



## Sherborne St. John Parish Council

**MINUTES of the  
SHERBORNE ST. JOHN PARISH  
COUNCIL MEETING  
Wednesday 22<sup>nd</sup> January 2025  
The Chute Pavilion, Vyne Road**

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Councillors present: Richard Morgan – Chair (RM), Jane Bechelet (JB), Carl Davies (CD), Linda Agnew (LA), and James Rowley (JR)

Plus: Councillors Rhydian Vaughan (HCC) and Simon Minas-Bound (Basingstoke & Dean BC).

Plus: Rosie Burton (RB) – Clerk & Responsible Financial Officer  
Melanie Camilleri (MC) – Locum Clerk & Responsible Financial Officer  
Terry Buller – Grounds/Site Manager  
Mike Greaves - Allotment Warden  
And 6 members of the public

### MINUTES

**1/25 Apologies for Absence:** None

**2/25 Declarations of interest:** None

**3/25 Minutes**

i) The Minutes of the Parish Council meeting held on **27<sup>th</sup> November 2024** were approved.

Planning Application 24/00752/FUL The Grange Nursing Home: recorded in these Minutes, SSJPC's decision made under the Scheme of Delegation is *"By majority decision SSJPC believe that the revised plans have made no material change so continue to OBJECT for reasons previously provided"*

It was unanimously agreed that in the event the planning officer be of a mind to accept this application, SSJPC request that it be referred to BDBC Planning Committee for determination. RB to write to the Planning Officer.

**4/25 To receive a report from PC Simon Denton:** PC Denton did not attend nor provide a report.

**5/25 To receive a report from Councillor Rhydian Vaughan (Hampshire County Council)**  
Various Highways matters were discussed.

6/25

**To receive a report from Councillor Simon Minus-Bound (Basingstoke & Dean Borough Council)**

The new NPPF and impact on housing targets to BDBC and SSJPC: a short discussion took place between SSJPC Councillors and Councillor Simon Minus-Bound (Basingstoke & Dean Borough Council).

7/25

**Scheme of Delegation**

i) The following decisions made under the Scheme of Delegation (adopted on 28 February 2024) were ratified.

<b>Matter under consideration</b>	<b>Decision</b>
Quote to Trim Corner Sycamore Tree away from main Tree & cut down to base & pile all branches & logs to one side for you to remove (at the Allotments Elm Road).	Quote approved (£200)
Insurance Renewal	SSJPC's insurance policy with Hiscox Insurance Company Limited renewed wef 02 Jan 2025 for an annual premium of £2,421.83
<b>24/01947/FUL:</b> Weybrook View Aldermaston Road, Sherborne St John, Hampshire RG24 9JY	In light of new information and following a site visit, resolved to withdraw SSJPC's 'Objection' decision and replace with 'no objection' subject to the following conditions: - <ol style="list-style-type: none"> <li>1. The hours of work are restricted to Mon to Fri 8am to 6pm, Sat 8am to 2pm.</li> <li>2. No floodlights beyond 6pm each night</li> <li>3. If there are any floodlights, they must be low level in height and downward facing.</li> <li>4. A limit on the sizes of vehicle going into the area</li> <li>5. Deliveries restricted to working hours only</li> <li>6. Food vans horn/music - that will have to be a conversation with the vehicle driver</li> </ol>
<b>24/01559/RES:</b> Pippins Monk Sherborne Road Sherborne St John Hampshire RG24 9LH <b>PROPOSAL:</b> Erection of a 4 bed dwelling and detached garage following outline permission 22/02313/OUT	By majority decision via email the previous OBJECT decision remains with no further comment.
<b>24/02834/HSE:</b> 36 Manor Road Sherborne St John Basingstoke Hampshire RG24 9JN <b>PROPOSAL:</b> Erection of a detached double garage	By unanimous decision OBJECT  REASONS: The proposed double garage with office on the first floor in style is overdevelopment, it is also in front of the of the notional building line.  Although there is sufficient space for a double garage with a pitched roof in this position & there is no obvious neighbour impact, due to the height and

	<p>dormers included for rooms in the roof the new garage building would appear dominant in the street-scene from Manor Road, when seen from the front. This could be improved by reducing the height and omitting the dormers.</p> <p>The new SSJ design code has included relevant guidance on retaining the streetscene in the front gardens in Manor Road by avoiding excessive new building including height:</p> <p>CA5 Manor Road Buildings are generously set back from the carriageway and therefore development should use setbacks with well landscaped threshold spaces. Development must maintain the one plot deep development pattern. Development should maintain a low density to fit into the surrounding density of the area. Overall heights should be low and therefore bungalows are appropriate in this area.</p>
Purchase PC laptop for clerk	HP laptop purchased at a cost of £629.99

8/25

**Public Question Time**

Period of time designated for Public Participation in accordance with the Standing Orders. Aldermaston Rd Solar Farm: a number of members of the public raised concerns with this proposal. To be fully discussed under 10/25

9/25

**Planning**

i) To consider applications received and resolve on recommendations to be made to BDBC Planning Authority

**25/00004/FUL:** Land At 34 Manor Road Sherborne St John Hampshire RG24 9JN. Proposal: Grid Ref: Erection of a four bedroom dwelling, with basement floor, sunken courtyard, soft and hard landscaping and roof terrace.

Observation date: 28<sup>th</sup> January 2025

Decision: No Objection

ii) The new NPPF and impact on housing targets to BDBC and SSJPC: a short discussion took place at the start of this meeting under 6/25.

10/25

**Aldermaston Rd Solar Farm Community Fund**

i) RM & JB delivered a report on discussions to date with Sherfield on Loddon regarding the RWE Solar meeting. Discussions to continue.

11/25

**The Chute: Maintenance**

i) To discuss and resolve to approve the quote for a replacement heater: Deferred to 26 March meeting as Quote still awaited.

ii) To discuss and resolve to approve the quote for the replacement LED lights for the carparks lighting: Deferred to 26 March meeting as Quote still awaited.

iii) To receive a report on the installation of the replacement boiler, showers & toilets: RM confirmed that all scheduled works have been completed and that everyone is pleased with the results. A quote to painting the ceiling has been requested.

- 12/25 Allotments: Part 1**
- i) RB reported that a letter was sent to all allotment holders during Nov/Dec 2024 covering: -
- The new Agreement
  - Invoicing rent for the period 01 April 2025 – 31 March 2026
  - No charge for the period 01 January 2025 – 31 March 2025
- ii) To consider and respond to a list of questions put forward from the Warden, Mr. Greaves: No further questions were raised by Mr Greaves.

- 13/25 Allotments: Part 2**
- i) To receive a report from Cllr Davies explaining full implications of taking on their management e.g. appointment of a Warden, maintenance costs, toilet cleaning costs, utilities
- Cllr Davies raised a number of considerations and questions however, the S106 Agreement is material (which he could not locate online on BDBC planning portal). MC raised the question as to who owns the land (and its potential transfer to SSJPC). Further investigation on the S106 plus landowner is necessary before SSJPC can capture and send its list of questions to BDBC.

- 14/25 Finance: Part 1**
- i) **RESOLVED:** the Cash Flow Report and payments were approved
- ii) **RESOLVED:** the Bank Reconciliation prepared by the Locum was approved and signed-off as correct by two Members of the Council

- 15/25 Finance: Part 2**
- i) **RESOLVED** the second draft budget 2025/26 was approved. MC confirmed that she has sent Jo at Scribe the Spreadsheet who'd agreed to set-up the 2025/26 accounts (and cost centres in line with the spreadsheet) in readiness for 01 April 2025. RB will receive training and guidance from Scribe on operation of the software package.
- ii) **RESOLVED:** the Precept for 2025/26 was set at £47,850.00

- 16/25 Play Park Project**
- i) MC delivered a report on the potential source of funds (S106 and CIL) for a Play Park Project.
- ii) Cllr Rowley delivered a report on preliminary proposals
- iii) Next steps: LA offered to put together the procurement proposal for full council's approval.

- 17/25 Councillors Reports**
- RM: wishes SSJPC to consider the proposal that SSJPC financially supports holding a SSJ Fayre Summer 2025 approx £2-£2.5K. MC confirmed that there are adequate funds in General Reserves. Fuller details to be provided and a decision made either under the Scheme of Delegation or at the 26 March meeting.

- 18/25 Correspondence, AOB, urgent matters**
- i) **RESOLVED:** The dates of SSJPC meetings for the remaining calendar year 2025 were set as: 26 March, 21 May, 23 July, 24 September, and 26 November.

- 19/25 Date of next meeting**
- The date of the next **Sherborne St. John Parish Council Meeting** will take place on **Wednesday 26 March 2025 in The Chute Pavilion, Vyne Road, at 7:15pm**

Being no further business, RM closed the meeting at 9:15 pm.

**DRAFT MINUTES TO BE SIGNED AT THE NEXT PARISH COUNCIL MEETING**