,129.74
Lloyds Savings Account	£15,287.05

Unpresented cheques	nil
Cancelled cheques	nil
Outstanding authorised payments	nil

Net bank balance **£23,416.79**

Signed

Date

Appendix C
Upton Grey Parish Council
Summary Receipts & Payment Account
3rd quarter ended 31 December 2018

<u>Incoming Receipts</u>	<u>Budget</u>	<u>Received</u>	<u>Due</u>	
Precept	£16,240.00	£16,240.00	£0.00	
Bank Interest	£5.00	£5.58		
Other (tennis subs)	£800.00	£1,515.00	£0.00	
Grants	£1,355.00	£1,355.00	£0.00	
VAT refund	£1,280.00	£978.64	£361.00	
TOTAL RECEIPTS	£19,680.00	£20,094.22	£361.00	

<u>Outgoing Payments</u>	<u>Budget</u>	<u>Already paid</u>	<u>Agreed but not yet paid</u>	<u>Remainder of allocated budget</u>
Salaries inc Tax & Office Allowance	£4,500.00	£4,230.20	£2,444.60	-£2,174.80
Clerk's Expenses (including mileage)	£100.00	£157.71	£46.95	-£104.66
Administration	£1,100.00	£566.02	£0.00	£533.98
Chairman's Allowance	£100.00	£5.40	£0.00	£94.60
Repairs & Maintenance inc Tennis Court	£4,500.00	£4,829.91	£836.00	-£1,165.91
Insurance Premium	£650.00	£609.83	£0.00	£40.17
Grants & Donations:	£3,000.00	£2,405.67	£0.00	£594.33
Training	£700.00	£720.00	£0.00	-£20.00
Subscriptions	£550.00	£327.00	£200.00	£23.00
Publications (LCR)	£50.00	£0.00	£0.00	£50.00
Shop	£1,200.00	£600.00	£600.00	£0.00
Miscellaneous	£500.00	£63.00	£63.00	£374.00
VAT on payments	£1,280.00	£1,126.36	£361.00	-£207.36
TOTAL PAYMENTS	£18,230.00	£15,641.10	£4,551.55	-£1,962.65

Balance brought forward on 01/04/18	£19,527.64
ADD Total Receipts (as above)	£20,094.22
LESS Total payments (as above)	£15,641.10
Balance Carried forward 31/12/18	<u>£23,980.76</u>

Currently around £1962.55 over budget for the current financial year. However wages have increased which wasn't accounted for in the budget. Tennis court wall repair was agreed under the 17-18 budget.	31/12/18	Current Account	£8,129.74
	31/12/18	Savings Account	£15,286.42
			<u>£23,416.16</u>
		Income to be received	£361.00
		Outgoings agreed to be paid	£4,551.51
		Real balance carried forward	<u>£19,225.65</u>

Appendix D

Erection of 22 dwellings, with parking, access to Weston Road, and landscaping Land at Weston Road, Upton Grey, RG25 2RJ Reference Number 18/03300/FUL

Objections sent by the Parish Council

- Plan Policy EM1 requires developments to be “*sympathetic to the character and visual quality of the area concerned*” and “*development proposals must respect, enhance and not be detrimental to the character or visual amenity of the landscape likely to be affected*”

In terms of density the proposed development is almost double the size of Weston Close and almost double that of the properties on Weston Road up to Weston Close. The documents also state that the properties are smaller and with a smaller floor space however the houses along the front of Weston Road are called 5 bedroom yet have a bonus room in the roof which is twice as big as bedroom 5 which is adjacent. The properties along the front of Weston Road and on the ridge at the back of the development are all basically the same design apart from a slight change to the hanging tiles. In view of these comments in the opinion of the Parish Council the development would be totally out of character with the rest of the village and the Conservation area and therefore this Policy will not be met.

- Plan Policy CN1 states that there must be 40% affordable housing on all new housing developments. The application is for 7 affordable dwellings within a total of 22 which represents 31.8%. Therefore this Policy will not be met.

- The views assessed in the Addendum to The Landscape and Visual Aspect Assessment, which was prepared in 2014, do not include the view from the public right of way on footpaths 6 and 24 which are 30 metres above the proposed site. The views from these footpaths would be filled with the proposed development. The photograph from view 2 (footpath 3) is taken at a point where you would not see the site, however a few steps further and the site would be clearly visible. This is also the case with view 1 (footpath 2). The view from the footpaths in Weston Corbett, which is around a kilometre away, will also be impacted by a development of this size.

- The Transport Assessment states “*there are currently no footways provided from the site to the village centre; however it is assumed that pedestrians generally walk along the adjacent verges in the area.*” This is not correct. The verges between the proposed development and the centre of the village are mostly sloping or heavy vegetated and therefore people do not walk on them but in the road. It would be dangerous to both people and vehicles for the additional number of residents resulting from this development to walk along the road.

Dial-a-ride is also mentioned in the assessment, this is essentially a taxi which comes from Basingstoke and results in two journeys; one from Basingstoke to Upton Grey

and the other to the destination. This will add to the increase in vehicles on the road as a result of the development.

The assessment states that "*cycling is possible on the local road network given the relatively flat topography.*" This is not correct, every road out of Upton Grey is a hill ranging from 20-70 metres high.

The TRICS data in the Transport Assessment quotes various car ownership data from census, but the southern most county mentioned is Cambridgeshire. This seems like a strange choice of comparable data. The Parish Council would argue that a development of 22 houses would result in a minimum of 44 extra vehicles on the road in Upton Grey therefore substantially increasing traffic through the village on what are country lanes.

- Sewage and drainage-The Statement of Community Engagement Addendum covers a letter which was sent to residents in the vicinity of the proposed development. This letter stated "*Thames Water have already confirmed that there is capacity within the foul water network to accommodate this proposed development*".

Yet the response from Thames Water regarding this application which is dated 20 December 2018 states "*Thames Water has identified an inability of the existing foul water network infrastructure to accommodate the needs of this development proposal.*"

In the opinion of the Parish Council the developers have not properly addressed the issue of foul water. None of the proposed homes have their own septic tanks and therefore it is proposed to use the current pumping station which is located in the centre of the village but is around 500 m away. This has previously overflowed causing flooding in a number of homes. The addition of a further 22 homes with numerous bathrooms to this system will cause further problems.

Weston Road floods regularly and the addition of a development that will cover a large field with tarmac and paving will cause an increased run off and so exacerbate the current problem.

In view of the existing drainage/sewage problems in Weston Road the Parish Council feel that it is unforgivable to accept an application for a development when there is no declaration from the developers as to how foul water will be dealt with.

- Loss of Privacy-The proposed development will overlook the gardens of existing properties namely Button Down House, Christmas Cottage and Hazel Cottage resulting in the loss of privacy for these residents.

- There are 21 objections from residents regarding this application and no positive comments.