

UPHAM PARISH COUNCIL

The Minutes of the Monthly Meeting of Upham Parish Council held on Monday 23rd October, 2017 in Upham Village Hall at 7.30 p.m.

MEMBERS PRESENT: Cllr Ashe (Chairman), Cllr Armstrong, Cllr Dukes, Cllr LeMay and Cllr Flaherty.

IN ATTENDANCE: Mrs A Collins (Clerk), District Councillor Ruffell and 1 parishioner. Representatives were also present to show Councillors a pre-application for development at The Woodman Public House. Councillors were disappointed that District Councillor Thacker was not at the Meeting again and asked the Clerk to write to her and ask if she could attend the November Meeting and give Councillors an update on SDNP issues.

1. **Apologies for Absence:** Apologies were received from County Councillor Humby and Cllr Dunford.
2. **The Minutes of the Meeting held on Monday 25th September, 2017 were agreed and signed as a correct record.**
3. **Declarations of Interests under the Code of Conduct.** Cllr Ashe declared an Interest in item 9.2.2 on the Agenda as he owns the property. Cllr Flaherty declared an Interest in item 9.2.1 on the Agenda as she lives next door to the application site.
4. **Matters Arising:**
 - 4.1 Highways Report – Cllr Dukes/Cllr Flaherty/Clerk. Clerk reported that she has received a complaint about the hedge overgrowing the road in places along Upham Street. Councillors agreed that sometimes this does have an advantage of slowing traffic down, however it should not be a safety concern. Cllr Ashe will add a piece into the Upham Update asking residents to cut back their hedges if it is causing a safety problem. The bollards on the corner outside of Dennis Hunt’s are getting overgrown so the Clerk will ask Steve Comley if he can trim back the grass so that the bollards can be seen again. Cllr LeMay said that a right of way which we believe to be called White Lane will be cut shortly. The culvert in Sciviers Lane is still a concern so Cllr Dukes and Cllr Flaherty will meet with Lisa to discuss the options. There will also be a trip along Upham Street to show Lisa the roadside edges which still need attention as they are now getting very deep. Clerk will arrange a date when Lisa is available to come to Upham.
 - 4.2 Trees at Upham Pond – Cllr LeMay and Cllr Ashe will visit with another Tree Surgeon to discuss the options and report back at the next Meeting.
 - 4.3 Sciviers Lane response from HCC – CC Humby has not responded specially about the Sciviers Lane comments, but it was agreed to wait until we have met with HCC before chasing this up.
 - 4.4 Torbay Farm – Report on site visit, Opening Event. Councillors visited the affordable homes, the part-buy properties and one of the show homes to purchase. They were impressed with the homes and felt that the development blended well with the surrounding countryside. The only two comments made were that Councillors did not like the green doors on the rented properties as it made them stick out from the rest of the development and the fence around the pond area was not sufficient and would not be safe if children were around. Clerk will write to Bargate about our safety concerns regarding the fence as this should be addressed before the development is completed. Clerk was asked to make enquiries to HCC as to what payment has been made to them from Bargate to be spent on highways.
 - 4.5 End of World War One Celebrations in Upham – Cllr Dunford was not at the Meeting to give a Report.
 - 4.6 Meeting with Julie Pinnock – Cllr Ashe/Cllr Dukes will discuss suitable dates.
 - 4.7 Cultivation Licence for Slash Pond. Clerk has asked when this is likely to be available, but has not received a response yet. In the interim time the stinging nettles are getting high again alongside Upham Street where people walk. Clerk will ask either Peter or Steve Comley to cut them back.

- 4.8 Public Broadband Meeting – Wednesday 22nd November at 7.00 p.m. at Upham Primary School. Advertising via the various methods has taken place. Cllr LeMay will chair the Meeting as Cllr Ashe is unable to attend.
- 4.9 SDNP Workshop – Cllr LeMay attended the Event and reported that it was an interesting Workshop and covered topics including CIL Funding and Landscape. It seems that different Workshops do cover different aspects of planning in the SDNP.
- 4.10 EBC Local Plan – Meeting with Graham Tuck – Cllr Ashe said that everything is progressing and there is a Meeting in 2 weeks time. The next big Meeting is on 11th December at the Ageas Bowl. It is hoped that there will be a good representation from Upham attending. There is a Meeting with local parish councils and George Hollingbery on 3rd November which Cllr Ashe, Cllr LeMay and Cllr Dukes hope to attend.
- 4.11 CAB AGM – Cllr LeMay was not able to attend so no Report was given.
- 4.12 Response from SDNP on CIL Funding. Clerk read out a response stating that there is no further CIL Funding from SDNP for Torbay Farm. Councillors are still not happy that CIL Funding was not taken from developers in the interim period between the 106 Fund ceasing and the CIL Fund starting and that there should be some accountability for this by the local authority concerned.
- 5. Public Participation items by invitation of the Chairman.** A parishioner present said that there was a fence panel and some gardening rubbish on the verge near the Winchester Road. It might be removed so no action will be taken at the moment, but if it stays then the Clerk will ask WCC to remove it. The parishioner will keep the Clerk informed.
- 6. Neighbourhood Watch/Community Safety:**
- 6.1 Neighbourhood Watch Report. The only report that involves Upham was that lead has been taken off the Woodman Inn whilst it has been left unoccupied. Cllr LeMay commented that batteries are also being stolen from fields at the moment.
- 7. City and County Reports:**
- 7.1 HCC – CC R Humby. There was no Report available.
- 7.2 WCC – DC L Ruffell and DC A Thacker. DC Ruffell reported that Howard Bone from the Legal Department at WCC is being made redundant. He also said that he is attending a Developers Contribution Meeting in London shortly and one topic will be on CIL and 106 Agreements – which will be of interest to Upham so he will inform us at our next Meeting of any information gathered. The grass cutting will be coming to an end shortly and the leaf clearing will commence. DC Ruffell also informed Councillors of the house building for rented properties within the Winchester District – which has to increase from 300 to 600 per year.
- 7.3 SDNP – DC A Thacker. There was no Report available.
- 8. Correspondence:**
- 8.1 Payment to UPC from Bargate Homes. A cheque for £23,000 has been sent to UPC in lieu of the traffic island as promised by the developer. Councillors agreed that this money should be earmarked for highways work in the future. All Councillors were in agreement with this proposal.
- 8.2 HALC AGM – Saturday 4th November, 2017 from 10.00 a.m. to 1.00 p.m. Cllr Ashe will try and attend.
- 8.3 Letter about proposals for The Forge, Lower Upham. The applicant was at the Meeting and informed Parish Councillors of their proposals to make part of The Forge into a double garage.
- 8.4 Enquiry about defibrillator/CPR training. Cllr LeMay said that as it was proven that the training was essential in an emergency she felt that residents should be reminded of where the defibrillators were sited and the code so that they could refer to it easily in an emergency situation. Cllr Ashe suggested putting something on comms.hub and perhaps print cards which could be put up in homes etc. This will be suggested to comms.hub and the Parish Council will pay for the printing.

8.5 HCC Autumn Parishes Workshop – Wednesday 13th December, 2017 at 6.30 p.m. – 8.00 p.m. Cllr Dukes and Cllr Flaherty will let the Clerk know if they can attend.

9. Planning:

9.1 PENDING:

9.1.1 (SDNP/17/03658/FUL). The Holt, Upham. Conversion of existing redundant agricultural building to a dwelling.

9.1.2 (17/01632/FUL). Woolstreet Farm, Winchester Road, Upham. New portal frame barn and store.

9.1.3 (17/01984/FUL). The Yard, Winchester Road, Upham. The demolition of a metal pole barn and shed, along with the removal of seven containers. The construction of a steel framed building to be used as a workshop/office and general purpose store. **This has been Approved since the Agenda was printed.**

9.1.4 (SDNP/17/03949/FUL). 2 Poplar Cottage, Upham Street, Upham. To extend the uses of the building granted in 2006 from “garage, workshop, office and store” to garage, workshop, office and store and holiday accommodation.

9.2 NEW:

Cllr Flaherty did not take part in the discussion of the following item.

9.2.1 (SDNP/17/04676/FUL). Freshfields, Upham Street, Upham. Demolition of existing building and construction of replacement dwelling (Resubmission). Councillors agreed that an objection would be made. Although the plans are an improvement on the previous plans there was still concern about some of the elements of the design. Councillors agreed that the garage was difficult to get into and turn to get out. If the building was put back further away from the road it would give more room at the front for parking/turning and would make it safer to get out onto the road. We would not wish to see vehicles reversing out of this property as it is sited on a dangerous bend. The elevation onto the field adversely affect the view from the public footpath which runs alongside the proposed dwelling. Improvements could be made to soften the windows and there was no street scene included within the plans, which was disappointing.

Cllr Ashe left the room whilst discussion took place on the following item, and then returned after the decision was made.

9.2.2 (SDNP/17/04534/LIS). Penhale Cottage, Shoe Lane, Upham. Proposed conversion of side extension involving removal of short length of internal wall and replacement of modern window, removal of asbestos sheeting from external wall to bedroom, replacement of modern French window. Councillors had no objection to this application.

9.2.3 (SDNP/17/03932/FUL). Bequia, Winchester Road, Upham. Change of Use from Post Office and Stores to residential. Councillors agreed that they would make no comments on this application.

9.2.4 (SDNP/17/05103/HOUS). Belmore Cottage, Belmore Lane, Upham. Proposed part change of use of land to domestic and proposed oak framed building. Councillors agreed that no comments would be made on this application.

9.2.5 Proposals for redevelopment of The Woodman Inn. Two representatives from Savills informed Councillors of the background to the development and then showed plans of the proposals. The proposal is for 4 residential properties which included 1 x 4 bedroom, 2 x 3 bedroom and 1 x 2 bedroom with parking spaces. They have consulted with immediate neighbours and have submitted a pre-application. There is a Planning Application being put in within the next couple of weeks. Questions were asked about the history of the site and the historical interest which should be looked into and whether the property has been marketed for other activities. Councillors were especially interested to hear if a shop had been considered, alongside some development, rather than just residential development. The representatives said that they had been asked to provide residential development in their Brief from the applicant and had not looked at any other proposals. There was concern about the parking, especially for delivery vans as this is at a busy junction. The frontage would also need to be landscaped. Councillors agreed that the height of the properties might be overwhelming and the size of the properties was large

for the amount of bedrooms. Councillors would prefer this site to be developed as a community asset. Cllr Ashe suggested that perhaps the Woodman could remain, with parking in the middle of the development and then 1 or 2 properties on the other side would be more acceptable. Comments were made to the Agents that trees had been taken down without permission and this had upset local residents who were anticipating that there was going to be some development on the site and this is why the trees were taken down. It is hoped that these comments will be taken back and incorporated into a future Planning Application.

9.3 DECISIONS:

9.3.1 (SDNP/17/03948/FUL). Pondside, Upham Street, Upham. Addition of a garden shed to our garden. **Approved.**

10. Recreation and Amenities:

10.1 Play Area painting and maintenance. Clerk reported that the painting of the play equipment is continuing,

10.2 Heavy duty basketball hoop. There is no further progress on this.

10.3 Wigwams and hedge laying – Report on Meeting with Les Brannon. Cllr Dunford/Ashe/Clerk met with Les Brannon at the Recreation Ground and he can lay the hedge at the entrance and repair the wigwams. The quotation for the hedge laying is £170 which includes the stakes and binders. A quotation for installing a three metre picket fence on the other side of the entrance will be £250 which includes the supply of sweet chestnut materials and erection. Councillors agreed that the work should go ahead as it would make the entrance more secure and it would look better. Cllr Ashe will speak to Les about the other section of hedge at the front of the Recreation Ground as this could be laid at the same time. The hedge alongside the field could also be laid in the future. Les suggested that there was Grants available for the hedge laying. Cllr LeMay said that Rob Nicholls at SDNP was also very helpful with Grants.

10.4 Pavilion Sub Committee Meeting – Tuesday 26th September, 2017 – Clerk reported that UFC are continuing with the changing room alterations and pitch-side barrier, and a Grant has been received to replace the shed at the back of the Pavilion. Other maintenance issues were also highlighted and will be attended to. The May Day planning for next year is going well.

10.5 Cllr Armstrong reported that the cones were not put out on 14th October so parking in residents' gateways was a problem once again. Clerk will inform Roger Cooper.

11. Upham Primary School: There was no Report available.

12. The Village Hall: There was no Report available.

13. Parish Magazine Report: Clerk will submit.

14. Finance:

14.1 Financial report for October, 2017 (circulated).

14.2 Set Budget for 2017-18. Cllr Armstrong has looked at the half yearly figures and proposed that we keep the Precept the same for next year, unless we have any large expenditure. Councillors agreed that we have good reserves and earmarked funds available. This will go onto the Agenda for a final decision at our November Meeting.

14.3 Conclusion of External Audit – 2016-17. Clerk reported that this was satisfactory, although it was only returned on 30.9.17 which is the date that it needed to be advertised.

14.4 External Audit – Report on Legal Updates from Officer's Update (18.10.17). Clerk attended the Legal Update and said that the External Audit is being carried out by a new Auditor next year.

15. Items for Future Consideration at next Meeting: Update on the Village website and Summary of Public Broadband Meeting. Finger posts within the village. Area of land behind the bus stop to be tidied up.

16. Dates of Future Meetings: Monday 27th November, 2017; No December Meeting.
Monday 22nd January, 2018

**17. THERE BEING NO FURTHER BUSINESS THE CHAIRMAN DECLARED THE MEETING CLOSED
AT 10.20 p.m.**