

Minutes of the meeting of Barton Stacey Parish Council held at 19.30 pm on Tuesday 15th October, 2024 at Barton Stacey Village Hall.

Meeting opened at 19.30pm. Cllr Oliver opened the meeting. **Present:** Cllr C Sherwood, Cllr S Akroyd, Cllr D Clark, Cllr K Bennett, Cllr D Tickner, Cllr D Oliver, Cllr A Sherwood **Also present:** Clerk – Jo Gadney, Cllr David Drew **Members of Public** 5

PUBLIC PARTICIPATION For ten minutes residents are invited to address the Parish Council, for a maximum time of three minutes, to make comment on items on the agenda or raise matters for consideration at a future meeting.

A West Road resident read out a statement from another West Road resident who due to work commitments couldn't attend the meeting.

I was reassured to hear at last month's meeting that the Parish Council agreed not to further engage with JPP Land or their partners, until they have a legitimate mandate from residents to do so. That mandate needs to be established through comprehensive community engagement by the Parish Council to establish general principles that should govern future development in the village, as opposed to developer-led consultations on specific schemes. With large areas of MoD land adjacent to the village that may be subject to future disposals the risk of similar speculative developments is significant. By completing the necessary consultation at this time the PC would be better positioned to address both JPP and future proposals for developments that would extend the village boundary.

Many other local villages are facing similar pressures, such as the ongoing challenges faced by the residents of Goodworth Clatford around a speculative development of 40 houses. This example, and the planning officer reports and supporting documentation relating to the case studies cited by JPP in their September 'Community Engagement Brochure', contain much useful information that we can draw on to learn from the actions taken by other Parish Councils in response to housing need.

John Alexander's comments at the last meeting around the challenge of dealing with professional developers reminded me of my experience as a Parish Councillor when the Ringbourne Copse scheme was proposed in 2011. I later attended the Test Valley Planning for Non-Planners course for Councillors which was useful but only scratched the surface of the subject. As John suggested, to effectively negotiate with developers requires commercial experience, familiarity with the housing development sector and a comprehensive understanding of the planning system. I subsequently learned that the land owners were delighted at how little the PC had required in return for their support for Ringbourne Copse. We should learn from that experience. It is interesting to note that the residents of Goodworth Clatford have engaged professional consultants in their efforts to challenge speculative development. I fully support the council's decision to form a working group to pull on relevant expertise in the village to critically evaluate the outline plans submitted by JPP Land and am happy to volunteer to join this team.

The Village Design statement took over 2 years to draft and obtain approval as supplementary planning guidance. The length of time required to deliver this project was due largely to the requirement to conduct extensive community engagement, as documented in the Public Consultation Statement published on the Parish website. The Village Design Statement provides the community with a 'tool' to ensure that future developments and changes are sympathetic to local distinctiveness and character and a representative view of local people of the character of the village. The remark made in the previous meeting that the design statement is 'out of date and will need a revamp' appeared to trivialise the effort that will be required to deliver a revision of this document, the recommendations of which, in my view, remain fundamentally relevant.

Another West Road resident commented:- She is not a NIMBY but has doubts and concerns about the proposals. Further consultation is needed and necessary ASAP. The most recent questionnaire response of 38% was low and not adequate. The PC need to engage before a mandate is given to JPP. She is

These minutes are a true representation of the meeting. Signed and Dated _____

happy to offer any help required. There is a need for more affordable housing and no developer is interested in this due to no money being made. A smaller scale development should be looked at and we should not be seduced by enticements which the village won't benefit from. The 2 examples by JPP are not the success stories they have been made out to be. The PC should seek advice from these villages who JPP have worked with. Professional advice should be sought and the PC need to be fully and accurately armed before engagement with JPP. They are solely motivated by profit.

27.05 To receive and accept apologies for absences –Apologies from Cllr Chris Coates. Proposed and accepted.

27.06 Declarations of Interest – To receive and record declaration of interest on the agenda. Cllr Bennett said there could be a declaration of interest as she hires her horse field from Church Farm Cottages. Cllr Bennett will refrain from commenting/voting on this item.

27.07 Minutes of the previous Meeting

a)To approve the minutes of the full council meeting dated Tuesday 17th September, 2024. Proposed and resolved. Cllr Oliver signed the minutes.

b)To approve the minutes of the Extra Ordinary meeting of Tuesday 10th September, 2024. Proposed and resolved. Cllr Oliver signed the minutes.

27.08 Councillor reports

Cllr Sherwood reported that the top rail on the new fence between the car park and playground has been broken – something stronger is needed. Clerk will speak to the contractor. She has yet to meet school about parking issues around school. Cllr Akroyd sadly is standing down from the council. He now can't commit to PC due to increased work commitments. Cllr Oliver thanked him very much for his hard work especially with regards the Resilience plan and the community bus project. Cllr A Sherwood mentioned the poo issues commented on by residents on the village FB page and also wanted to thank the kind resident that cut all the vegetation along Bullington Lane. The Clerk will also thank him. Cllr Tickner updated the council about the Gigabit internet project which sadly hasn't progressed. To have on the agenda next month. The Poppies have been put out thanks to Cllr Tickner. It is earlier than agreed but the RBL didn't have any set guidelines re dates. They have been well received by the residents. Cllr Oliver asked Cllr Tickner to please amend his post to include that these were purchased by the PC. Cllr Bennett mentioned Moonlight that she can't use the path while riding her horse. Clerk will confirm who landowner is and ask for low branches to be pruned so those on horseback don't have to dismount. Cllr Oliver confirmed that the library/coffee morning was well attended again.

27.09 The Borough and County Councillor's reports

a)Borough Councillor report – Cllr Drew has sent the Flood risk Toolkit to the clerk for use for the PC and residents. A new informal consultation is seeking the views of young people with special educational needs and disabilities (SEND), their families and the professionals who work them, in a bid to improve SEND services and participation opportunities in Hampshire – the consultation is open on 3 November. Falls Prevention Week (23-27 September) has been set up to motivate older residents to do some strength building activity every day. People living in Hampshire should enjoy better health as well as see more effective use of health services and the local economy boosted, by the year 2050 - that's the pledge of key bodies across Hampshire. Applications are open from 9 September until 11:59 pm on 31 October for pupils who are currently starting Year 6 for their secondary school places. HCC cabinet will soon be making key decisions from areas such as household waste recycling centres and streetlights to library stocks and road maintenance, this autumn on the future of some important County Council services delivered to Hampshire residents after April 2025. Over 14,400 people responded to the consultation which asked for the public's views on 13 options to change and reduce some local services to help make savings towards an annual £132 million budget shortfall that the County Council originally anticipated it would face from 2025/26 onwards and a focus on core service delivery so the Authority can live within its means and prioritise providing the essentials when serving the people of Hampshire. The planning application for Agenda Cars at Drayton is being recommended to be given permission as none of the changes are against policy.

These minutes are a true representation of the meeting. Signed and Dated _____

b) County Councillor report – The Queen's statue has been unveiled at Riverside Park in Andover. Be careful of the parking permit hoax which has hit via text. The Council tax support team is on hand to help those with lower incomes get a rebate. TVBC has written to the Government about recycling. TVBC were about to implement a 1,2,3 week cycle by adding a blue bin and including food waste. The Labour Government are saying they are going to make recycling simpler. Housing targets are going up by large numbers in TVBC. All villages will be vulnerable. Issues will be the infrastructure to go with this increase in properties. A cross party motion is currently being worked on regarding winter fuel payments. Cllr Drew leaves at 2015

27.10 Community Led Development

a) To discuss and agree next steps in relation to the proposed community-led development. Cllr Oliver wants to start this item by reiterating that the Parish Council are here to represent the whole of the Barton Stacey community, and it is important to remember this, especially in relation to this proposed project. There will be some that are in favour of a housing development on this site, particularly if it involves social housing and affordable homes for those wanting to live in the village they were raised. There will be those who are against development, for whatever reasons, perhaps because they live in the immediate vicinity or they feel the village doesn't need more houses. There will also be those who are indifferent. We, the Parish Council must represent all these views and only take action once we have consulted the community and obtained a majority view. We will not be coerced into making a decision that goes against the majority, whether this is from the landowner, the developer or anyone else with an opposing view. I have been in contact with Test Valley planning and they have said that there is no set procedure in place for commencing the undertaking of a community-led development, and that it is up to the Parish Council if and when we feel it is appropriate to make an 'in principle' agreement. We can take our time and consult more widely with the community before making a decision. They also advised that this is still the very, very early stages and the beginning of many consultation events, right up to any planning applications being submitted. The Parish Council, even if they have agreed an 'in principle' development can withdraw support if it is considered that the will of the community is not being followed. With all that in mind, we need to discuss the next steps for this proposed project. Perhaps we need to conduct an in-person survey, similar to the bus survey recently? Or the very least, hold an open event in the village hall and perhaps even other locations? To be able to get all the views of all the residents it may be that various methods of community engagement will need to take place. The Housing Needs survey got 38% return rate but we need more for this. The idea of a Neighbourhood development Plan was discussed but this is a huge undertaking which requires plenty of volunteers and a very good leader for the project. This then becomes a Statutory Planning document. At any time the developer could sell the land and then the community will have no say over what goes there. Cllr Tickner suggested an online questionnaire, door to door visits, slips through doors etc. Could TVBC give training/advice re Neighbourhood planning? Clerk to ask for the session taking place in November. It would be useful to speak to Chilbolton about their recent planning issues. Proposed and approved to put on January agenda following planning training at TVBC.

b) To discuss and agree the formation of a working party to oversee the proposed project – this was discussed above and proposed and agreed to wait until after the planning training at TVBC. The initial plan for working parties was that we would go out to the community and ask for volunteers. However, given the seriousness of this proposal, it is important that we get the right people onto this group, people with relevant skills and experience. Those with the time to give to research and fully support this important project. With this in mind, Simon and I sat down together, and liaised with Jo, to determine some people who may be able to provide the support we need. However following the discussion above and with regards to a Neighbourhood development plan this will be put on hold for now and more discussions will take place at the January meeting. Proposed and approved.

27.11 Pavilion working party

Discuss/approve setting up a new working party for fund-raising – This group will be totally different from the planning working party which set out to get planning permission. This will mainly come from Grant funding but also possibly a PWLB loan. Clerk to ask HALC about any specialist in Community funding. Proposed and approved for Cllr Oliver to approach various people within the community who have skills which would be useful for this working party.

27.12 Finance

a) To receive and approve September 2024 monthly financial statement. Proposed and approved statement. Cllr Sherwood checked and signed the bank statements and schedule.

Treasurers A/c

| | | | |
|---|----------|------------|-------------------|
| Opening balance as at 1 September 2024 | | | £15,676.23 |
| Payments received Sept | | £12,432.69 | |
| Payments cleared September | £4707.62 | | |
| TOTAL CLOSING BALANCE 1 Oct 2024 | | | £23,401.30 |
| Of which ring-fenced totals | | | £11,665.45 |
| Available funds | | | £11,735.85 |

BUSINESS INSTANT A/C

| | | | |
|---|----|--------|-------------------|
| Opening balance as at 1 September 2024 | | | £55,055.43 |
| Payments received September | | £69.41 | |
| Payments cleared September | £0 | | |
| TOTAL CLOSING BALANCE 1 October 2024 | | | £55,074.84 |

Invoices yet to be paid

| | |
|--------------------------------|-------------------|
| Greensmile 11310 | £619.96 |
| Clerk's salary | £808.40 |
| HMRC September | £7.87 |
| Village Hall 136, 139 | £48.00 |
| Freethought – 2 years | £155.00 |
| Defib Store | £318.00 |
| Wades Estate – water | £122.39 |
| Total | £2079.62 |
| Total estimated balance | £76,396.52 |

b) To discuss/approve budget v actual as of end of September 2024 and bank reconciliation. Proposed and approved to sign off both documents. Cllr Oliver signed.

27.13 Parish Matters

a) Discuss/agree volunteer jobs around the parish. The clerk has identified a few places that require work – Gravel Lane towards the Street, the Old mans beard on the back field and stripping ivy from the trees. Proposed and agreed for Clerk to contact the volunteers and ask them if they would undertake the jobs and then arrange a few sessions for the old mans beard and ivy on trees.

b) Discuss/agree ice cream sign opposite the church – Proposed and agreed for Cllr Bennett to speak to Kevin and Lisa at the shop to remove the sign from opposite the church now its winter time. This is HCC land.

27.14 Playground

a) Discuss /agree new equipment for toddler area in playground – The clerk showed a few mock ups from a few companies. The cost ranged from £7k-£12k. Clerk has asked TVBC how much money they hold from S106 so at the moment no decision can be made.

b) Discuss/agree quotes for the new gate closing mechanism. This has broken and needs replacing. Got one quote but waiting on the second so no decision to be made for now.

27.15 Planning applications

Discuss/agree-

a)24/02055 – Erect single storey detached garage with connection to electricity supply at 11 Kings Elms, Barton Stacey, Winchester, Hampshire – Proposed and agreed neutral decision

b)24/02203/CLEN – Certificate of lawful existing use for additional land having been used as garden area in excess of 10 years at 2 Church Farm Cottages, Bransbury Lane, Barton Stacey – proposed and approved neutral decision. Clerk to send comments to TVBC.

27.16 Clerk's report

All the allotment invoices have now been sent. The total income will be £1200 – with a few vacant plots. The dragons teeth haven't been done yet as the contractor has been looking after his ill parents. Both grants received from HCC and TVBC for the History boards – now we just need the artwork from the History Group – which Cllr Coates is working on. 2 tree quotes have been received for the work to the trees which will be discussed at the next meeting. One volunteer has cleaned all the village signs but came across a wasps nest at the one on Bullington Lane so he'll do that once the nest has gone when the weather gets colder. Planning training at TVBC has been booked for Wed 27th November 10-12. The Scam event is also taking place on the 23rd November at 1930. The drains down by Greenacres will be jetted this month.

Meeting Closed: 21.15

Next Meeting: Tuesday 19th November, 2024