



Minutes of Kingsclere Parish Council Ordinary Meeting OM 10/23
Held at 7.30pm on Monday 25th September 2023 in the Village Club

OM 10/23 – Present: Cllrs: Conquest; Gaines; Mussett; Peach N and Peach R
BCllr: Morrow. Clerk – Ackrill; RFO – Porton.

Cllr Nicki Peach left the meeting.

10/23.1 – Apologies: None.

10/23.2 – Declarations of Interest: None

10/23.3 – Minutes:

3.1 Minutes of Ordinary Meeting Monday 24th July 2023 were accepted and signed.

3.2 Minutes of the Extra Ordinary Meeting Thursday 10th August 2023 were accepted and signed.

3.3 Minutes of General Purposes Meeting Monday 11th September 2023 were accepted and signed.

10/23.4 – Questions from the Public: 3rd Kingsclere Brownies would like to petition the Parish and Borough Councils to provide recycling bins alongside the general litter bins in the village.

10/23.5 – Co-option of New Councillor: Helen Jonas has expressed an interest and provided a brief statement for councillors to peruse.

Resolved: Helen Jonas co-opted as a councillor

10/23.6 – New Councillor Declaration of Office: Signed and Cllr Helen Jonas took her seat at the meeting.

10/23.7 – Chairman's Remarks:

- i) Cllr Rhatigan – Thank you for distributing the Annual Report which has saved the Parish Council at least £500.00 on the annual cost. Thank you also for opening the public toilets for the fete and checking they are all in order.

Cllr Nicki Peach returned to the meeting.

- ii) Budget is now an agenda item until the precept has been set. Cllrs were advised that budget is tight and were asked to review, research, and advise of any requirements, additions, and alterations.
- iii) We have some commercially sensitive items, the Bowls Club and Tennis Club Leases which will be discussed in part two (public excluded)

10/23.8 – Clerks Report:

8.1 BHIB Insurance has integrated with the Clear Group as of 1st September.

8.2 Remembrance Parade and Wreath – Wreath to be ordered, Road Closure to be applied for and a Risk Assessment to be completed. (NP)

8.3 The Defibrillator battery has been replaced.

10/23.17 Planning Applications:

17.1 22/01856/FUL Land Adjoining Porch Farm

The application is very similar to last submission to which we have already objected but the number of houses has been reduced. A short extension has been achieved until 13th October. Cllr Morrow confirmed he application would go to Development Committee at BDBC as over ten objections.

Kingsclere has a Neighbourhood Plan which this development is not in line with and the reduction of 40 houses does not change our original objection to this application. Concerns were raised over the access from to the A339, the site access point has not been improved upon or addressed in the revised application. It was suggested that a major redevelopment of the proposed access to the estate is required, a roundabout and a pedestrian crossing are needed – the ghost island is insufficient. There have been several sets of temporary traffic lights in this area recently which caused much traffic congestion/problems. It was noted that Highways are mindful to object if more information is not supplied, and we may need to adjust our comments based on the Highways report when received. Whilst the cycle routes in the estate look good, how does one get to them from the village - the A339? The revised application does not address the satellite community concerns raised. Concern as raised on the impact on the centre of the village by such a large development.

The Chairman proposed we allow the public to address the members at this time – agreed.

Resident 1 – there has been a number of recent “significant” accidents, could this be mentioned? Highways have requested this information and applicant has not yet supplied it.

No further resident comments.

It was noted that there is an increased chance of accident due to crossing of the road (A339) for the service station/shop. There is further development of the service station planned – a planning application for a food outlet has been approved.

It was agreed that the Council's original objection still stands and any new concerns will be highlighted to B&BDC (bullet points).

Resolved: Objections to be submitted – additional concerns to be bullet pointed and original objection report still stands.

10/23.9 –Audit 22/23:

9.1 Review of External Audit report – report reviewed; no action required.

9.2 External Audit Invoice - £420.00 plus VAT to BDO

Resolved: Invoice for £420 plus VAT to be paid

10/23.10 – Review Priority and requirements for Budget 24/25: The RFO gave a brief update on the current financial position. The Chairman reminded members of the time scales and the importance of requesting budget for any items of spending they require in the next financial year. Some items suggested for inclusion are: Refurbishment of The Square including the seating, flowerbeds (two new “Elizabeth” roses), interpretation board, removal of Rowan Tree; Crown lifting of Yew Tree in Churchyard; Repairs to Lych Gate; Replacement gate in Orchard (metal); Turf and Soil to repair football goal mouths in Rec (£150); fencing for Playground; Replacement of two more noticeboards; New Noticeboard for Cemetery Car Park and Holding Field. It was noted that we need to include provision for the annual projector license of £176 and replacement Defibrillator battery every 3 years.

10/23.11 – Notice Board Crown Green: A Double sided notice board has been spec'd which will be locked on PC side open and open on public side. It was agreed that two windows on each side, allowing 8 sheets of A4 each would not be enough. The cost for two windows per side is £2887 +VAT and for three windows per side £3840.18 +VAT. There is an identified small shortfall in the budget, but KPC will cover with minor adjustment or grant application.

Resolved: Purchase/Order 3 door/12 page double sided noticeboard at £3840.18

10/23.12 – Feather Flag: Ratify expenditure of £178 plus VAT to KPD for the feather flag purchased for the fete and other events.

Resolved: Flag expenditure of £178 approved.

10/23.13 - Replacement posts at Cemetery and Holding Field – C Webb has replaced three low posts in car park of cemetery and 2 Dragons teeth which had rotted in the Holding Field £180

Resolved: £180 for posts and dragon teeth with installation approved.

10/21.14 – County Councillor: no report

10/23.15 - Borough Councillor: Apologies received from BCllrs M Bound and K Rhatigan – Report from BCllr Bound attached at [Appendix 1](#)

BCllr K Morrow addressed the meeting – Report attached at [Appendix 2](#)

The PC suggested that if the borough do want us to take on some of the running and responsibilities of the public toilets enough notice needs to be given for this to be budgeted for. It was highlighted that in the past we been contacted too late in the year, after the budget has been set and the precept request submitted.

Cllr Ray Peach has left the meeting.

10/23.16 – Community Engagement and Media:

16.1 KPC are liaising with John Leete who is Volunteer at Commemorative Convoys regarding the D Day 80th Anniversary convoy of vehicles proceeding through Village 29th June 2024 at approximately 10.45am. Veterans will be travelling in the convoy this year.

10/23.17 Planning Applications:

17.2 T/00375/23/TCA Priory House tree works – no objections.

17.3 23/01895/HSE 43 Swan Street amended plan – it is noted that the amendment includes a statement to replace the hedge – no further comments.

Cllr Ray Peach returned to the meeting.

10/23.18 – Matters for Future Consideration: Recycling bins in village to be added to the next OM agenda.

10/23.19 – Date of Next Meeting: Agreed as Monday 30th October 2023 7:30pm in the Village Club.

10/23.20 - Exempt Business – to propose and pass a resolution in accordance with the public bodies.

(Admission to meetings) Act 1960 to exclude the public and press for the discussion of the following matters where publicity might be prejudicial to the special nature of the business.

20.1 To Discuss Bowls Club Lease- update and discussion revised Heads of Term feedback and discussion other options.

A reply has been received from the Bowls Club to the initial Heads of Term, they could not agree to an 18 month lease due to their schedules for maintenance and the playing season. This short lease was offered to enable a further review and planning to occur which KPC agreed was best for both parties and the community. Revised final rent terms were discussed and will be offered to the Bowls Club.

20.2 To discuss the Tennis Club Lease- update from meeting 14th September with Tennis Club representatives.

The same methodology as the Bowls Club has been used for calculating the rent for the new lease (based on the surveyor's recommendation for a lease on the green only). The Tennis Club requested an RPI calculation, and this value is not dissimilar. The Tennis Club has requested an additional 1 metre strip around the fenced courts on the lease plan as they wish to maintain this. In the current lease there was a shed, but this has been replaced in a different place, the Parish Council accepts that the structure belongs to the Tennis Club. It is recommended that the new lease is drawn up for a 15-year term with a rent review every 5 years in line with RPI. It will be a full repairing lease and a

figure was agreed. We currently have the right to charge 10% of the costs of any repairs for the Holding Field carpark and this clause is to be left in. The Tenants will need to register the lease with Land Registry as it will be over 7 years but our solicitor can do it and we can reclaim the charge from them. There will be additional professional fees because the lease plan needs redoing. It was recommended that a clause is included in the lease to excluded us form landlord and tenants act 1954.

Meeting closed 21:50

Signed:.....Chairman

Date:.....

Signed:.....Clerk

Date:.....

Distribution: Cllrs: D Conquest; S Gaines; C Mussett; N Peach and R Peach
Website: www.kingsclere-pc.org.uk.

Appendix 1 - Report to Kingsclere Parish Council – September 25th, 2023, from Cllr Mike Bound

Sorry I can't be in attendance this evening; I am on holiday.

August tends to be a quiet month as regards the Borough with no meetings taking place except for DC. There was a Full Council meeting in July.

Since your previous meeting I have attended site viewings with DC committees and attended the subsequent DC meetings. I have also attended training session on the Councillors Grant Scheme, two Local Plan (cross party) discussions on proposals relating to the Local Plan and a Scrutiny Committee meeting (discussed: Transport update, Local Plan, Housing Allocation scheme based on reports from officers).

Concerning planning, as you'll all be aware there is a form of planning application called a PIP – Permission In Principal, a step on the way to obtaining planning permission that purely relates to **location, land use and amount of development**. These applications have proved very difficult to refuse even when you feel that had they come forward as a full or outline application they might very well have been turned down; there were three out of seven applications on the last DC committee agenda!

However, an interesting development is a recent PIP appeal against refusal by the Borough; the appeal wasn't upheld by the inspectorate, an interesting development that will no doubt be closely scrutinised by the planning officers in terms of their response to future PIP applications. It should be noted that a PIP approval still means that an applicant must bring forward a Technical Details application before they get permission to proceed with any development.

End of report

Appendix 2 - Report to Kingsclere Parish Council – September 25th, 2023, from Cllr Kerry Morrow

Local Plan Update

The new administration has taken the stance that we need to get on with the hard work of updating the Borough's Local Plan. The current adopted Local Plan expires in 2029 and we currently have inherited a 4.2 year land supply, which due to the wording in the National Planning Policy Framework, allows application decisions to be weighted towards more development.

Consultation is very important to the progress of the Local Plan. The new administration want everyone to have the opportunity to have their say and hopefully get on board. The councillors and members of the public recently had the opportunity to discuss the Local Plan policies and spatial strategies at the Environment, Planning and Housing committee. Cross-party working groups have been set up to further scrutinize the plan update and allow for positive debate between political parties.

The portfolio holder, Liberal Democrat Andy Konieczko, will be touring Parish Councils to present the Local Plan. This is your best opportunity to ask questions around housing numbers and policies.

Under the proposal, the council's current target of 850 homes a year, which is based on a national formula set by central government, would be cut to under 700 new homes a year for five years from 2025 using a fresh 'stepped trajectory' approach put forward by the new administration.

A borough-wide consultation will get underway in January 2024 to give residents, businesses, organisations, landowners, developers and interested groups the opportunity to have their say on the draft Local Plan. This

will give the council time to review the draft plan and to complete the detailed technical assessments that have to be carried out on the updated draft plan before it can be published.

The new local plan update would take us up to 2040 and require an additional 175 homes to the 50 homes not delivered yet, totalling 225 homes to be delivered in Kingsclere.

Kingsclere WCs

A decision was made by the previous cabinet to transfer the rural wards' public conveniences to parish councils. The new administration values its public toilets and will continue to run the WCs in Kingsclere during the week. A paper is being prepared on the subject and I have been meeting with the portfolio holder and head of service to get Kingscleres WCs back open at weekends.

Car Parking Charges

Plans to introduce car parking charges at Anchor Road by the Conservative cabinet have been reversed by the Lib Dem/Independent administration.

New Decision for KPAYC CIC

Kingsclere Performing Arts Youth Centre have been offered a reduced rate 25-year lease to remain occupiers of 24 Swan Street.

This is great news for local business both nearby and on site, the car parking will be maintained and the performing arts college and JLD will remain in Kingsclere.

Watch this space for the community provisions that have been promised.

End of report