

## SHERBORNE ST JOHN PARISH COUNCIL

### Minutes of the Sherborne St John Parish Council Ordinary Meeting held at 7.30 p.m. in The Chute Pavilion, Vyne Road Sherborne St John, on Wednesday 18<sup>th</sup> September 2019

Planning Committee met at 7.00p.m at the same venue and their report is attached as an addendum at the end of these minutes with Mr Andrew Reynolds Manydown update report.

#### Present:

Cllr N Rougier Chairperson	Cllr C Davies Treasurer	Cllr R Cooper
Cllr R Vaughan	Cllr T Robinson	Parish Clerk Mrs P Mayo
Mr T Buller Chute Site Manager		
Andrew Reynolds (Manydown Project Director)		4 residents

#### 67.19. Apologies for absence

Apologies were received from Cllrs Morgan and Agnew

#### 68.19. Minutes of the meeting 17<sup>th</sup> July 2019

Cllr Davies proposed acceptance of the minutes 17<sup>th</sup> July 2019, seconded by Cllr Cooper, and signed by Cllr Rougier as Chairman.

#### 69.19. Matters arising from the minutes

There were no matters arising not covered within the agenda.

#### 70.19. Councillors Comments

Cllr Vaughan had already e mailed the Sept HCC report (attached below). He has also e mailed HCC guidance to Brexit. He continues to push for the resurfacing of Vyne Road which is still in appalling condition. He also reported that there had been 101 suicides last year in the County. The new A340 traffic measures have now been completed and have had a noticeable and positive result. He had recently met with HCC and interested local representatives to obtain plans for some measures to be installed on Vyne Road, entering from Bramley direction, under the same Community Initiative Scheme. He also reported that the RBL hopes to reinstate the Remembrance Service in SSJ to be organised by a local RBL resident. Cllr Robinson reported that budget discussions were ongoing. The boundary changes come into force next year when there will be 3 councillors representing the area. He updated the meeting on the improving green waste collection service which has experienced teething problems as the new contractors SERCO take over the 150000+ bin collections.

#### 71.19. Open Forum

- a. It was reported that Church Path is still in extremely bad condition with many potholes. **PM**
- b. The Clerk was asked to find out whether permission had been given to erect 2 Silent Soldiers by the War Memorial. **PM**
- c. Path to the War Memorial needs treatment for weeds. Mr Edwards and Wilkinson have agreed to carry out this job. Mr Wilkinson will obtain the chemicals & send the quote/invoice to the Clerk for payment. **JWE/EW**
- d. Still need signage by Cranes Road bus-stop to warn traffic about elderly residents crossing. Mr Edwards will source the sign recommended by HCC representative Mandy Ware and a higher post, as the present one is too low, and send quote to the Clerk who will contact Councillors to obtain permission to proceed. This could then be installed under the Lengths man's Scheme. **JWE**
- e. Neighbourhood Watch. Mr Wilkinson reported that the scheme run by volunteers was very short of funds. 7/8 sign panels need replacement in SSJ. Cllr Rougier proposed, seconded by Cllr Davies, allowing Mr Wilkinson to spend up to £100 to source and erect new signs. Carried unanimously. **EW**
- f. It was reported that the fan in the Chute disabled toilet is extremely noisy. **PM/TB**
- g. The ditch next to the path up to the Chute Pavilion needs digging out. **PM**
- h. The ditch on the corner of Kiln/Elm roads by the Village Hall also needs clearing. **PM**  
The Clerk will contact the lengths man and add these last 2 to his schedule.
- i. The sign on Sherborne Road just pass the left hand bend is not visible. **PM**
- j. The hedges by Vidlers Farm & along Sherborne Road by the allotments have still not been cut by HCC. **PM**
- k. The vehicle entrance to the Chute Recreation ground as it meets Vyne Road needs urgent repair and something needs to be installed to direct water pouring done into the drain instead of onto the road. Clerk will obtain quotes for the work. **PM**

#### 72.19. Parish Matters

1. Chute Recreation Ground & Pavilion Licences.
  - a. Nursery Licence. The Councillors agreed to accept the draft licence with slight amendments. Clerk to arrange licence for issue and to have it signed. **PM**
  - b. Tennis Club Licence. No decision made – Councillors will hold a meeting to agree on an appropriate yearly charge which will be ratified at the October Parish Council meeting. **ALL**
  - c. Football club Charge for 2019/20 season. Cllr Davies proposed the recommendation by the Parish Clerk to charge £1200, seconded by Cllr Rougier, and carried unanimously.
  - d. Yoga/ judo/martial arts/bowls . The Parish Council decided that no formal agreement was needed for these users.
2. Chute Facilities

a. Agree maintenance contract with Cross Courts for tennis court maintenance & cleaning. While the Parish Council agreed the recommendation by the Parish Clerk to accept the Cross Courts quotes of £675 & £940 , Cllr Davies will first check to ensure it is reasonable. He will inform the Clerk who can then proceed if his findings are good. **CD/PM**

b. Gas Installation . Mr Buller explained the situation with the over 20 yr old gas unit heaters which are now obsolete. This was to make the PC aware of the potential need to replace units one at a time or hopefully to be able to fit newly developed replacement units to the present bars. The PC was happy that there was sufficient in the budgets to cover these costs.

c. New Electricity/Gas Contract . The Clerk will send the quotes received about gas/electric combined contracts to Cllr Davies to review. His recommendation to be reviewed at next Parish Council meeting. **CD/AGENDA**

3. Transport/Infrastructure. Mr Wilkinson informed the PC that Stagecoach would not run more services through the Village. Cllr Davies will contact them to investigate whether a contribution from the PC could help to reinstate the services. **CD**

4. a. Traffic calming Vyne Road into Village. The HCC representative, Mandy Ware, will produce a costing under the Community Initiative Scheme to install roundels & dragons teeth on the road. When received the Clerk will agenda for discussion.PM

b. Traffic issues Cranes Road – speeding – Awaiting Mandy Ware’s investigations.

5. Lengths man’s tasks . The Clerk will contact to add further jobs to their schedule until the HCC fund is used and then request quotes for any extra work. **PM**

6. Purchase of new trees to replace dead ones on Village Green. Awaiting agreement of choice from National Trust.

7. Sale of old Speed watch equipment. Interested parties to be asked to make an offer to purchase.

8. Recreation Ground Drainage – 3 quotes received . Mr Buller and the Clerk in the process of getting all information together to arrange a meeting with BDBC to check all is correct & to indicate their preferred contractor. **TB/PM**

### 73.19. Correspondence Received

a. Antler Homes signage & tree removal. Under review.

### 8. Finance

a. Payments. The Councillors reviewed the schedule of payments listed below made by the Parish Clerk on the Parish Council’s behalf since the last meeting and all present signed as accurate

	Sep-19		VAT	Parish	Chute	Chute	Total
			Reclaimed			Path	with VAT
23.7.19	Trafalgar	floor cleaner	300.00		1500.00		1800.00
31.7.19	PKF Littlejohn	audit charge	80.00	400.00			480.00
31.7.19	Village Hall	senior's coffee		33.60			33.60
23.7.19	Trafalgar	equipment spares	29.63		148.15		177.78
31.7.19	S Electric	electricity	3.50		66.50		70.00
1.8.19	castle water	allotments water		20.14			20.14
1.8.19	Castle Water	water	5.65		63.55		69.20
23.7.19	Trafalgar	equipment spares	57.80		289.00		346.80
7.8.19	House Proud	cleaning	28.00		140.00		168.00
9.8.19	ByeBye Pests	pest control	10.00		50.00		60.00
12.8.19	Aldermaston Skip	skip re path renovation	42.00		210.00		252.00
12.8.19	Path costs	cost re path renovation					588.41
	Budget Forklife	ditto equip jite	7.96			39.80	
	National Tyre	ditto equip hire	1.50			7.50	
	Tesco	ditto fuel	5.66			28.29	
	FM Conway	ditto tarmac	46.00			230.00	
	FM Conway	ditto tarmac	28.00			140.00	
	Basingstoke Build Supp	ditto tarmac	8.95			44.75	
14.8.19	Mole Country	ditto path renovation	22.18		110.90		133.08
15.8.19	O2	telephone	5.70		28.51		34.21
	O2		1.98		9.91		11.89
17.9.19	Jewson	path renovation	11.44			57.18	68.62
17.8.19	Jewson	path renovation	2.04			10.21	12.25
17.8.19	Jewson	path renovation	6.58			32.90	39.48
17.8.19	Jewson	path renovation	3.55			17.77	21.32
17.8.19	Building charge	path renovation				1000.00	1000.00
21.8.19	Aldermaston Skip	path renovation	35.00			175.00	210.00

26.8.19	Builder	path renovation				395.00	395.00
26.8.19	Various	path repair			47.62		401.90
	Conway Tarmac	path repair	42.00			210.00	
	Basingstoke Building	path repair	7.80			39.00	
	Tesco fuel	path repairs	9.25			46.23	
26.8.19	PJH Cleaning	window cleaning			60.00		60.00
26.8.19	Builder charge	path repairs				350.00	350.00
26.8.19	Martins Tool Hire	reimbursement				-452.00	-452.00
26.8.19	SSE	electricity	3.50		66.50		70.00
29.8.19	Salaries august/Sept	salary		2906.62			2906.62
	Screw fix	padlock	5.83	45.36			
29.8.19	SMS Heating	yrly gas check	106.00		530.00		636.00
5.9.19	British Gas	gas	15.71		314.26		329.97
30.8.19	Village Hall	seniors coffee mom		33.60			33.60
30.8.19	Fleet Markers	white liner	100.33		501.66		601.99
4.9.19	House Proud	cleaning	18.00		90.00		108.00
6.9.19	SMS	Heater repairs	75.20		376.00		451.20
8.9.19	Phillips Solicitors	licence preparation	128.00	640.00			768.00
26.9.19	SSE	electricity	3.50		66.50		70.00
20.9.19	Castle Water	allot water		20.14			20.14
20.9.19	Castle Water	chute water	5.65		63.55		69.20
12.9.19	Jewsons	path chute	1.37			6.85	8.22
30.9.19	HMRC Tax 3 mths	£ mths tax to HMRC		870.38			870.38
16.9.19	SMS	Gas heater repair	108.00		540.00		648.00
15.9.19	O2	telephone	5.87	39.26			35.22
	O2		1.98				11.89

- b. Donation request from PCC re recent tree work. PC unanimously agreed to make a donation to the PCC. **PM**
- c. Request for donation from Citizens Advice Bureau. While the PC were not adverse to making a donation on behalf of the Parish they asked the Clerk to obtain more specific details of where the money would be used. **PM**
- d. Review Budgets for 2019/20 due to further expenditure for Pavilion maintenance & replacement units. This will be reviewed at the next meeting when more up to date figures are available. **AGENDA ITEM**

#### 74.19. Close

The Chairperson, Cllr Rougier, closed the meeting at 9.40p.m.

#### . Planning Committee meet at 7.00pm Chute Pavilion 18<sup>th</sup> September 2019

The Planning Committee supplied the following report to the Parish Clerk for inclusion as an addendum to the minutes of the main meeting. Details to be sent to Cllr Robinson for information.

Application no	Address	Description of work	Actions
19/01911/ROC 19/01958/LBC 19.7.19 Ditto	19.7.19 Beaurepa ire House	variation of condition re 14/02345/HSE	No objections
19/01828/RES 24.7.19	Land south of Cranes Rd see16/04110/OU T approval of reserve matters for	appearance, landscaping etc for 18 dwellings village shop & ass works	Need more detailed plans. The parking spaces at the shop seem to have gone. <b>Essential to have parking for the shop to have any chance of viability PC extremely concerned with the number of trees they wish to remove</b>
19/02067/HSE	7.8.19 Edgefield	Conversion of loft to living	No Objections as long as neighbours

		space, raising roof & installing 3 dormer windows	are happy
19/00539/FUL	2.9.19 30 Manor Road	– further amendments registered	Design is improved but still object as the PC feel it is over development of the site. There appears to be little or no changes. Previous objections still apply: <i>The PC object to application as it is overdevelopment in relation to adjoining properties. The style of house out of keeping in this location – there are no Georgian style houses or windows in Manor Rd. PC concerned about suitability and approval from the property owner of the track and the implications of waste removal etc. PC concerned that design plots 2 &amp; 3 will automatically lead to an extension to accommodate an extra bedroom. The roof height is too high compared to the rest of Manor Rd</i>
EC/19/00246/AD152	Land south of Cranes Rd	– unauthorised advertising board	Advertising signage needs planning permission prior to being erected
Appeals: APP/H1705/W/17/3183 258 (17/00942/FUL)  APP/H1705/W/18/3199 331 & 3199357 (17/04276/FUL & 18/00006/RET) APP/H1705/C/18/32030 89, 3203087 & 3203090 (EC/16/00376/UMCU2, EC/18/00003/UMCU1, EC/17/00435/BOC1			No further comments
Trees T/00359/19/TCA 16.8.19	53 west End		
T/00372/19/TCA	7 Bournefield		
T/00404/19/TCA	1 Elm Road		

#### **Manydown presentation by Andrew Reynolds BDBC.**

Planning Application for 3500 homes to be registered in near future.

Discussions were around traffic flow/issues, ecology, conservation, ongoing monitoring for future mitigation on traffic, environmental ('0' emissions & carbon neutral targets), safety issues, local roads network impact. Mr Reynolds stressed that it was a continuous evolving process as issues arose to be addressed. Urban & Civic had been chosen as the partner with BDBC & HCC & Welcome Trust because of their excellent track record of overseeing large scale developments with numerous contractors to ensure quality is maintained. – Pockets of construction within the area will developed by 3<sup>rd</sup> parties. However the tenor/tone of the development will always be under BDBC's control with consultations throughout the period of development.

The application will have a 5 year plan included to ensure the 'redirection' of wildlife to new areas where at risk prior to development. He confirmed that Rooksdown Lane will not be re-opened so there will be no through road to encourage a 'rat run' through the area.

All 106 contributions generated by the developments will be used exclusively within the Manydown area for infrastructure and for facilities. **Presentation documents below for further information**

# Manydown parish and community group meetings

September 2019

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## Update

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### Outline planning application for north Manydown

- Submitted in March 2017.
- Consultation with statutory consultees and residents in August 2018 and January 2019 on further updates.
- In response to feedback, currently working to develop updates to the application, including a package of highway junction improvements.
- Plans to submit further and final updates in coming months, which will be followed by a period of consultation by the borough council as local planning authority.
- Outline planning application will then be considered for approval by the borough council's Development Control Committee.

## Update

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### Joint development partnership for north Manydown

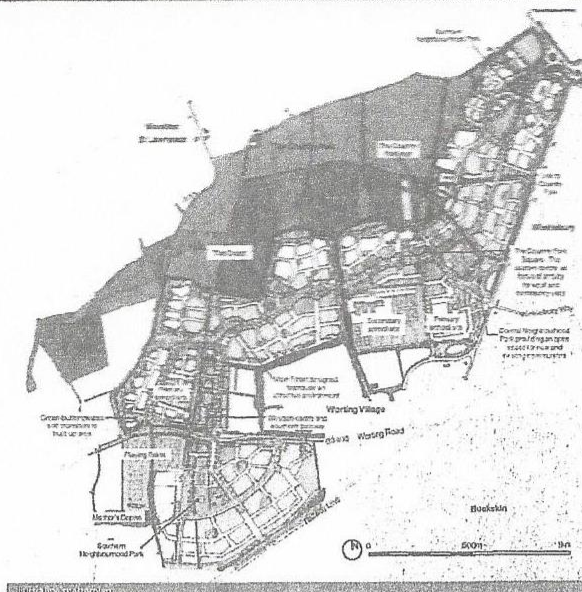
- Councils working to formalising the partnership with master developer Urban&Civic, taking the time to develop the necessary contracts to set out how the partnership will work to deliver exemplary garden communities in north Manydown.

### Separate detailed application for early ecological works

- The councils and Urban&Civic have agreed that some ecological work should start earlier to establish new habitats before development begins. Therefore, a separate planning application will soon be submitted

## North Manydown illustrative masterplan

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## Public feedback on outline planning application

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- 76 further public responses to the updates to the outline planning application in August 2018 and January 2019.
- 48 regarding the proposed banning of right turns at the junction of Rooksdown Lane and Ibworth Lane. 192 members of the public provided comment through signing a group response.
- The majority of responses were received from residents of Rooksdown (192) and Winklebury (7). 16 responses were received from residents in other areas of the borough or did not provide their location.
- Further comments mainly related to general traffic concerns and the potential for rat running through residential roads. Car parking, air pollution and walking and cycling provision were also referenced.

## Proposed updates to the outline planning application

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- Highways updates to off-site junction proposals to respond to Hampshire County Council's feedback
- Updates to reflect separate detailed advanced ecology and planting application
- Updates to environmental assessment and baseline surveys
- Updates to reflect updated planning policy and s106 discussions
- Updates to proposal for Rooksdown Lane/Ibworth

## Background to the separate ecology application

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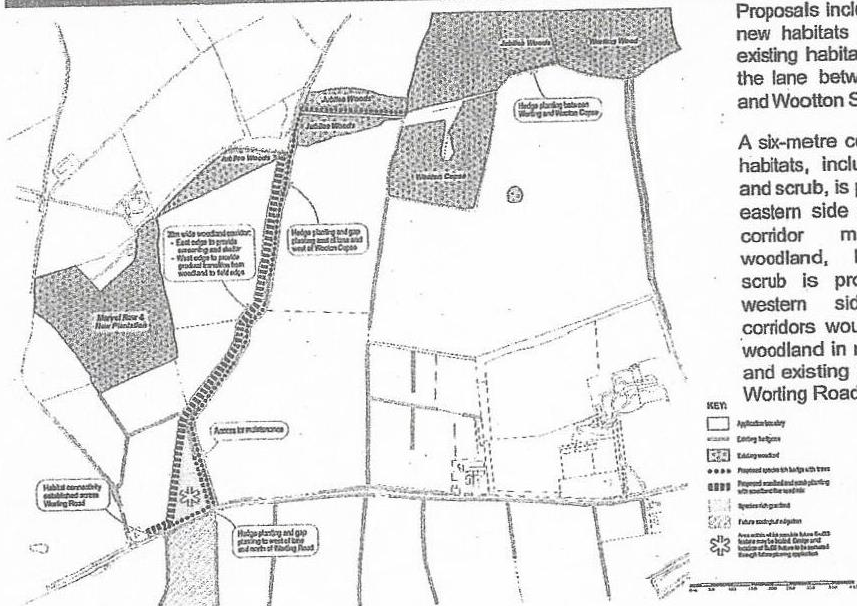
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- As set out in the outline planning application, the site includes some areas of ecological value. These include a north to south green corridor that needs to be re-provided and enhanced in key locations to allow for the future development of the site.
- The councils and Urban&Civic have agreed that some ecological work should start earlier to establish new habitats for wildlife before development begins.
- On this basis, the councils will soon submit a separate detailed planning application for early landscaping and ecological work to be carried out in the next planting season.

## Proposals within the separate ecology application

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Proposals include establishing new habitats and reinforcing existing habitats either side of the lane between the B3400 and Wootton St Lawrence.

A six-metre corridor of mixed habitats, including grassland and scrub, is proposed on the eastern side and a 20-metre corridor made up of woodland, hedgerow and scrub is proposed on the western side. The new corridors would connect with woodland in north Manydown and existing hedgerow along Worthing Road to the south.

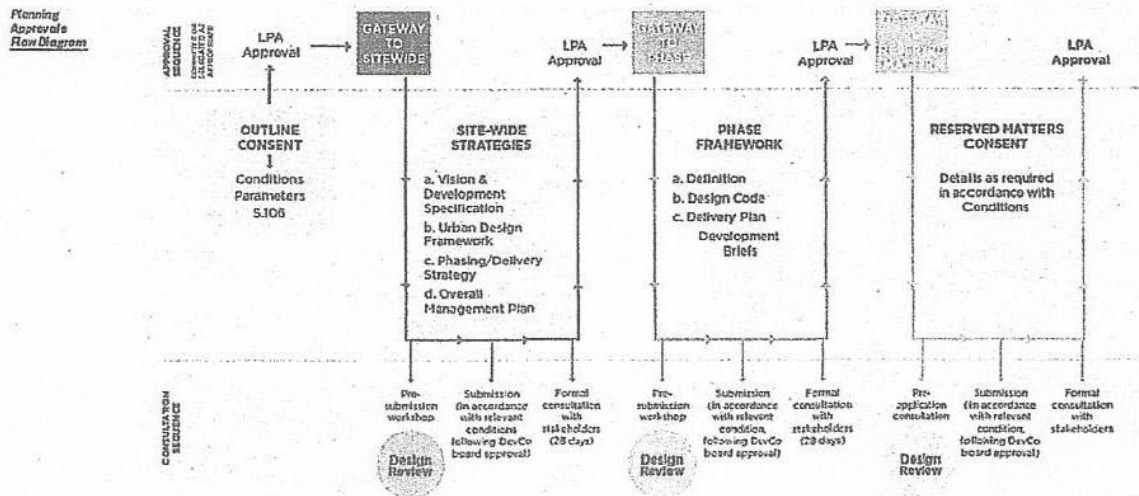
## Consultation on the separate ecology application

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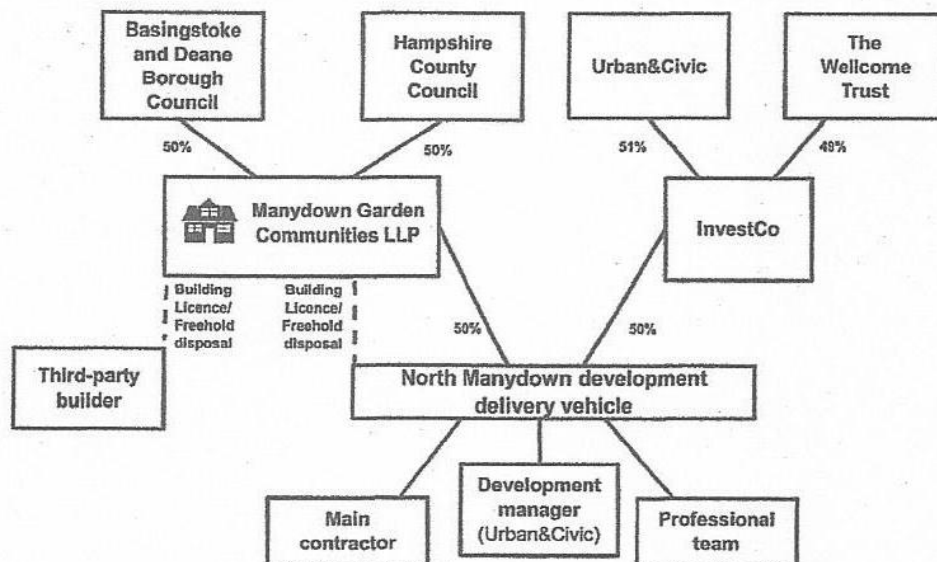
- The borough council as local planning authority will start consultation in the coming weeks.
- The separate ecology application will ideally be determined later this year.
- For more information and to comment, see the page on the borough council's planning webpages at [www.basingstoke.gov.uk/manydownplanning](http://www.basingstoke.gov.uk/manydownplanning).

# Planning approvals process



The next planning stages would be to set the principles for the site in a series of strategies covering matters such as layout, character and appearance. Documents giving information on design and delivery would then be submitted for each separate phase of the development. Finally more detailed planning applications – known as ‘reserved matters’ – would outline building designs.

# Delivery and Financial Strategy Joint venture delivery approach



# Opportunities for engagement with Sherborne St John

## Next steps

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### 2019

- Consultation on the separate detailed ecology application
- Continued development of further updates to the outline planning application

### 2020 onwards

- Site preparation
- Engagement on site-wide strategies and first key phase proposals
- Early infrastructure works
- Reserved matters applications

## More information

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- Visit: [www.manydownbasingstoke.co.uk](http://www.manydownbasingstoke.co.uk)