

MINUTES OF THE MICHELDEVER PARISH COUNCIL MEETING
Held at Northbrook Hall, Duke Street, Micheldever.
at 7.30pm on Wednesday 4th September 2024

Councillors present: William Helen (Chairman), David Wandless, Graham Foot, Peter O’Keefe, Roger Townsend, Lynn Drury, Nick Greenwood (to 8.30pm).
In attendance: DCllr Stephen Godfrey.
Public: 2
Apologies: DCllr Caroline Horrill, Cllr Olly Bramley, Cllr Suzy Findley, Cllr Andrew Adams, HCCllr Jackie Porter.

456 CODE OF CONDUCT Cllr William Helen – ESVH (NPI), Cllr Nick Greenwood – ESVH (NPI), Cllr Peter O’Keefe – Northbrook Hall (NPI) and cheque 2906 (as below).

457 MINUTES of the meeting and of 3rd July 2024 were **agreed** and signed by the Chairman.

458 MATTERS ARISING from the minutes

458.1 447.1 Village Clock EPR have advised that, as the bat surveys need to be spaced 21 days apart and the season closes in early October, it will not now be possible to undertake the surveys until March or April 2025. It was **agreed** that additional quotes should be sought to ensure that EPR offer the best value for money.

458.2 447.2 Southbrook Development (Hobbs View) WCC have confirmed that due to the acoustic testing failure on areas of the flats, the handover will be delayed and new residents will not now be able to move in until mid-November. The builders will be on site from next week and are due to complete the work by the end of October. Ascia, the contractors, remain contractually responsible for the site until the work is completed and the site is formally handed over to WCC. WCC and Ben Murphy (see 460.1 below) are now assisting in ensuring that the contractors undertake the car park restoration, bin hardstanding installation etc which had previously been agreed with the Parish Council.
Councillor Drury will take photographs of the pavement damage at Southbrook Cottages to be forwarded to WCC.

458.3 New The Dove Inn The owner of The Dove Inn asked the Parish Council to consider withdrawing the application to register the pub as an Asset of Community Value. It was not, however, legally possible for WCC to delay making a decision on the application and the pub has been registered. This means, if the pub is put up for sale, that there is a six week period in which a community group can indicate that they wish to produce a bid. If this happens, there is then a six month period to allow the bid to be developed during which time the pub cannot be sold.

The meeting adjourned for reports and questions from the public

459 REPORTS

459.1 HCCllr Porter was unable to attend the meeting but provided a written report (Appendix 1) which advised that HCC will make a decision in September on £17.5 million of cuts to services. The budget deficit has now been announced to have increased to £175 million per year.

459.2 DCllr Godfrey noted that the new government has announced a consultation on changes to the Planning Policy Framework. This includes changes to the calculation of housing targets, which would be mandatory, and higher targets with 60% or more additional homes. DCllr Godfrey advised that he feels this presents an issue in respect of larger sites, such as in Micheldever Station and Popham, which have been put forward to the SHELAA, when large targets have to be met. He also noted the new definition of ‘grey sites’ which would include Popham that had previously been classed as a green field site.

Winchester City Council have advanced the local plan timetable to avoid having to include the revised targets in the current plan. The plan needs to be submitted to the Planning Inspector before December but the next review will need to start, and include the new targets, before the current plan has been accepted and a new call for sites is anticipated before the end of the year. The increased target would equate to 410 additional homes per year for the Winchester District.

Details of the Carousel Park proposals are due to be published on time in October.

Small grants are now available from WCC. A webinar briefing on grants is taking place on Tuesday 10th.

Chairman’s initials Date

460.1 Ben Murphy (WCC) attended the meeting to introduce himself as the co-ordinator of the retro-fit project at Southbrook Cottages. Numbers 3 to 8 and number 10 (which are all council properties) will be having new roofs, external cladding, windows and heating and ventilation. The contractor would like to use the LRPF car park as a compound area again for approximately 5 months.

The Chairman, Councillor Helen, outlined the issues that had arisen around the development of the flats and in relation to the use by the contractor of the LRPF car park.

It was **agreed** that the Chairman and Vice-Chair would attend a site meeting with Ben on Monday 9th September to further discuss the use of the car park.

460.2 A resident of Micheldever Station noted his concerns over the sewage treatment plant in the approved plans for The Dove Inn.

DCllr Godfrey advised that the only enforcement that could take place would be if health and safety issues arose.

The meeting resumed

461 CORRESPONDENCE received by the Clerk in the past month:

Citizens Advice Winchester District	Grant request.	It was agreed to make a grant of £400 in October.
Worthys Youth Football Club	Request to install key safe at the LRPF pavilion.	Agreed subject to meeting the two criteria set out by the council's insurers.
Micheldever Row Vers Resident	Request for £250 grant. Trees at entrance to Dever Close in need of pruning.	Agreed. The Clerk will contact Winchester Housing Trust.
Resident	Grant request on behalf of village shop.	Declined as the PC do not have the legal power to make grants to individuals.
WCC Warren Centre	Details of grant funding available. Request for PC to assist in grant application to the Football Foundation.	Noted. Agreed.

462 PLANNING & ENVIRONMENT

<u>462.1 New Applications</u>	<u>Detail</u>	<u>Draft comments</u>
638 West Stratton Manor, W/Stratton	Swimming pool and plant room.	No comment.
639 25 Brunel Close, M.Station	First floor side and single storey rear extension.	No comment.
640 Chatton, Overton Road. M.Stn	Replacement garage.	No comment.
641 Baileys End, 42-43 East Stratton	Crown reduction of cherry.	No comment.
642 Barn Cottage, Church Street,	Install an EV charger on garage.	Application withdrawn.
643 Weston Farm, Weston Colley	Proposed agricultural straw barn.	No comment.
644 11 New Road, M.Station	Erection of a dwelling on land to the Side of 11 New Road.	No comment.
645 3 Baring Close, East Stratton	Various tree works.	No comment.
646 The Dove Inn, M.Station	Application to vary condition 2 of 21/00737/FUL – to amend the site plan.	Clarity to be sought from WCC over change being proposed.
647 The Dove Inn, M.Station	Application to vary condition 2 of 21/00738/LIS – to amend the site plan.	As 646 above.
648 6 Brunel Close, M.Station	Ground floor rear extension.	No comment.
462.2	The comments on 638 to 648 were agreed . Cllr Foot did not participate in the decision on 639. Cllt Wandless did not participate in the decision on 640.	
462.3 451.3	<u>Affordable Housing & Exception Sites</u> <u>Barron Close</u> DCllr Godfrey advised that the City Councillors have met with WCC to discuss property tenures and feedback is awaited on the options available.	
462.4 451.4	<u>Winchester Local Plan & HCC Minerals and Waste Plan</u> See 459.2 above.	

Chairman's initials Date

462.5 451.5 Carousel Park Planning conditions need to be met and an agreement reached by October 2024.

462.6 451.6 Community Greening Campaign & Climate Emergency Carried forward to the October meeting.

463 PARISH SERVICES

463.1 452.1 Highways Matters Cllr Bramley was unable to attend the meeting but sent a written report which notes that she has met with HCllr Porter about additional line painting to seek to prevent obstructive parking in East Stratton. Cllr Bramley has also spoken with Iain Curry (BCM) about the work being undertaken to seek to reduce the run-off from fields towards properties in Micheldever.

The Lengthsman is next due in the Parish on October 16th and it was **agreed** that he should be asked to clear the ditch behind the pavilion.

Residents responding in respect of the bus shelter at the LRPF were all in favour of removing the structure. One quote has been received for this and a second quote will be sought.

463.2 452.2 Pavement Micheldever Station to railway bridge HCC are seeking additional funding for the project. Off agenda.

463.3 452.3 Network Rail A serious hygiene issue close to Borough Arch has been reported to Network Rail and a response received which introduces some new protocols for Network Rail contractors.

463.4 452.4 SID & Community Funded Initiatives Councillor Wandless is liaising with the Micheldever Speedwatch group as residents in Micheldever Station may wish to form a group and use the equipment provided by the Parish Council.

464 SPORTS & RECREATION

464.1 453.1 Warren Field & Play Area The play area gate has been repaired by AVA without charge. It was **agreed** to pay for new dog signs at Warren Field and for dog bag dispensers as an experiment to see if this encourages residents to clear up after their dogs.

464.2 453.2 LRPF Pavilion & Play Area See 461 above re key safe at the pavilion.

AVA have confirmed that bird deterrent strips can be added to the top of the swings.

Prior to the fete concerns were raised over the condition and safety of the bridge at the LRPF. Richard Dawe was asked to carry out emergency repairs with a budget of up to £1000. After removing the surface he was able to see that concrete sleepers required replacing and has carried out a full repair for £1300 (net). It was **agreed** to accept the higher cost as it has resulted in a full repair.

465 FINANCE

465.1 Accounts for payment were **agreed**.

		Total	VAT	Net
2898 SSE	LRPF pavilion electricity	344.40	21.12	323.28
2899 Warren Centre	Grass cutting at Warren Field (Apr-July)	1224.00	0.00	1224.00
2900 WCC	Dog bins (Apr-June)	130.00	0.00	130.00
2901 Grass & Grounds Ltd	June & July grass cutting at LRPF	891.00	148.50	742.50
2902 R Dawe Ltd	LRPF bridge repairs	1560.00	260.00	1300.00
2903 EPR Ltd	Preliminary bat survey of clock tower	1053.60	175.60	878.00
2904 HALC	Training	36.00	6.00	30.00
2905 Lynsey Sweeney	ROW expenses (from funds held)	66.00	11.00	55.00
2906 Peter O'Keefe	Dog signs for Warren Field	42.30	7.05	35.25
2907 Jocelyn Jenkins	July & August expenses	238.94	8.04	230.90
2908 Jocelyn Jenkins	August salary	942.31	0.00	942.31
DD NEST	June pension contributions	212.66	0.00	212.66

RFO's Report

465.2 454.2 Balances & Bank reconciliation Balances report at 31st July 2024.

Cash held: £45,914.87 Reserves: Earmarked: £38,855. General: £7,060.

465.3 454.3 Bank Accounts The transfer from RBS to Unity Trust is ongoing.

465.4 454.4 Risk Management A fixed asset review has begun.

Emergency Plan Carried forward to the October meeting.

465.5 454.5 Annual Return 2023/24 The Annual Return has been submitted to the external auditor.

Chairman's initials Date

466 OTHER COMMITTEES

466.1 455.1 Northbrook Hall A committee meeting is taking place on 23rd September. There are pantomime auditions this weekend and the variety group AGM on 18th September. Re-painting of the interior continues.

466.2 455.2 The Warren Centre See 461 above re pitch grant application.

466.3 455.3 East Stratton Village Hall The AGM is on 9th September. The Barns representative has confirmed that the hedge will be cut.

466.4 455.4 Allotments Further vandalism has occurred at the allotments and some plot holders have requested a gate at the entrance to Southbrook Cottages. It is not clear how this would prevent vandalism unless the gate is locked and high enough not to be easily climbed over but this would be very expensive. The Clerk will canvas the opinions of more plot holders before the October meeting.

466.5 455.5 Media and Broadband The new website address has been chosen and councillors were asked to consider how they would like their linked emails to be formatted.

466.6 455.6 Monthly Dever item Ben Murphy to be asked to provide some details of the retro-fit project.

466.7 Other Council matters None.

The Chairman closed the meeting at 9.15 pm

Next meeting: 7.30pm Wednesday 2nd October at East Stratton Village Hall, Church Bank Road, East Stratton.

Chairman's signature Date