

ECCHINSWELL, SYDMONTON AND BISHOPS GREEN PARISH COUNCIL

Minutes of meeting held at Ecchinswell Village Hall

Wednesday 11 January 2017, commencing at 19.30 hours

Present: Councillors Bayliss, Dain, Hall, Lowrie, Owen (arrived late)

In attendance: 11 members of the public, Doreen Gascoine (Parish Clerk)

Item		Action
	<p>Apologies Cllr Keyse, Borough Cllr John Izett. (Cllr Owen apologised for late arrival, due to travel issues.)</p>	
2	<p>Declarations of interests The Chairman (Cllr Hall) declared an interest in the planning application at Lake House; he took no part in the discussion of that application and Cllr Dain acted as Chairman during that item. Cllr Bayliss and Cllr Owen declared an interest in agenda item 12f and took no part in the discussion of that item.</p>	
3	<p>Minutes of previous meeting and actions arising 60/16 Resolved To receive and confirm the minutes of the meeting held on 14 December 2016. Signed by the Chairman (Cllr Hall) as a true record. Actions arising: The Clerk advised that a payment has been made to Malcolm Jones for repairing the Digweeds bench, and he has expressed his thanks. With regard to the leaking tap at the allotment site, the water has now been turned off but this will be checked once it is turned on again. The Clerk has checked the situation regarding LIF grants for the work needed at BGCA; the only proposal that might qualify is the replacement flooring. She has passed details to BGCA, along with details of County Cllr Tom Thacker's personal grant budget. The Clerk has notified HCC of the paths to be on the priority cutting list for the coming year. With regard to the historical WI documents, no progress has been made. It was suggested that Ian Cameron might have some information on this and Cllr Dain will check with him. All others are agenda items.</p>	<p>MD</p>
4	<p>Public participation Two residents were present regarding their planning application for a family home to be built on the site of the Old Post Office. (This application has already been considered by the PC.) They have been advised by BDBC that, to comply with the new Local Plan, they need to demonstrate need for the home and they have a dossier on this. The Clerk advised that, as the consultation on this application is closed, they should send the information to BDBC and if BDBC then want the PC's views they will consult the PC again. The architect for the planning applications at Hyde House and Hare Warren was present to answer any questions the Cllrs have on those applications. (See also agenda item 7a below.) One resident was present to comment on the application for Hyde House. He thought the application was overdevelopment of the site. The proposed building was too large for the existing site, it would be built of brick rather than timber like the buildings being replaced, and it would be very obtrusive. A pavilion of that size was not suitable for the location. One resident was present to comment on the application for Lake House. This proposal has been objected to in the past and the application was withdrawn. The resident commented that the current application is virtually identical, although there have been some changes; the steel shutter doors have been replaced by wooden ones, the ridge height has been slightly reduced, and the building has been angled. This has an even greater impact on her own dwelling, as this will now look out onto a flat roof and the windows of the proposed building will look directly into her house and overlook her garden. She also felt the tree survey provided by the applicant was incomplete and took no account of the fact that the foundations etc would impact on tree roots. The proposed building will have a detrimental effect on an AONB. It is effectively the size of a medium-sized house and represents an increased footprint of over 100%, the proposed building being some 47% of the size of the existing dwelling.</p>	

	<p>One resident expressed concern about light pollution from the proposed building at Lake House and also noise pollution.</p> <p>Two residents supported the comments already made regarding the application at Lake House. They felt the current application showed some improvements (such as timber cladding) but other aspects were worse than the original application. Three doors and seventeen windows would directly overlook their property. The proposed building would have a great effect on an AONB – an area of profound dark and deep quiet. It is almost double the size of the building being replaced. The intended use, as a band practice room, would create noise and light pollution. They pointed out that live music is forbidden in the Village Hall due to the noise nuisance it would cause. While accepting that the current applicant has no intention of using the proposed building as a separate dwelling, they were concerned that if the property was sold this building could be used as a separate house. Alternative sites were available on the property for a garage – the site chosen is in the most inconvenient part of the property. They would have no problem with like for like replacement but the proposed building is far too big.</p> <p>The applicant for the Lake House proposal replied to some of the points raised. The roof line has been lowered, to meet previous complaints. The width of the proposed building has also been reduced. The building had been angled as it was felt this would be less intrusive on neighbouring properties. The windows are also now frosted glass. With regard to noise, he pointed out that he could currently carry out band practice in the main dwelling without any restrictions. There is no intention of using the building as a separate dwelling – it isn't a house. And the location is the site of the building that is being demolished; there isn't an easy alternative site on the property.</p>	
5	<p>Borough Councillor's Report No report, as Borough Cllr John Izett not present.</p>	
6	<p>County Councillor's Report No report, as County Cllr Tom Thacker not present.</p>	
7	<p>Planning 61/16 Resolved a) New applications 16/04571 Lake House, Sydmonton. Replacement of existing garage and workshop with garage and a hobby room above. After discussion, that while Cllrs appreciate that some changes have been made to this application, these do not overcome the objections previously made. Cllrs therefore object to this application on the grounds that it is too large and will be very visible in a Conservation Area. Also, that it infringes on the privacy of adjacent dwellings. Concerns were also raised about the adequacy of the tree survey. 16/04658 Hyde House, Hyde Lane, Ecchinswell. Two storey rear extension to existing garage/staff accommodation building. The architect explained that this extension was needed to provide an additional bedroom for the son of the existing residents. No objection. 16/04659 Hyde House, Hyde Lane, Ecchinswell. Demolition of two existing stable blocks and an outbuilding and the erection of an annex building and open fronted storage shelter, with associated landscaping and blocking up of existing access point. The architect explained that this was to provide accommodation for visiting family and friends. It will not be used as a separate dwelling and that separate access to this building is being blocked off. The footprint of the proposed building is slightly smaller than that of the buildings being demolished, it is no higher and is in keeping with the existing dwelling on the site. After discussion, that Cllrs would have no objection provided the following conditions are met: There should be additional planting, as suggested by the architect, to provide further screening of the proposed building. There should be “before and after” photographs of the surface of Hyde Lane and it should be reinstated to its original condition once the work has been completed. The reason being that this is a narrow single track country lane which has been much impacted by construction traffic from previous developments in the area. That measures should be put in place to ensure construction traffic doesn't unduly impact on other users of the lane.</p>	

	<p>That the proposed building should never be used as a separate dwelling and that the access to this building should not be re-opened in future.</p> <p>16/04657 Hare Warren Farm, Ashley Warren. Erection of a horse walker. No objection.</p> <p>b) Decisions</p> <p>16/00474 2, 17, 26 Oakfields Close and 9 White Hill, Ecchinswell. Installation of Air Source Heat Pumps to existing dwellings. (Retrospective.) Granted with conditions.</p>																																		
8	<p>Finance</p> <p>a) Financial Report and Payments</p> <p>62/16 Resolved</p> <p>Payments for December</p> <table border="0"> <tr> <td>D Gascoine</td> <td>Clerk's salary (December)</td> <td>£436.44</td> </tr> <tr> <td>D Gascoine</td> <td>Clerk's expenses (December)</td> <td>£ 38.95</td> </tr> <tr> <td>R Wherry</td> <td>Litter warden – (December)</td> <td>£115.20</td> </tr> <tr> <td>D McClelland</td> <td>Litter warden – (December)</td> <td>£170.80</td> </tr> <tr> <td>HMRC</td> <td>PAYE – DG, RW, DM</td> <td>£147.20</td> </tr> <tr> <td>Southern Water</td> <td>Allotment water</td> <td>£ 21.46</td> </tr> <tr> <td>T Hall</td> <td>Repair of Digweeds bench</td> <td>£ 20.00</td> </tr> <tr> <td>PCC</td> <td>Grant for Digweeds</td> <td>£200.00</td> </tr> <tr> <td>EVH</td> <td>Hire of hall</td> <td>£153.00</td> </tr> <tr> <td>Visionict</td> <td>Website hosting</td> <td>£240.00</td> </tr> <tr> <td>Jez Stamp</td> <td>Oak tree</td> <td>£100.00</td> </tr> </table> <p>b) Budget 2017/2018</p> <p>63/16 Resolved</p> <p>The Clerk had circulated a revised draft budget, based on the principles agreed at the December meeting. This was agreed by Cllrs, with a precept requirement of £12,607, an increase of approximately 9%. The Clerk will apply to BDBC for the relevant level of precept.</p>	D Gascoine	Clerk's salary (December)	£436.44	D Gascoine	Clerk's expenses (December)	£ 38.95	R Wherry	Litter warden – (December)	£115.20	D McClelland	Litter warden – (December)	£170.80	HMRC	PAYE – DG, RW, DM	£147.20	Southern Water	Allotment water	£ 21.46	T Hall	Repair of Digweeds bench	£ 20.00	PCC	Grant for Digweeds	£200.00	EVH	Hire of hall	£153.00	Visionict	Website hosting	£240.00	Jez Stamp	Oak tree	£100.00	DG
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9	<p>Correspondence</p> <p>BDBC -All public comments received on planning applications are now available to view online. Cllrs advised that it wasn't possible to view the actual comments online; the Clerk will look in to this.</p> <p>W Berks – Housing and Economic land availability assessment, call for sites.</p> <p>Tom Thacker – re County Cllr Member Grants Scheme.</p> <p>HALC – E-update. Circulated by email. Cllr Dain raised the question of the parish being involved in “Battle's Over – A Nation's Tribute”, in recognition of the centenary of the end of WW1. The Clerk will obtain further details and this will be discussed at the February meeting.</p> <p>Forestry Commission – tree felling licence application for Ecchinswell House. After discussion, Cllrs are happy with this application.</p> <p>Kit Malthouse MP – follow up broadband summit. To be advertised on the website and sent to those on the contacts list.</p> <p>BDBC – proposed tree works at 1 Council Houses. Cllrs are happy to leave the decision to the BDBC tree officer.</p> <p>Kingsclere PC – consultation on draft Neighbourhood Plan. After discussion, it was agreed that the question of producing a Plan for this parish be raised again at the Assembly this year, with relevant speakers being asked to attend.</p>	DG DG NO/ DG DG																																	
10	<p>Highways and Rights of Way</p> <p>The Clerk read out the response from Highways regarding the issues raised on the C57. This outlined the criteria for such issues being treated as a priority; since the C57 doesn't meet those criteria they will put our request for action as a low priority matter, with no guarantee that action will be taken. There are, however, possibilities for PCs and local organisations to take action themselves on low priority issues like this. The Clerk will circulate Highways response to all Cllrs. The Chairman (Cllr Hall) will advise the resident raising the issue that at the February PC meeting Cllrs will consider what help they might be able to provide. All Cllrs to consider what help the PC can offer.</p> <p>The Chairman (Cllr Hall) will also respond to the resident who raised speeding issues elsewhere in the parish, in the light of the response from Highways,</p>	DG TH ALL TH																																	

	<p>a) Survey of paths and stiles Cllr Dain reported that the stile at Ratts Wood has still not been fully repaired. The Clerk will raise this again with the landowner.</p> <p>b) New issues None raised.</p>	DG
11	<p>New business</p> <p>a) Risk assessment Cllr Dain had circulated the latest risk assessment. There were no issues apart from those at Digweeds, which are in hand, and the bench at the war memorial. The Clerk confirmed that she has contacted the family of the person to whom the bench was dedicated and they will be replacing the bench. Cllr Bayliss will check with Malcolm Jones to make sure he is the only person lighting bonfires at the allotment site.</p>	JBa
12	<p>Matters for discussion</p> <p>a) <u>Parish Lengthsman</u> 64/16 Resolved After discussion, to ask the Lengthsman to carry out the following tasks: To hire a digger, at a cost of £60, for one day and carry out 20 hours work clearing ditches at the sites already notified to the Lengthsman. To paint the railings at the two sites identified and to carry out the necessary repair, for a total of 12 hours. The Clerk will confirm that this time estimate from the Lengthsman includes both sets of railings. To clean and paint the fingerpost for the 5 hours estimated by the Lengthsman. To use the remaining 5 hours for litter picking along the road from the pub towards Kingsclere and along the C57 towards Sydmonton. For the coming year, to ask the Lengthsman to cut the hedge alongside Digweeds, thus removing this task from the maintenance contract. The Clerk will send all these tasks to the Lengthsman.</p> <p>b) <u>Digweeds</u> The Chairman (Cllr Hall) advised that the contractor intended to carry out the tree clearance work next week.</p> <p>c) <u>Pond clearance day</u> Cllr Bayliss advised that a date of 8 October has been suggested for pond clearance day. 65/16 Resolved That this should be the date of the event. Cllr Dain had circulated a list of actions to be taken each year with regard to the event and also a revised risk assessment document. This will be considered in detail at the February meeting. 66.16 Resolved After discussion, to make a donation of £50 to the Basingstoke Conservation Volunteers in recognition of their help at this year's event.</p> <p>d) <u>Vacancy on the PC</u> The Chairman advised that he has contacted Stephen Bate about his interest in joining the PC. Stephen will consider this once he has settled in to the parish. Cllr Bayliss advised that she knew someone who was potentially interested; she will ask him to contact the Chairman (Cllr Hall) for an informal discussion.</p> <p>e) <u>Village maintenance</u></p> <p>i) Planting of oak tree Cllr Bayliss reported that the tree has now been purchased and the contractor will plant it before the end of February; he assured her that this would be a suitable time for planting. The details of payments for planting and on-going maintenance have been confirmed to the contractor.</p> <p>ii) Maintenance contract The Clerk advised that it isn't possible to sign the maintenance contract for the coming year until arrangements regarding the old churchyard have been finalised. She has asked the PCC to advise her of their decision before the start of the maintenance season, and will follow up on this. The contractor is being very helpful regarding changes to the work required and is happy to work with Cllrs to achieve the best results for the parish.</p>	<p>DG</p> <p>DG</p> <p>DG</p> <p>JBa</p> <p>DG</p> <p>DG</p>

	<p>iii) Old churchyard The Clerk has advised the PCC of the proposed revised arrangements regarding grass cutting at the old churchyard and is awaiting their response.</p> <p>g) <u>Allotments</u> i) Rent The Clerk advised that she had unfortunately given the wrong details regarding current prices for allotments. The Chairman explained that as a result, the increase previously agreed is inappropriate</p> <p>67/16 Resolved After discussion, that the new rents for allotment plots should be £20 for a half plot and £30 for a full plot. The Clerk will send out renewal letters on this basis</p> <p>h) <u>Parish website</u> The Chairman (Cllr Hall) thanked Cllr Owen for his continuing work on the website. To ensure that all regular actions are taken at the appropriate time, the Clerk will send Cllr Owen a list of regular actions that need to be taken each month.</p> <p>i) <u>Litter wardens</u> No new issues.</p> <p>j) <u>Parish Magazine</u> Items for inclusion in the parish magazine were agreed.</p>	<p>DG</p> <p>DG</p>
13	<p>Date of next meeting Wednesday 8 February 2017 at Ecchinswell Village Hall, starting at 7.30 pm. There being no further business, the meeting closed at 9.30 pm.</p>	