

MINUTES
of the **MEETING** of
FROYLE PARISH COUNCIL
held in the Village Hall, Lower Froyle,
on Monday **22nd September 2014** at 8 pm

Present:

<i>Parish Council:</i> Mr. M. Cray, to item 6 Mr. I. Deans Mr. T. Goodsell Miss Gove Mr. M. Wells Mr. N. Whines	<i>Clerk:</i> Clerk <i>Others:</i> 2 members of the public
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ITEM 1 APOLOGIES FOR ABSENCE

Mr. Sexton, Dist. Cllr. G. Watts.

ITEM 2 MINUTES OF THE PREVIOUS MEETING

30 14-15 It was **RESOLVED** that the Minutes of the meeting of the Parish Council held on 18th August 2014 be accepted as a true record.

ITEM 3 MATTERS ARISING FROM PREVIOUS MEETINGS

18th August 2014

ITEM 3 MATTERS ARISING FROM PREVIOUS MEETINGS re 28 20107/065 Froyle House, letter to EHDC: strong EHDC officer recommendation, role of the EHDC Conservation Officer, misunderstanding of input of English Heritage inspector, officers' report that because the three houses fronting Ryebriidge Lane had not been specifically objected to in a previous Walled Garden application, this created by default permission for a house on the Froyle House site larger than that in the 1965 permission. 152 21.8.14 Cllr Burrridge: refer to ward councillor. 186 12.9.14 Miss Glass response had been enclosed with the agenda.

See Item 8.

4.1 Planning Applications 22196/010 Lime Quarry: Miss Gove asked owners of field adjacent Well Lane whether would permit temporary access to strip next to road for pedestrians and allow installation of a gate. Owners responded that they are content to allow a permissive footpath along the edge of the field, but walkers will have to climb over the gate. They are not prepared to let this arrangement continue for two years. 209 21.9.14 Mr. Macnabb: FPC 22.9.14 matters arising, Lime Quarry, owners are prepared to let this arrangement continue for two years.

All items had either already been reported, dealt with, pending or were discussed below.

ITEM 4 FINANCE

4.1 Approval of payments

31 14-15 It was **RESOLVED** to approve the following payments, which had been made since the Agenda for the meeting of 7th July 2014 was prepared:

				£	
7.7.14	OCS Group UK Ltd.	Rec mowing	1154	13 14-15	85.19
9.7.14	English Landscapes Maint	Dog bin emptying	1155	13 14-15	171.60
15.8.14	OCS Group UK Ltd.	Rec mowing	1157	13 14-15	170.38
15.8.14	Treloar Trust	Magazine printing	1158	13 14-15	110.00
22.8.14	Office Furniture Online	Chairs	1159		1641.60
22.8.14	South East Water	Football hut	1160	13 14-15	40.14
10.9.14	Treloar Trust	Village Mag	1161	13 14-15	100.00
10.9.14	Southern Electric	Football hut	1162	13 14-15	66.57
10.9.14	OCS Group UK Ltd.	Rec mowing	1163	13 14-15	170.38
10.9.14	MJ Wells Garden Services	Footpath clearing	1164	13 14-15	136.00
10.9.14	MJ Wells	Rec grd key cutting	1165	13 14-15	12.50
14.9.14	Ricoh UK Ltd.	Photocopier maintenance	1166	13 14.15	12.55

The **Clerk** was asked to contact the electricity and water suppliers to the football hut to ask whether it would be possible to pay lower standing charges when the hut is not being used for a long period, and if the supplies are disconnected, what reconnection charges would be applied.

4.2 Parish Council Accounts

32 14-15 It was **RESOLVED** to approve the receipts and payment accounts 2014-15 as at 14th September, a copy of which had been enclosed with the agenda.

4.3 Application for Grant

146 15.8.14 Victim Support had been enclosed with the agenda, and more details were available at the meeting. Previous FPC grants £50 paid 17.9.13.

33 14-15 It was **RESOLVED** to make a grant of £50 to Victim Support.

4.4 Insurance

165 29.8.14 Came & Co.: details had been enclosed with the agenda. Renewal 1st October. Premium £1,590.97, FPC long-term agreement expires 30th September 2016. Policy excess remains £250.00 for each and every claim. Quotation based on sums insured, covers detailed in the Council's 2013/14 schedule of insurance. Noted.

Items 5.3 and 6 were taken at this point.

ITEM 5 PLANNING MATTERS

5.1 Planning Applications

149 19.8.14 **55726 Land to the East of, Brockham Hill Lane**, Froyle, Request for EIA Screening Opinion - Proposed Solar Farm. Response deadline 2.9.14. FPC had responded: FPC note that the site is a large, highly visible site and as such would support the LA in requesting a EIA as part of any planning application.

153 22.8.14 **51956/003 2 Limit Cottages, Husseys Lane**, Lower Froyle, Listed building consent - window repairs and renewals where necessary. Consultation expired 19.9.14.

159 28.8.14 **39958/011 Colt House, Ryebriidge Lane**, Upper Froyle, Pollard one lime tree to previous pollard points as shown on photograph and reduce height of two conifer trees by 15 feet as shown on photograph. Consultation expired 18.9.14.

163 29.8.14 **39958/010 Cattleys, Ryebriidge Lane**, Upper Froyle, Reduce height by approx 15ft of one conifer tree (as shown in photograph). Consultation expired 19.9.14.

203 16.9.14 **20107/061 Treloar College**, 40 dwellings and 1 apartment with associated parking, garaging and access roads; conversion of Burnham Place into 15 dwellings and 2 apartments; single storey extensions to Manor House North and Manor House South; conversion of Manor House Annexe to single dwelling; conversion, alteration and extension of Manor House Barn to form single dwelling, change of use; alteration and extension to Gaston House to form Country Club Hotel with apartments above including part demolition classroom block and demolition of single storey outbuildings and replacement with single storey pitched roof bedroom wing; conversion alteration and extension to Jephson House to form 3 dwellings and village shop following demolition of flat roofed extensions. Removal of discharge of conditions and resubmission of non-material amendment.

34 14-15 It was **RESOLVED** to make no comment.

155 27.8.14 **39185/005 1 Limit Cottages, Husseys Lane**, Lower Froyle, Listed building consent - window repairs and renewals where necessary.

35 14-15 It was **RESOLVED** to make no comment.

173 9.9.14 **22111/033 FUL West End Farm, Spollycombe Lane**, Upper Froyle, Change of use from a redundant farm storage building to B8 storage and distribution.

36 14-15 It was **RESOLVED** to comment thus:

Froyle Parish Council supports this application in as much as it supports employment in the countryside, in line with EHDC policies C14, and IB3 para 6.18. However, we have two concerns with the application:

1. We note that this building was in use as a grain store very recently and would question if it is indeed redundant. The loss of this storage facility would result in more frequent, or daily, moving of grain through the village and hence increased traffic movements. Policy C14 para 3.71 states that change should not be allowed that changes the character of the countryside. We would ask EHDC to ascertain that it is indeed redundant.
2. We would not wish this change of use to result in the other, existing commercial buildings at West End Farm becoming redundant and considered for other uses.

5.2 Results of Planning Applications Noted.

162 29.8.14 **20672/005 Wheelwrights, Husseys Lane**, Lower Froyle, Remove one Cherry tree located in the middle of the front lawn. NO OBJECTION

185 12.9.14 **37779/002 Farthing Down, Froyle Road**, Lower Froyle, New porch installation and replacement of PVC windows and doors. PERMISSION

5.3 Other Planning Matters (pntc)

5.3.11 179 10.9.14 Speak at Committee for Application 22196/010 **Lime Quarry**, Well Lane.

Mr. Deans reported: The nature reserve to be designated as such 'in perpetuity', with 8 days' access. The smaller dwelling cannot be designated 'ancillary' because of the issue of viability of the project, however, it cannot be extended without planning.

5.3.12 184 12.9.14 PJ Planning: **Froyle House** pre-application plans: The house fronting the road has been reduced in height and footprint. It was agreed that there should be no second dwelling on the site, because the plot is too small for two dwellings of the size, and the second dwelling reduces the amenity of the existing neighbouring house. **Mr. Whines** to respond to the developer and say that FPC consider their positions are too far apart for a meeting to be useful, and that the amenity of neighbouring properties should be considered.

ITEM 6 VACANCY FOR ONE PARISH COUNCILLOR

147 17.8.14 Mr. Lloyd: Resignation from parish council.

EHDC Electoral Services advised that the vacancies may be filled by advertising the vacancies and co-option of new members at a subsequent meeting of the Parish Council. The notice advising the vacancy re any request for an election was posted on the notice boards on 20th August 2014 and a copy sent to the Returning Officer. No election having been called for, the notice advertising that the vacancy is to be filled by co-option was posted on the notice boards on 8th September and a copy sent to the Returning Officer. At 22nd September, the following people had come forward as candidates for the vacancy:

194 14.9.14 Mrs. K. Potter

165 2.9.14 Mr. Ian Macnabb: on the understanding that were there anyone else who also wants to be involved, would quite understand were they selected. Application enclosed with the agenda.

http://www.hampshire-alc.gov.uk/Advice__Information/NALC_Legal_Topic_Notes.aspx
LTN08NALCElectrionsv07022014

February 2014:

43. If no by-election is called the council must as soon as practicable after the expiry of the 14 day period fill the vacancy by co-option. If the vacancy falls within the six month period the council may but need not, fill the vacancy. It must, however, in the latter case, give public notice of the vacancy.

44. The council may co-opt whom it pleases (see the Legal Briefing L15-08 referred to in paragraph 32 above) to fill a vacancy, provided the person is qualified to be a councillor (see paragraph 7) The person co-opted must receive a majority of the votes of those councillors present and voting at the meeting where the co-option takes place. Where there are more than two candidates for one vacancy, this rule means that a person must get a majority of votes over all the other candidates. Thus where candidate A receives four votes, and candidates B and C each receive two, A is not elected because he has the same number of votes as B and C put together and does not have a majority over their combined votes. Where there are more than two candidates it is desirable to eliminate the candidate with the least number of votes, so that the final vote is between two candidates only. Councils may use model standing order 8a on page 187 of NALC's book "Local Councils Explained" (2013) to confirm the voting process for a casual vacancy which is contested.

Both candidates were nominated and seconded and both received the same number of votes.

On the chairman's casting vote:

37 14-15 It was **RESOLVED** to co-opt Mrs. K. Potter as Froyle parish councillor.

ITEM 7 OTHER MATTERS

7.1 Animal safety: 163 28.8.14 Mr. Wells: Safety of animals near pond/signage.

It was **agreed** to erect a 'ducks crossing' sign. **Mr. Wells** to ask the landowner for permission and report FPC's response to the resident who requested a sign.

7.2 151 20.8.14 HALC Round robin: inc. **playground safety etc.** **Miss Gove** to attend the training, depending on the date.

7.3 154 25.8.14 Mrs Bradley: **post** above steps at entrance to Village Hall knocked out
174 9.9.14 Westbourne Motors: Response re car park post. A quotation had been received from DC Andrews and forwarded to Westbourne Motors.

7.4 157 27.8.14 Hants Fire & Rescue: Hampshire Community **Resilience** Event - 3 October 2014. **Mr. Sexton** to attend.

7.5 192 13.9.14 EHAPTC: EHDC consultation: **Street Trading** consents, exemption for small scale local community and charitable events. It was **agreed** to respond that small organisations and charitable events should be exempt.

7.6 195 14.9.14, 202 16.9.14 Mr. Potter **Village Pond** project: Mr Clark and meeting NJG. Details had been enclosed with the agenda.

Mr. Deans summarised the situation to date as reported by Dist.Cllr. Watts and Mr. Potter. It was felt it would be helpful if there could be greater clarity on the purpose of the pond, its size and cost, and the amount of access for contractors and residents. The £20,000 developers' contributions would not be enough to commission contractors to construct the pond and to maintain it, so it would need input from the Nicolas James Group (NJG).

Mr. Deans to summarise heads of terms and to write to Mr. Potter to suggest that the Pond group prepare a brief proposal, to be used as an agenda for the forthcoming Pond meeting with NJG. This meeting to be arranged by Dist. Cllr. Watts.

The Clerk to write to Mrs. G. German to thank her for her work on this project.

ITEM 8 CORRESPONDENCE RECEIVED

A list of the correspondence received since the agenda for the meeting of 18th August 2014 had been prepared was enclosed with the agenda. Other matters, including some of which the papers were at the meeting and some had already been notified to councillors were noted below:

- 170 8.9.14 HCC Warning alert from Trading Standards - on behalf of Hampshire Police
- 175 9.9.14 HALC update: PC responsibilities re committees etc., meetings, registered land, etc
- 176 9.9.14 HCC Trading Standards: jet wash and seal driveways
- 177 10.9.14 Rural Services Network Bulletin: planning etc.
- 188 12.9.14 CPRE: NPPF appeal
- 199 16.9.14 HALC: The Openness of Local Government Bodies Regulations 2014: filming etc of meetings
- 198 15.9.14 NALC: Local Council Review: Local Audit & Accountability Act etc.

ITEM 9 REPORTS FROM COUNCILLORS AND OFFICERS

See item 3

28 20107/065 **Froyle House**, letter to EHDC: 186 12.9.14 EHDC Miss Glass response.

Mr. Whines commented on EHDC response. He believed the Conservation officer had been involved early in the Froyle House application/he reported that English Heritage had informed him that they did not agree that not objecting to an application was the same as supporting an application/proposing the dwelling near the road did not mean it was acceptable to site it near the trees. EHDC Planning had offered to meet FPC to discuss the matter.

It was agreed that objecting to a part of an application on which the rest of the application depends should mean that the entire application falls.

It was agreed that EHDC Planning’s Mr. Murray etc should be invited to meet FPC at 6.30 pm on Monday 17th November.

The **Clerk** to thank Ms Glass, copy to E. Tucker, for the letter and extend the invitation, with agenda to follow.

ITEM 10 MATTERS RAISED BY COUNCILLORS

10.1 Mr. Whines reported that the trees planted recently outside **Froyle Park** were temporary for marketing the new houses.

10.2 Mr. Wells reported a resident’s comment that overflow **parking** in the Avenue for weddings at Froyle Place was an eyesore.

10.3 There is to be a meeting with NJG’s new general manager and Dist. Cllr. Watts. This would cover various issues regarding operations at Froyle Place, including access, noise, signage in the village and the Alton Show. **Mr Wells** to arrange date.

10.4 Mr. Wells reported that the **footpaths** from Froyle Road towards Saintbury Hill and from the end of the recreation ground to Froyle Road needed clearing. **Mr. Wells** to ask Mr. G. Wells to cut back the vegetation.

ITEM 11 MATTERS RAISED BY RESIDENTS

11.1 A resident had asked whether it would be possible to retrieve the money allocated for the village **shop** for use by the community, but it was pointed out that there had been no money for it. It was agreed that it should be on the agenda for discussion with NJG.

ITEM 12 MATTERS FOR REPORTING IN VILLAGE MAGAZINE

55726 Land to the east of Brockham Hill Lane, proposed Solar Farm.

Meeting with EHDC Planning and Froyle Park to discuss outstanding issues.

ITEM 13 DATE OF NEXT MEETING

Ordinary PC 17th November 2014 (Monday) Initial Budget Meeting

The meeting closed at 10.20 pm.

Date.....

Chairman.....