

Minutes

The Minutes of the Meeting of Ampfield Parish Council held in the Village Hall, Ampfield on Monday, 13th March 2017 commencing at 7pm.

PRESENT: Bryan Nanson (Chairman)
Allan Clark, Pete Edwards, Julian Jones,
Graham Roads, David Stevens and Julie Trotter

2517 Attendance and Apologies for Absence

Apologies had been received from Martin Hatley and Margaret Rothwell.

2518 Minutes

The minutes of the meeting held on Monday, 13th February 2017, having been circulated previously, were confirmed by the meeting and signed by the Chairman.

2519 Matters Arising from the Minutes

There were no Matters Arising which were not covered by items on the agenda.

2520 Declarations of Interest

Julie Trotter declared a personal interest in Morleys Green, and also in the Village Hall as she was a Trustee and member of the Committee.

2521 Public Participation

Mr Jim Tarzey from the Pegasus Group, and Dr. Roopa Gill of Hookwood Lane, were in attendance about the proposed Ampfield Care Village.

2522 Briefing to Council on the proposed Ampfield Village Care Home

The Chairman advised everyone that the planning application for the Ampfield Care Village had now been lodged with Test Valley Borough Council (TVBC) and Ampfield Planning Committee would decide how to proceed when they had considered the application. He invited Jim Tarzey, planning advisor to the Perbury Group, to brief Council about the scheme. Jim Tarzey outlined what was included in the proposal and gave illustrations about how the site might look and how the grounds might be landscaped. It was explained that Perbury were now contractually obliged to purchase the land even if the planning application did not

succeed, in which case Perbury would continue its development as an industrial site. Consultation had first taken place with local residents in November 2016; a leaflet updating everyone about the progress of the scheme was being published the following week. Part of the land in the proposal was in the countryside and the need for development would have to be demonstrated. It was noted that the planning system did not allocate land for care homes. There was discussion about the possible increase in traffic, pressure on surgeries, the opportunity to improve bus services, surface water drainage, the proposed local shop, the introduction of street lighting and the significant change in view from the Flexford Road side.

The meeting was suspended at 7.42pm and Dr. Gill invited to speak. In response to questions about affordability, Jim Tarzey confirmed that residence in the Cage Village would be privately funded although referrals from the NHS would be a possibility. Concern was expressed that the 15 metre buffer between the development and the woodland would not be sufficient to protect wildlife. Jim Tarzey advised that it conformed to Natural England guidelines who had been consulted about the situation. If the buffer had been much wider the development would not have been viable. It was confirmed that the Hatley family still owned the site which had not been actively managed for some time. The Chairman explained that Martin Hatley would take no part in the progress of the application through the TVBC planning process. County Councillor Alan Dowden would act in his place.

2523 Financial matters

2523.1 Accounts for payment, income and anticipated expenditure

Council authorised the donations to Test Valley Community Services and to the Messenger magazine. It also authorised the renewal of the subscription to the National Allotment Society. With the exception of payment for ground sheets which was proposed by Bryan Nanson, it was proposed by Julian Jones, and seconded by Graham Roads, that the following accounts be paid:

Cheques to be signed at meeting	£ inc VAT
Ground sheets & pegs - Cllr Jones	75.48
Royal Mail response service - VDS	9.28
Office Expenses 9th January to 13th March	100.44
APPC Burial ground admin fee	200.00
Test Valley Community Services Dial-a-Ride	200.00
Messenger donation	60.00
Allen Build & Development Ltd - 1st stage payment - the pavilion	31,166.86
March salary - D Matthews	558.27
March payments to HMRC	155.09
National Allotment Society - subscription renewal	<u>66.00</u>
	<u>32,591.42</u>

Payments made between meetings

Days Transport - removal of container & portakabin	240.00
NEST pension - Council's payment for February D/D	<u>22.04</u>
	<u>262.04</u>

Council noted and approved the cheques and payments made between meetings. The bank statement for February had been circulated prior to the meeting. Receipts for February had included the quarterly cricket licence fee, the 6th month fixed interest from the Nationwide account, the remainder of the Community Asset Fund payment towards the purchase of the freehold of the Village Hall and burial fees. £8250, which was the amount expected to be spent by Council on items related to the Morleys development to end March 2017, had been transferred from the HSBC account to Council's current account at TSB. The bank accounts at 13th March stood at £159,143.35 of which £18,418 was in named reserves, and of which £1,225 was set aside for refundable allotment deposits. It was noted that the majority of funds in the bank accounts were intended for ground maintenance of the open spaces on the Morleys development. Council formally approved the purchase of 2 "dog waste" bins which had been discussed on e-mail. The Chairman and the Clerk would consider how best to report office expenses.

2524 Ampfield Recreation Ground

2524.1 Pavilion project progress

The construction of the pavilion was going well. The Chairman had met with the Quantity Surveyor who was working on Council's behalf and who had drawn up the works contract. Members agreed that the Chairman and the Clerk should sign the contract on Council's behalf. The Chairman was pleased to report that Council had been awarded £25,000 towards the costs of the pavilion from the TVBC Community Asset Fund. £15,000 had already been released and would be in Council's bank account shortly. On the other hand the S106 situation remained poor with no funds being released yet from the £119,384 which was understood to be available. It was also understood that the release of the S106 monies had to be approved by TVBC Cabinet which did not now meet until 19th April 2017. Cash flow was a problem for Council who had to juggle various accounts to pay the builder's invoices. In addition, according to TVBC, an amount of S106 monies from a local development seemed to have gone astray. It was agreed that the Chairman and Clerk would manage cash flow, using Morleys commuted funds as required.

Council noted that there were some VAT issues with recovering tax paid on the construction of the pavilion which needed to be resolved. The Chairman and the Clerk had met with a VAT expert recommended by HALC who was assisting with the problem. It was hoped that the full VAT amount relating to the

construction was still recoverable. Should things not work to plan there was contingency built into the pavilion project costings to help ease the situation. Council agreed that the fascia on the building should be white. It was noted that LPG would probably be used for the heating system now that building regulations had changed to the extent that electricity was no longer allowed. Members agreed that the Chairman and Allan Clark were authorised to make decisions on the heating system as required. The White Horse Public House had approached Council about making a contribution to the operating costs of the pub sewage treatment plant once the new pavilion was in use. Council had long held rights of access without charge to the sewage system. The effect of any significant increase in usage due to the new pavilion was not yet known. Any contribution considered would be to running costs, not to capital or for breakdown. Legal advice would be sought. Council agreed to authorise the Chairman and Allan Clark to take this forward with an agreed fixed limit and review period should the decision be taken to make the contribution.

It was agreed that Julie Trotter could approach the cleaner of the Village Hall and Allotment buildings to find out if the person would be interested in cleaning the pavilion. It was also agreed that there would be no active marketing of the pavilion for the remainder of 2017 to allow things to bed down. There was discussion about a revised parking plan. This would shorten the outfield on the northern boundary. It was agreed that this was a complex situation and that members needed time to think it through. It would be put on the next agenda.

2524.2 Dog trial review

Members agreed to end the trial of allowing dogs to be walked on the Recreation on 21st April 2017. The new cricket season would be starting shortly with a “ground day” being held by the Cricket Club on 22nd April 2017. Signs about the end of the trial would be put up around the Recreation Ground. A review of the trial would be undertaken, and details brought to Council at the July meeting. Graham Roads would speak to the residents who first requested the trial and seek their views.

2525 Annual Assembly & Newsletter

The production of the annual report was making good progress; only one contribution was outstanding. Page numbers would be 20 or 24 depending upon the size of the last article. It had been confirmed by both Borough and County election teams that Council could not help publicise any material from or about persons standing for election in the May polls. This meant that an article from our County Councillor could not be included in the annual report. Allan Clark would update and issue the distribution lists for the annual report. It was agreed that refreshments would be provided at the Parish Assembly as usual. Julie Trotter and Graham Roads would ask some local residents if they would be able to help.

2526 Morleys Development

2526.1 Allotment matters

The allotment holders had met with Julian Jones and David Stevens on 27th February 2017 and explored a number of issues. The offer of horse manure by a local resident had been appreciated and been taken up by a number of allotment holders. An allotment holder was planning to buy a rotovator and would be willing to share it as long as basic costs were covered. Plots were up for renewal by 1st April. Council agreed that existing allotment holders could be offered any vacant plots on the north side before they were referred to the waiting list. One of the plots being given up was in poor condition; Council agreed that the refundable deposit could be withheld to make good the plot. A contractor would be asked to rotovate the plot.

2526.2 Estate Charges

Both Council and the Village Hall Committee had been approached by Perbury about charges for shared use of the road leading onto Morleys Green from the A3090 and for use of the sewage treatment plant. It had not been clear exactly what the charges had been for or how any apportionment had been arrived at. A response from Perbury was awaited.

2527 Chapel Wood

2527.1 Friends of Chapel Wood

A recent working party had planted replacement box plants to fill in the gaps in the cruciform hedge. Five plants remained. The Village Hall might be able to make use of them when the shed was moved. Julie Trotter would discuss it with the Village Hall Committee. Signs and posts in Chapel Wood had been deliberately damaged. Graham Roads would report it to the local Police Community Support Officer. A local carpenter had taken away samples of the existing signs and would re-make 1 small and 4 large signs. Members agreed to the speedy remake of the signs and authorised expenditure up to £500.

2527.2 Burial Ground

Members confirmed their earlier agreement by e-mail to contract Itchen Valley Trees to remove Rhododendron roots from an area of the Burial Ground. This was part of an on-going task of the Friends of Chapel Wood to improve visibility and vistas, and to maximise the burial area.

2528 Village Hall

2528.1 Village Hall Lease

It had been agreed that an estimate of the legal costs likely to be incurred by the Village Hall Committee in approving the lease would be sought. This was to be done with a view to consideration being given to the provision of financial support by Council to help meet those costs. Unfortunately, Council's solicitors were unable to act for the Village Hall Committee, as well as for Council, in the same matter. However, if approached they would advise Martin Hatley of what their charges would have been. The Chairman would advise the Village Hall Committee Treasurer of the situation.

2528.2 Village Hall Signs

Hampshire Printing Services (HPS) had been contracted to make and fix the signs. It was expected that the job would be completed the following week. The colours were not quite as required yet and Julie Trotter would continue to work with HPS to get it right. The old map board had been removed from the site and disposed of.

2529 Village Design Statement (VDS) - progress

The analysis of the questionnaires was awaited from TVBC. It was expected later that week. Until it was received nothing further could be done except some descriptive written work.

2530 Reports from portfolio holders

Graham Roads was pleased to report that Liz Hallett, a well-known local historian, would be delivering a talk on the History of Ampfield in November. A walk was planned for the summer which might involve parts of the Keble Way.

2531 Planning Update

Concern remained about enforcement of planning regulations at the site opposite the Potters Heron. Allan Clark had had frequent discussions with the manager of the Enforcement Team at TVBC but things were moving very slowly. He would continue to monitor the situation and exert pressure where appropriate.

A litter pick was being organised by residents in April that would cover the Straight Mile and part of Jermyns Lane

2532 Correspondence and Communication

A list of items received on paper and electronically is at Annex A.

Council agreed to renew the ground maintenance contract with TVBC, details of which had only just been received. It was noted and accepted that there was a 1% increase on the contract over the previous year.

2533 Test Valley Borough Council

Cllr Hatley was not in attendance.

2534 Date of next meeting

The next meeting of the Parish Council would be held on Monday 10th April 2017 starting at 7pm in the Village Hall, Ampfield.

2535 Closure

The meeting closed at 10.07pm,

Chairman.....

Date.....