

OVER WALLOP PARISH COUNCIL
MINUTES OF MEETING
14th April 2008

- 200/08 Present: Cllrs Burden, Cleife, Macey, Murray-Twinn, Pickering, Quick, Taylor Firth, Mrs Ruth Cartwright (Neighbourhood Watch) and 42 members of the public. John Lancaster (CAH) and Rachel Southcott (Createur).
- 201/08 Apologies: Cllr Glover and Borough Cllr A Hope.
- 202/08 Minutes of meeting 10 March: The minutes for March were agreed. Proposed Cllr Taylor Firth; seconded Cllr Cleife.
- 203/08 Declarations of interest: Cllr Murray-Twinn declared a personal interest concerning the architects (Createur) as she had previously employed them. Cllr Quick declared an interest as she worked for Planning Services in Romsey. Cllrs Murray-Twinn, Quick and Taylor Firth declared personal interests as they were shareholders in the Wallops Village shop. All remained in the room whilst the issues were discussed and spoke and voted thereon.
- 204/08 Re-Selection and Appointment of Chair, Vice Chair and committees: Cllr Quick proposed that Cllr Murray-Twinn be asked to continue in post as Chair; seconded Cllr Macey. It was proposed by Cllr Murray-Twinn; seconded Cllr Burden that Cllr Taylor Firth be elected Vice Chair.

The following councillors were elected to the respective committees [Chairman and Vice Chairman to sit on all committees:

Hall Management: Cllrs Quick, Cleife, Taylor Firth and Macey.

Planning: Cllrs Taylor Firth, Cleife, Quick, Burden, and Pickering.

Finance: Cllrs Taylor Firth, Quick, and Pickering.

Leisure: Cllrs, Taylor Firth, Macey and Glover.

The Chair suspended Standing Orders for the following agenda points:

- 205/08 Presentation and Update from John Lancaster CAH on Affordable Housing: John Lancaster presented the results from the Housing Needs Survey completed in February. 36% had responded to the 730+ surveys distributed to parishioners. Generally within the parish there was a low turnover of properties, and prices were high in relation to income. The results showed a need for 14 homes for local residents (12 rent & 2 shared-ownership) and generally these would be 1-2 bedroom properties. Any site identified was to be classified as a 'rural exception site' meaning no open market housing would be permitted. 36 households had reported that family members had moved away to find housing. Income was found to be less than £21k P/A giving need for affordable properties. 58% identified a preference for rental properties; 13% shared-ownership. In summary the recommendation to the Parish Council, following this unbiased/independent report, was that a need had been identified. The report would provide the necessary

evidence to support any extension to Appleton Close. Cllr Quick proposed that the Parish Council accept the recommendations presented; seconded Cllr Cleife.

Action would be carried-forward. The Chair noted the plans for Appleton Close and the rental properties on the Printers site would cover the identified need. The matter would be discussed at a later date.

The Chair invited questions from the public:

Question	Response: John Lancaster
14 responses required affordable housing, is this correct?	This is the figure based on actual returns; a demonstrable minimum need.
You noted 85% in support of the building of affordable homes?	730+ questionnaires distributed, 175 returns and 85% of these were in favour (i.e. 148).
Was there any uptake from military families?	Low return from the married quarters; 5 families identified a need.

The Chair asked John Lancaster to explore the Appleton Close option and noted that a play park would be provided by the printer's site developers.

206/08 Presentation from Rachel Southcott (Createur) Architects for Planning Application 08/00311/OUTN: The architect was employed by the applicants (Mr & Mrs Mansbridge) to investigate the possibility of developing the brownfield site for open-market affordable housing. The plan was for a courtyard development and the outline application had been lodged with TVBC. Changes may be made to the current plan depending on the comments received. The layout was designed to be open with green spaces and the cost of the land would be excluded from the sale price. The plan would need the backing of the Parish Council in order to take the proposal further.

207/08 Questions from the Public regarding Outline Planning Application (above):

Question	Response: Rachel Southcott
Where the site and what is its size?	Off Streetway Road and opposite Locke Close; approx 6 acres.
Chair: Were copies of your housing survey distributed to Palestine residents?	Over Wallop. [Those present from Palestine had not received copies of the survey.]
The site is currently an unsightly scrap metal dumping ground; 11 rusting old vehicles and the barns were unsightly. The field is owned by the same land-owner; will both sites be cleared?	Not aware of the issue and not relevant to the outline planning application.
Would there be any leisure facilities in the development?	There were thoughts to add community buildings.
What would the height of the new homes be?	Lower than the exiting structures (barns).

Would there be any improvements to access?	It will be widened to a minimum of 5 metres when the bungalow is removed.
Has the extent of the brownfield site been agreed with TVBC?	Yes.
Cllr Macey: Who will regulate the affordable housing, a Housing Association?	A Housing Association or some other organisation.
Cllr Macey: A Housing Association would cap selling prices when properties were sold on.	Properties would remain affordable.
Cllr Pickering: Could leisure facilities also include the provision of allotments?	Amenities may be allotments.
Cllr Taylor Firth: If TVBC apply Government guidelines this would mean 32 homes per hectare?	Yes.
Cllr Quick: The outline application would establish the principle for development; density was required by Government control?	It is possible to do lower density housing.
If the development were to go-ahead, would all the exiting scrap metal be cleared?	Yes, the whole site would be cleared before development.
How much earth would be removed due to contamination?	A survey had been completed and a quantity of earth removed, probably not major.
The plans show sewage treatment plants, what would be the form of these?	Not yet formalised but the end result would be water. Solar power or wind generation may be utilised.
John Lancaster: Brownfield categorised existing land use, policy would classify as a rural exception site. Government policy does not allow open-market development. How far have you got with TVBC Planning Services?	It is possible to do and a previous example when to appeal.
Have parking facilities been addressed?	Parking dependant on number of bedrooms i.e. 4 bedrooms required 3 parking spaces.
Low cost affordable houses available on the open-market and an unknown company will mange the scheme. Isn't it just open-market housing under another name?	To get planning permission all this would need to be agreed. The application is outline only at this point to get comments from the Parish Council and the community.
Would Section 106 agreement apply? [Clause referring to keeping the houses for local people, and keeping them affordable in perpetuity.]	Section 106 would be needed.

The CAH HNS identified a need for 14 homes; 25 here. Is it a choice or is there a need for 14 + 25?	John Lancaster: No. The CAH report has been lodged with TVBC. Planning Services will see this report and look at the evidence of need.
Would people from Grateley (Station & Village) be eligible?	Yes.

Standing Orders resumed and Parish Council meeting continued.

208/08 Urgent Items: Cllr Burden noted an amendment to earlier minutes regarding the hedgerow adjacent to Lark House stable block. The Chair will amend and show to Cllr Burden for approval.

The Chair noted that a couple had volunteered to organise a Youth Club (they were Police checked). The matter would be discussed further at the next meeting because of the very full agenda for 14 April.

209/08 Police Matters and Neighbourhood Watch Update: Ruth Cartwright reported that the village had been quiet but there had been several incidents of theft of fuel oil. The Police would be around next week to talk to younger residents about meeting around the shop.

210/08 The Wallops Village Shop: A request had been received from the shop for a grant of £100 to print leaflets to be distributed to residents of Over Wallop and Nether Wallop. All members were in agreement that the grant be made.

211/08 Planning - Current Plans:

08/00757 Grange Cottage, Orange Lane. Erection of two storey extension to proved study, bedroom and en-suite, alterations and conversion at barn to provide additional living accommodation, erection of link between barn and house and increase in height of chimney – No Objections.

08/00758 Grange Cottage, Orange Lane. Demolition of chimney, internal and external alteration. Erection of two storey extension to proved study, bedroom and en-suite, alterations and conversion at barn to provide additional living accommodation, erection of link between barn and house – No Objection.

08/00620 Land at Cavilla, Mount Hermon Road. Erection of a 4 bedroom dwelling and associated external works. As the applicant Cllr Burden left the room while the application was discussed. No Objection.

08/00311 Station View Farm, Streetway Road, Palestine. Outline – Demolition of bungalow and erection of 25 dwellings and installation of sewage treatment plants. Cllrs had viewed the plans on-line. The Chair asked councillors to consider several points, including:

- Is it an integrated and balanced plan?
- Is it over-development of the site?
- Can we say there is a need?
- Will the development relate well and fit into the rural context?

Cllr Macey confirmed he would support any form of affordable housing in the community; there was a need. He would support 15 but was unsure about the additional 10 homes. He would propose no objections.

Cllr Quick was concerned regarding the outline application. She would need more information about the density and about house the classification of the site as a rural exception site would affect the density needs. She would support truly affordable housing.

Cllr Burden was against the plan. The existing need would be addressed; housing would not be affordable if sold on the open-market.

Cllr Taylor Firth was agreed in principle but felt that density would be an issue. He was not fully conversant with the rules of S160/rurual exception site and would look to TVBC to advise. He would not object if this detail were examined further down the line.

Cllr Pickering suggested that the proposal would improve the existing site and he would not object at present.

Cllr Cleife confirmed that it was the affordability of the housing which was the key. Sales on the open-market would surely push-up prices. He would object of affordable housing on the open-market.

The Chair reported comments from Cllr Glover, who although not at the meeting, had reviewed the plans. He would not have objected if he had been present (as he was not present at the meeting he was unable to vote).

The Chair called for a vote on the application: 3 councillors proposed no objections while 4 objected to the outline objection. Objections will be submitted to TVBC.

212/08	<u>Finance:</u> 6 current cheques:	£
1094	Southern Water – cricket field meter	17.45
1095	Southern Electric – pavilion	29.57
1096	Southern Electric Contracting – non-routine maint.	62.71
1097	Southern Electric Contracting – routine maint.	189.70
1098	Sandra Holloway – salary & expenses	402.50
1099	Southern Electric	237.31
	Proposed Cllr Burden; seconded Cllr Quick.	

The end of year accounts were agreed and signed by the Chair.

213/08 Report from the Hall Committee: There would be a meeting with the refurbishment architect on 16th April. The deadlines were tight; if planning agreement given documents would need to be with the Lottery by 2nd September. Planning consent would be required before a grant could be given; could go up to the full £250k.

214/08 Report from the Leisure Committee: nothing to report.

215/08 Report from the Footpath Officer: Cllr Pickering had inspected half of the parish footpaths. There was evidence of vehicle movements on the bridleway adjacent to Northern Farm. The footpath in Palestine was blocked and a meeting had been arranged to discuss the issue with Peter Watson (HCC). Bridleway no.14 is blocked by farm machinery and the situation would be monitored.

216/08 Date of next meeting: 12th May at 8pm (Meeting and AGM). Planning Committee to meet as usual at 7.45pm.

217/08 Correspondence: none.

218/08 Public Points from the Floor:

A resident of Salisbury Lane noted that he had several incidents of vehicles being driven at him. If traffic were to increase as a result of any future development, surely the dangers of such incidents would also increase. The matter had been reported to the Police/Hampshire Highways/TVBC but none had responded. The matter was intolerable! The Chair noted the problems with boundaries on Salisbury Lane and she would work with Nether Wallop Parish Council to address the problem. The Clerk is to send a letter to County Cllr. Woodhall.

A resident asked if the Parish Council would have the capacity to comment on the 2,500 houses at Winterslow. The Chair would take advice as the site was in Wiltshire. The deadline for comments is 25th April.

There being no further business, the meeting closed at 9.25pm. Jackie Gallop – Clerk