



Minutes of Kingsclere Parish Council General Purposes Meeting GP 02/21
Held at 7.30pm on Monday 7th February 2021
Using Zoom Online Meeting Software

GP 02/21 – Present:

Cllrs: Adams; Bowes; Farey; Mussett; Peach N; Price; Sawyer J. Clerk – Ackrill; Admin Assistant – Read.

02/21.1 – Apologies:

None.

02/21.2 – Declarations of Interest:

Allotments – IB, NP, AP.

02/21.3 – Matters Arising:

None.

02/21.4 – Making A Difference Awards:

JS submitted an article to February Tower asking for nominations however it was not included. Article to be included in March Tower and requests for nominations to be posted on social media. Referred to next GP.

Action: Mar GP.

02/21.5 – S106:

Documents circulated prior to meeting. BDBC has requested an updated S106 identified project list from KPC. It was agreed to remove both footpath projects as they are not a KPC responsibility and to leave the larger scheme items such as replacing and relocating the Tennis Courts, and construction of a Youth Club facility. NP to update the Community Orchard project description. IB to update project list and circulate to Cllrs. The action from last GP was for Cllrs to get quotes to apply for S106 funds for projects. A quote of approximately £580 per bench for the Orchard was received and it was agreed to apply for the cost of two benches from the Open Spaces S106 fund. It was agreed to apply for the approximately £800 in the Play Areas fund for the cost of installing the new play equipment in the Recreation Ground play area, once more quotes had been received, it was noted however that this would not cover the full installation cost.

Action: IB, NP.

02/21.6 – Local Transport Plan:

Circulated prior to meeting. HCC is asking for residents' views on its new Local Transport Plan. It was agreed for KPC to respond as a council, as well as Cllrs having the option to submit individual responses as residents. A few Cllrs had already responded individually as residents and reported that the plans and visions indicated in the survey are ambitious and positive, however the provisions and proposals for the rural areas of the County are lacking. KPC support the ideas for reducing emissions in town centres and promoting alternative modes of transport such as cycling and public transport, however if these visions are to be shared by rural communities, things such as bus schedules need to be reviewed and improved so that residents would be able to complete their journeys solely using public transport. At present for example, there is no public transport to or from Kingsclere in the evenings. It was noted that there should be plans to clamp down on large vehicles attempting to drive on inappropriate roads, as this does not support HCC's sustainability goals. Cllrs agree the general ideas proposed are good, however they do not help rural communities. IB to complete on behalf of KPC.

Action: IB.

02/21.7 – Village Handyman:

After KPC decided not to offer a zero hours contract to the resident who acted as handyman for KPC after he closed his business at September OM (Minutes Ref: OM 08/20.21.1), no plan forward was agreed. It was noted companies are not usually willing to quote or complete the smaller works that KPC require and that it takes a considerable amount of the Clerk's time to arrange to get these small jobs done. It was suggested to bundle some of the works together to make them more substantial and appealing for companies to quote for. It was agreed to post in the Tower and on social media asking local companies to contact KPC if they were happy to be approached by KPC to undertake small 'odd job' works. It was agreed to make an ongoing maintenance list for each land area to keep track of tasks that need doing on an irregular or annual basis. CM to draft Tower and social media article and create the ongoing maintenance list for Cllrs to input details of works in their responsible areas.

Action: CM, All Cllrs.

02/21.8 – Community Orchard:

8.1. Orchard Signs:

After a site visit, the sign supplier provided an updated quote including installation at £140 + VAT. This new updated quote was approved.

Resolved: Updated quote including installation at £140 + VAT approved.

8.2. Orchard Expenditure:

NP requested a budget of £100 to purchase items such as grass seed and fertilizer for work in the Orchard.

Resolved: £100 budget approved.

02/21.9 – Malthouse Open Space Specification:

Document circulated prior to meeting. This is a draft specification for the works required in the MHOS, based on the environmental survey completed in 2019. There is currently approximately £10,000 from various sources available for the MHOS space works, and KPC need to know the estimated cost of total works to apply for additional grant funding. It was agreed to ask companies quoting for the works for both the total cost and a cost breakdown, to accommodate the possible requirement of phased works. Concerns were raised regarding possibly adding additional risks by having these works, such as adding additional platforms over the pond and increasing the depth of the pond, completed. This issue has been raised previously and it was reported that the environmental survey completed indicated that, as it stands, the current edge of the pond is dangerous, and these suggested works would act to reduce risk. The proposed platform on the pond would include a barrier, something that is not currently installed in the MHOS, and would also act as a clear marker for the edge of the pond. It was noted that the MHOS is owned by BDBC, therefore it is BDBC's responsibility to ensure the land is safe. CM and NP to discuss the specification, add details where required, and circulate when completed.

Action: CM, NP.

02/21.10 – Ownership of Land Behind the Lines:

After investigation, it has been concluded that the land behind the lines, which extends to a section of land between the allotment fence and the boundary fence of Priors Mill, is owned by KPC, as it is included in the land boundary of the allotments. This land has no access, has not been maintained, there is fly tipping, and an invasive plant species is growing on it. It was agreed to source quotes for the removal of the fly tipping. It was reported the trees on the unmaintained land are hedging trees that have not been cut and hedged properly. It was agreed to source quotes for tree works to remedy this. The suggestion to complete tree works on the edge of the allotment at the same time was put forward, this would require permission from Sovereign as KPC do not own these trees. It was agreed to source quotes to install a gate in the current allotment fence to obtain proper access to this land. The suggestion of removing a section of allotment fence completely was put forward to make the allotments bigger, however the strip of land is on a significant slope and would not make a valuable addition to the allotments. At this time, it was agreed to keep this land as a maintained wild area. NP to source quotes for tree works, clearance of fly tipping, and installation of a gate.

Action: NP.

It was agreed to take items 15 and 16 next.

02/21.15 – Recreation Ground Ownership:

KPC received a quote from Hampshire Legal Services (HLS) for an hourly rate, however KPC receive one free hour of legal advice through HALC. It was agreed to use this free hour to ask HLS to look through the deeds and related documents for the allotments and Recreation Ground with the view to providing KPC with a formal quote to register both parcels of land.

Action: NP.

02/21.16 – Allotment Boundary and Ownership:

After investigation it was confirmed that a section of the allotments is registered and owned by BDBC. After looking in the archives, NP discovered that in 1991 the Head of Legal at BDBC indicated that the boundary fence between BDBC's and KPC's land had been in the wrong place for decades and that they considered KPC to have a very strong adverse possession claim on the section of the allotments owned by BDBC. The section of the allotments owned by KPC is not registered, and KPC is looking to do this. HLS to begin work to provide KPC with a formal quote to register land – as agreed in item 15. It was agreed to ask BDBC if it would be willing to formally transfer the allotment land it owns to KPC before KPC register the title for the allotments. NP to accumulate the evidence gathered and contact BDBC to start this process.

Action: NP.

02/21.11 – Christmas Lights:

Referred from OM. IB investigated the possibility of purchasing a rainbow image to project onto the church. This would cost £183 + VAT as it would be a coloured glass image rather than a metal cut out. It was decided not to purchase this and look at other options. Cllrs to research other images.

Action: All Cllrs.

02/21.12 – Trees and Hedge on Holding Field:

KPC received a letter from a property risk inspection company informing KPC that two trees by the tennis courts and a 3 metre section of hedge on the Basingstoke Road side of the Holding Field could pose a possible future risk of subsidence to a property in Penny's Hatch. The letter recommended KPC entirely remove the identified trees and hedge or instruct an independent company to conduct a survey on behalf of KPC to investigate the risks. The tree wardens were asked to investigate and have concluded that the trees and hedge identified are well maintained and are therefore highly unlikely to cause problems in future. The trees were included in the tree survey carried out in 2019 and were not concluded to be dangerous or problematic. As this is a potential claim against KPC's insurance it was agreed to forward the received correspondence, the tree wardens' comments, and a copy of the tree survey to KPC's insurers and seek insurers advice.

Action: Clerk.

02/21.13 – Thakeham Submission regarding Land at Yew Tree Farm:

KPC has received a copy of a submission to BDBC for a housing development at Yew Tree Farm. It was agreed to reply to Thakeham the same way KPC replied to the developer that submitted plans for a housing development at Porch Farm. It was agreed KPC should wait until BDBC has released the results of its Local Plan review before commenting. It was noted the Kingsclere Neighbourhood Plan (KNP) includes a list of possible development sites in priority order which KPC would look to adhere to. It was agreed to write to BDBC to ensure it is clear on KPC's position regarding submitted developments on sites that are low on the KNP priority list. It was noted that BDBC's website does not include all the documentation regarding the KNP. It was agreed to raise this issue with BDBC and to look to include these documents on KPC's website. SA to find relevant documents to upload to website. SA to write to BDBC regarding the development submissions received for both Thakeham and Porch Farm, and to raise the issue regarding the lack of required KNP documentation on its website. JS to reply to Thakeham. on behalf of KPC.

Action: SA, JS, Admin.

02/21.14 – Village Noticeboards:

The noticeboard on Crown Green needs repairing. It was noted that this noticeboard is one of the most recently installed. There have been previous discussions regarding the condition of the noticeboards, and it was agreed KPC should start looking to replace them. There are currently five KPC owned notice boards in the village and it was agreed to include two new noticeboards, one for the Holding Field and one for the Cemetery, in the replacement schedule. CM and NP to discuss replacement noticeboard options.

Action: CM, NP.

02/21.17 – Allotment Water:

It was reported the water at the allotments is unable to be turned off due to a jammed stopcock body. It was agreed to source quotes for a plumber and for the Clerk to approve expenditure. It was agreed to ask the plumber to look at the water pipe in the cemetery as this is also cannot be turned off.

Action: Clerk.

02/21.18 – Planning Applications:

18.1. 20/03594/HSE – 27 Garrett Close: No objection.

18.2. 21/00036/LBC – The Island Mill, Union Lane: No objection.

18.3. 20/00071/REF – Cottismore Garden Centre:

This application is under appeal. KPC still object to this application. It was reported no contributions to the appeal have been received as of yet and that a three month delay has been requested due to Covid-19. In the appeal documentation the applicant claims they have addressed KPC's reasons for objecting, due to the visual impact of this development, by reducing the container height to one. KPC note this, however stress that this was not its only basis for objection. KPC object to this application also, because the site access is insufficient and unsuitable for the type of large vehicles that would require access to this site, and that this application would not bring any employment opportunities for local people. SA to reply on behalf of KPC.

18.4. T/00604/20/TPO – 26 Garret Close: No objection.

18.5. 21/00004/LBC – 35 George Street: No objection. It was noted this application has been withdrawn.

18.6. 21/00145/HSE – 47 Garrett Close: No objection.

18.7. 21/00197/FUL – Land North of Little Knowl Hill and A339 Junction:

KPC has recently objected to a planning application on this site, and it was noted that this previous application has not been withdrawn. Neither application mentions the other and both are proposals for the same site. KPC opposed the previous application and it was refused by the Local Planning Authority. KPC object to this planning application on the same basis. It was noted that BCllr Rhatigan has indicated that he wishes to discuss this application at next OM, in light of this KPC has applied for an extension for response.

02/21.19 – Date of next meeting:

Monday 8th March 2021 7:30pm using Zoom Virtual Meeting Software unless government restrictions in place for Covid-19 are lifted, in which case normal meeting procedures will resume in the Village Club.

Meeting closed 21:30

Signed:.....Chairman

Date:.....

Signed:.....Clerk

Date:.....

Distribution: Cllrs: S Adams; I Bowes; M Farey; C Mussett; N Peach; R Peach; A Price; F Sawyer and J Sawyer.
Noticeboard; Website: www.kingsclere-pc.org.uk.