

**MINUTES OF MEETING OF EAST WOODHAY PARISH COUNCIL**  
**25<sup>th</sup> November 2019**  
**EAST WOODHAY VILLAGE HALL**  
**19.30**

**Chairman:** Cllr James Mitchell (Chair)

**Present:** Councillors Mr P Hurst, Mr M Rand, Mrs S Cooper, Mr J Murdoch, Mr P Jarvis, Mr J Morris, Mr B Lambert

**In Attendance:** Cllr Sanders, 60 Parishioners

**Clerk:** Amy White

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**Item 1: Apologies**

No apologies were received.

**Item 2: Declarations of Interest**

None.

**Item 3: Minutes of last meeting**

The minutes of the meeting held on 21<sup>st</sup> October 2019 were agreed, accepted as a true record and signed in the presence of the Clerk.

**Item 4: Matters Arising from October Meeting**

Item	Action	Owner	Status
7.1 September	Clerk to research dog poo bins	Clerk	Pending
5.2	Clerk to ensure all CIL communications received from BDBC.	Clerk	Actioned
7.4	Clerk to ask Lengthsman to put down some hardcore at one end of Parish Field.	Clerk	Actioned
9.2	Cllr Mitchell to make recommendations for spending. <i>See Finance item 9.</i>	Cllr Mitchell	Actioned
9.3	Clerk to investigate business banking. <i>See Finance Item 9.</i>	Clerk	
10.1	Clerk to write to residents along WH road re hedge cutting. Cllr Jarvis to add letter to Spectrum.	Clerk/Cllr Jarvis	Actioned
13.1	Clerk to organise donation to RBL via Norman Powers	Clerk	Actioned
15.2	Clerk to investigate adopting the North End phone box and organise Lengthsman to trim along North End	Clerk	Actioned
17.1	Clerk to contact Sue Wren to confirm Cllr Cooper's wish to continue as EWPC's East Woodhay Charities representative.	Clerk	Actioned

## **Item 5: Planning**

### **5.1: Sungrove Planning Application**

This item was dealt with at the very start of the meeting owing to the amount of parishioners in attendance and the sensitivity of the Sungrove planning application. As per EWPC's Standing Orders of May 2019, the Chairman, Cllr Mitchell chaired the discussion allowing public participation as follows:

- Lorna Byrne, on behalf of the applicant- 5 mins to speak for the proposal
- Peter Brunsdon, on behalf of Friends of East End and objectors- 5 minutes to speak against the proposal
- Cllr Sanders, on behalf of BDBC- 5 minutes to advise on how decisions are made on planning applications and the likely criteria involved with the Sungrove application.

*Please see the Appendices at the end of the minutes for a copy of the statements of Cllr Sanders, Peter Brunsdon and Lorna Byrne.*

After the public participation, the full council debated for 15 minutes, with each councillor giving their thoughts on the application. At the end of the 15 minutes the Chairman called for a vote on the application. There were four votes to support the application and four votes to object to the application. As per the Standing Orders in the event of a tied vote, the Chairman cast the final vote to support the application.

**Outcome: EWPC voted to support the Sungrove application. Comments agreed to send to BDBC:**

*a) The condition of the road between Woolton Hill and East End requires significant improvement as road edge collapse and erosion has occurred in many areas. This results in domestic vehicles often having to pull over to let another car pass on the other side of the carriageway.*

*The highway should be brought up to standard as a matter of urgency, either by the proposed developers or Hampshire County Council as highway authority, before any facility is introduced that will increase the volume of domestic and/or commercial vehicles.*

*b) The main route, from the A343 at Blindmans Gate entrance through Woolton Hill to the proposed site in East End, passes both the Woolton Hill Junior and Infant schools and would also impinge on the school in East End. The traffic past these schools is extremely congested during the daily school drop off and pick up times. This has been considered an area of high risk for many years.*

*It is imperative that a traffic management scheme be rigorously enforced to avoid construction traffic using local roads at inappropriate times during the school term, i.e. during the school drop off and pick up times.*

EWPC agreed that, if necessary, at least one councillor will attend the Development Control Committee meeting.

**5.2** Please see the planning minutes on [www.eastwoodhay-pc.gov.uk](http://www.eastwoodhay-pc.gov.uk) for details of the application discussed at the planning meeting held on 25/11/19.

## **Item 6: Neighbourhood Plan**

**6.1** Please see Cllr Hurst's report at the end of the minutes. Editing is expected to be complete by December. Cllr Hurst informed the Council of the advice received to create an AONB Management Plan for East End and North End and to add this to the Neighbourhood Plan, to give these areas some more formal legal status.

## **Item 7: Amenities including footpaths**

### **7.1 Footpaths**

Cllr Morris has agreed to take over responsibility for footpaths. He will liaise with Cllr Teece for a handover. Current matters are the need for the priority cutting list to be sent to HCC by mid January.

**Action:** Clerk to send priority cutting list to Cllr Morris to check for 2020.

## **Item 8: Lengthsman Tasks**

**8.1** Current outstanding tasks include adding hardcore to the Parish Field.

**Action:** Clerk to chase on outstanding Lengthsman jobs.

## **Item 9: Finance**

**9.1** See Cllr Mitchell's report at the end of the minutes. Cllr Mitchell agreed to research other business banking options with a reasonable interest rate. The Clerk had looked at Barclays business banking which only offers a 0.1% interest rate.

**Action:** Cllr Mitchell to research business banking options.

**9.2** Cllr Mitchell proposed increasing the precept in line with inflation at 2%. This will be confirmed at the January meeting.

## **Item 10:Highways**

**10.1** See Cllr Murdoch's report at the end of the minutes for outstanding action listed with HCC. The council is pleased that the widening of Trade Street is being looked at by HCC. The ditch running alongside the Parish field might be an issue and it was discussed whether it might be diverted into the Parish field. Cllr Murdoch will keep the council updated of the progress of this project.

## **Item 11:Utilities**

**11.1** Please see Cllr Jarvis' report at the end of the minutes.

## **Item 12: Police/Crime updates**

**12.1** Please see Cllr Hurst's report at the end of the minutes. There is a new PCSO for the area, Luke Edwards, who will hopefully introduce himself soon.

## **Item 13: Donations/Grant requests**

**13.1** There have been no requests for donations or grants. Cllr Mitchell highlighted to the council that the budget for donations is underspent.

## **Item 14: Harwood Paddock/S106 monies**

**14.1** Please see Cllr Hurst's report at the end of the minutes.

**Item 15: Members' Reports**

No reports from Members this month.

**Item 17: Defibrillators**

**17.1** Cllr Murdoch has spoken to the Landlords of the Rampant Cat who are very happy to have a defibrillator placed on the outside of the property and will organise the installation. Cllr Murdoch has researched costs and the Well Medical defib, at £1250 + VAT was agreed to be the most appropriate. Responsibility for maintenance will rest with EWPC, like the other two defibs at WHCH and EWH.

**Action:** Clerk to purchase Well Medical Defibrillator

**Item 18: AOB**

There was no other business discussed and the meeting concluded at 21:30.

**ACTION LOG November 2019**

<b>Item</b>	<b>Action</b>	<b>Owner</b>
<b>7.1</b>	Clerk to send priority cutting list to Cllr Morris to check for 2020.	<b>Clerk</b>
<b>8.1</b>	Clerk to chase on outstanding Lengthsman jobs.	<b>Clerk</b>
<b>9.1</b>	Cllr Mitchell to research business banking options	<b>Cllr Mitchell</b>
<b>17.1</b>	Clerk to purchase Well Medical Defibrillator	<b>Clerk</b>

## Councillor Reports November 2019

### **Item 6: Neighbourhood Plan Report- Cllr Hurst**

The Policies within the Neighbourhood Plan have been extensively modified and now completed after all the excellent feedback from BDBC Planning. The final edit of the rest of the document is continuing, to ensure consistency with the updated policies and is now nearing completion. The re-edit has been substantial and has strengthened the document and ensured it is line with the Local Plan.

One of the key policy areas highlighted by BDBC in the last few weeks is the Parish housing mix. The PC had already discussed that the Parish housing mix is skewed towards 4 or more bedroom houses. In the feedback from BDBC they drew our attention to the Borough housing mix table that shows we are above 50% houses with 4 or more bedrooms. This is the highest percentage in the Borough and potentially continuing to grow.

The community feedback has been for more smaller houses for young families and downsizing, and the evidence demonstrates that these are not being provided by new developments at the moment with the skew towards larger houses. This is an issue that needs to be focused on moving forward. Working with BDBC they have helped us establish an evidence-based approach for making an argument to change the housing mix for future planned development. This has been incorporated in a new policy in the updated NP. Of course any proposed policy remains aspirational until approved by the independent NP Examiner.

### **Item 9: Finance Report- Cllr Mitchell**

#### 1. SUMMARY

FY2019/20 data to 22<sup>nd</sup> November 2019. 8 months of the FY completed.

129% of income budget received. (£47,566).

61% (£22,493) of expense budget spent

#### a. INCOME STATEMENT

- 100% Precept received
- 100% Litter warden grant received
- £9,837 S106 Allotments monies received
- £1,370 VAT reclaimed
- £600 Rental income received

#### b. EXPENSE STATEMENT EXECUTIVE SUMMARY (following list not conclusive)

- £1,288 Insurance for year
- £1,300 Ditch maintenance on WH Rec Ground
- £1,250 CCTV annual fees
- £1,108 Kissing gates installations
- £1,085 Brownies Corner & East End Wooden posts replacement
- £967 Phone box & Boardwalk repairs
- £780 Annual Maintenance
- £700 Donation to EWS ([www.wooltonhill.com](http://www.wooltonhill.com))
- £690 Upgrade CCTV to use SD cards
- £682 HALC affiliation
- £430 Audit fees
- £280 Neighbourhood plan consultant
- £280 Brownies Corner new wooden posts
- £220 Post fix and gate fix (Batt Brownies corner)

- £200 Audit fees
- £200 Wooden posts renewal
- £178 PAYE Payment
- £158 Footpath strimming
- £150 Course for clerk
- £100 Heartstart charity donation

c. CAPITAL STATEMENT EXECUTIVE SUMMARY

- Capital account £45,000

## 2. FISCAL YEAR TO DATE TRANSACTIONS BY MONTH

EAST WOODHAY PARISH COUNCIL															
Receipts and Payments - 2019/20															
RECEIPTS	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Total	BUDGET	% of Budget
Precept	£ 16,738.50					£ 14,746.50							£ 31,485.00	£ 29,493.02	107%
Double Taxation													£ -	£ 1,992.00	0%
Litter Warden Grant	£ 4,269.20												£ 4,269.20	£ 4,269.20	100%
Rental Income						£ 600.00							£ 600.00	£ 1,100.00	55%
CTS Grant													£ -		#DIV/0!
S106 Monies				£ 9,837.00									£ 9,837.00		#DIV/0!
Other Grants													£ -		#DIV/0!
VAT Recovered		£ 435.59			£ 280.00	£ 655.08							£ 1,370.67		#DIV/0!
Bank Interest			£ 4.69										£ 4.69		#VALUE!
	£ 21,007.70	£ 435.59	£ 4.69	£ 9,837.00	£ 280.00	£ 16,001.58	£ -	£ -	£ -	£ -	£ -	£ -	£ 47,566.56	£ 36,854	129%
PAYMENTS	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Total	BUDGET	% of Budget
Clerk's salary	£ 744.61	£ 744.61	£ 744.61	£ 744.61	£ 744.61	£ 744.61	£ 744.61	£ 744.61					£ 5,956.88	£ 9,202.00	65%
Clerk's expenses	£ 65.70	£ 31.48	£ 112.89	£ 12.90	£ -	£ 4.50	£ 4.50	£ 19.50					£ 251.47	£ 325.83	77%
Litter Warden Salary	£ 339.30	£ 339.30	£ 339.30	£ 339.30	£ 339.30	£ 339.30	£ 339.30	£ 339.30					£ 2,714.40	£ 4,072.00	67%
Litter Warden Exps	£ 70.00	£ 70.00	£ 60.00	£ 60.00	£ 60.00	£ 60.00	£ 60.00	£ 60.00					£ 500.00	£ 720.00	69%
Admin (inc Courses)	£ 211.00		£ 105.00	£ 40.00			£ 45.00						£ 401.00	£ 1,000.00	40%
Insurance		£ 1,288.30											£ 1,288.30	£ 1,500.00	86%
Audit			£ 230.00				£ 200.00						£ 430.00	£ 545.90	79%
Subscriptions			£ 682.00										£ 682.00	£ 649.93	105%
Grass Cutting													£ -	£ 1,200.00	0%
Misc Maintenance	-£ 482.00		£ 200.00				£ 2,605.40	£ 45.00					£ 2,368.40	£ 2,305.00	103%
Annual Maint Agmnt							£ 780.00	£ 50.00					£ 830.00	£ 3,620.00	23%
Footpaths	£ 679.80		£ 288.00				£ 1,108.00	£ 158.40					£ 2,234.20	£ 5,000.00	45%
Highways													£ -	£ -	#DIV/0!
CCTV			£ 1,250.00		£ 690.00								£ 1,940.00	£ 1,800.00	108%
Donations & Sec 137	£ 700.00			£ 100.00				£ 50.00					£ 850.00	£ 1,500.00	57%
Neighbourhood Plan	£ 60.00			£ 280.00			£ 85.00						£ 425.00	£ 3,000.00	14%
VAT	£ 69.56	£ 154.59	£ 259.00		£ 138.00		£ 738.68						£ 1,359.83		#DIV/0!
PAYE	£ 26.58		£ 19.53	£ 7.50	£ 7.50	£ 7.50	£ 186.30	£ 7.50					£ 262.41	£ 500.00	52%
Grant Refund													£ -		#DIV/0!
Other													£ -		#DIV/0!
	£ 2,484.55	£ 2,628.28	£ 4,290.33	£ 1,584.31	£ 1,979.41	£ 1,155.91	£ 6,896.79	£ 1,474.31	£ -	£ -	£ -	£ -	£ 22,493.89	£ 36,941	61%

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## 3. Forecast for remainder of Financial Year

EAST WOODHAY PARISH COUNCIL														FORECAST	
Receipts and Payments - 2019/20															
RECEIPTS	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Total	BUDGET	% of Budget
Precept	£ 16,738.50					£ 14,746.50							£ 31,485.00	£ 29,493.02	107%
Double Taxation													£ -	£ 1,992.00	0%
Litter Warden Grant	£ 4,269.20												£ 4,269.20	£ 4,269.20	100%
Rental Income						£ 600.00							£ 600.00	£ 1,100.00	55%
CTS Grant													£ -		#DIV/0!
S106 Monies				£ 9,837.00									£ 9,837.00		#DIV/0!
Other Grants													£ -		#DIV/0!
VAT Recovered		£ 435.59			£ 280.00	£ 655.08							£ 1,370.67		#DIV/0!
Bank Interest			£ 4.69										£ 4.69		#VALUE!
	£ 21,007.70	£ 435.59	£ 4.69	£ 9,837.00	£ 280.00	£ 16,001.58	£ -	£ -	£ -	£ -	£ -	£ -	£ 47,566.56	£ 36,854	129%
PAYMENTS	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Total	BUDGET	% of Budget
Clerk's salary	£ 744.61	£ 744.61	£ 744.61	£ 744.61	£ 744.61	£ 744.61	£ 744.61	£ 744.61	£ 744.61	£ 744.61	£ 744.61	£ 744.61	£ 8,935.32	£ 9,202.00	97%
Clerk's expenses	£ 65.70	£ 31.48	£ 112.89	£ 12.90	£ -	£ 4.50	£ 4.50	£ 19.50	£ 4.50	£ 4.50	£ 4.50	£ 4.50	£ 269.47	£ 325.83	83%
Litter Warden Salary	£ 339.30	£ 339.30	£ 339.30	£ 339.30	£ 339.30	£ 339.30	£ 339.30	£ 339.30	£ 339.30	£ 339.30	£ 339.30	£ 339.30	£ 4,071.60	£ 4,269.20	95%
Litter Warden Exps	£ 70.00	£ 70.00	£ 60.00	£ 60.00	£ 60.00	£ 60.00	£ 60.00	£ 60.00	£ 60.00	£ 60.00	£ 60.00	£ 60.00	£ 740.00	£ 720.00	103%
Admin (inc Courses)	£ 211.00		£ 105.00	£ 40.00			£ 45.00						£ 801.00	£ 1,000.00	80%
Insurance		£ 1,288.30											£ 1,288.30	£ 1,500.00	86%
Audit			£ 230.00				£ 200.00						£ 430.00	£ 545.90	79%
Subscriptions			£ 682.00										£ 682.00	£ 649.93	105%
Grass Cutting											£ 1,200.00		£ 1,200.00	£ 1,200.00	100%
Misc Maintenance	-£ 482.00		£ 200.00				£ 2,605.40	£ 45.00					£ 2,368.40	£ 2,305.00	103%
Annual Maint Agmnt							£ 780.00	£ 50.00			£ 2,000.00		£ 2,830.00	£ 3,620.00	78%
Footpaths	£ 679.80		£ 288.00				£ 1,108.00	£ 158.40				£ 1,000.00	£ 5,234.20	£ 5,000.00	105%
Highways													£ -	£ -	#DIV/0!
CCTV			£ 1,250.00		£ 690.00								£ 1,940.00	£ 1,800.00	108%
Donations & Sec 137	£ 700.00			£ 100.00				£ 50.00				£ 300.00	£ 1,500.00	£ 1,500.00	100%
Neighbourhood Plan	£ 60.00			£ 280.00			£ 85.00				£ 1,000.00	£ 1,000.00	£ 2,425.00	£ 3,000.00	81%
VAT	£ 69.56	£ 154.59	£ 259.00		£ 138.00		£ 738.68						£ 1,359.83		#DIV/0!
PAYE	£ 26.58		£ 19.53	£ 7.50	£ 7.50	£ 7.50	£ 186.30	£ 7.50	£ 7.50	£ 20.00		£ 7.50	£ 317.41	£ 500.00	63%
Grant Refund													£ -		#DIV/0!
Other													£ -		#DIV/0!
	£ 2,484.55	£ 2,628.28	£ 4,290.33	£ 1,584.31	£ 1,979.41	£ 1,155.91	£ 6,896.79	£ 1,474.31	£ 1,155.91	£ 3,168.41	£ 6,055.91	£ 13,355.41	£ 46,229.53	£ 37,138	124%

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## **Item 10: Highways Report- Cllr Murdoch**

### **Highways issues - reported and waiting resolution.**

1. Replacement by HCC of stolen Hampshire border sign on A343. (Reported to HCC).
2. Collapsed culvert brick wall at the junction of North End Road and Ball Hill Rd. (Waiting on contractor)
3. Collapsed road edge at Woolton Hill Road, opposite Blindmans Gate House. (Waiting on contractor)
4. Missing Fullers Lane road sign. (Reported B&DBC)
5. Overgrown hedge at Maroma, Woolton Hill Road. (Letter from Clerk requested)
6. Collapsed road edge outside surgery -Trade Street.

### **S106 Highways Improvement Schemes.**

- Scheme 1 - Parking and highway safety improvements on Trade Street, relating to Woolton Hill doctor's surgery (i.e. widening Trade Street with improved parking)
- Scheme 2 - Pedestrian facilities on Tile Barn Row (i.e. installing a pedestrian footpath in Tile Barn Row leading to the Bloor Homes Development (now Meadowbrook)

I am pleased to report that the business case for the above has now been made. HCC Transport Planning is now commencing preliminary design work and will liaise with EWPC over plans and proposals.

## **Item 11: Utilities Report- Cllr Jarvis**

We have had some incidents of water leaks and supply problems notably in the Greenlands Estate area as reported to me by Cllr Hurst.

I have been in contact with Southern water who have been remarkably unhelpful in their replies. Telephone contact yielded no useful information but the person on the line did give me an email address I could use. This has not proved to be much better and I have been given bland information relating to the mains renewal which happened over a year ago and was mainly in Highclere but they say no renewal work is planned for our area. There was a complete failure to address the random failures that have occurred this year nor for the fact that the water is often so highly chlorinated that it smells like bleach.

In the event of any future leaks/supply failures I will need dates and precise locations before I contact them again.

## **Item 12: Police and Traffic Report- Cllr Hurst**

The new PCSO covering the Parish has just joined the Basingstoke Rural West Police Team. He is Luke Edwards and he has moved from covering Tadley and Baughurst. The new area he



will cover is large, but Luke will be introducing himself across his beat over the next few months.

There continues to be a small number of break ins of cars parked at local beauty spots. The higher risk area remains the Beacon Hill car park, but other spots along the Wayfarers Walk (especially around Sydmonton), have seen cars broken into. Therefore, a reminder from the Police, please do not leave valuables on show or in your car when parking to go for a walk.

#### **Item 14- S106 monies- Cllr Hurst**

##### **East Woodhay Village Hall Refurbishment**

The stage has now been removed and the new storage areas installed in the Hall. A new sound system has also been installed and CCTV is about to be implemented.

The remainder of the project, an improved car park area and installation of new catering equipment will be completed in February.

##### **Recreation Projects.**

Now that the sports and facilities projects are moving to completion, the focus is now moving to Recreation and Open Space S106 spend.

As a reminder the total funds available from Meadowbrook and the Chestnuts (Andover Rd) developments are as follows:

Play Areas £30,169

Open Space £6,458

The bulk of this spend is specified to be spent in Woolton Hill by the S106 contracts. Working with the East Woodhay Society a number of recreation projects have been proposed for Woolton Hill Recreation Ground. These include:

Fixed Exercise Equipment

Outdoor Table Tennis Table

Picnic Table incorporating backgammon and chess board

Boules Court

Discussions have now started with the Basingstoke and Deane Spend Manager to determine if these projects meet the requirements of the S106 contracts. The aim is to gain approval for the funds for next year and commence implementation in summer.

Confirmation of support from the wider community for these projects will also be gained early next year.

##### **Meadowbrook Community Land**

The legal process to handover the Meadowbrook Community Land appears to have stalled. The handover process continues well in Basingstoke and Deane Council, but little progress is being made with Bloor Homes. Bloor Homes need to legally instigate the process of handover but at present they appear not to be activating the negotiations, despite pressure from Basingstoke and Deane. Basingstoke and Deane are trying to clarify why Bloor Homes are not entering into negotiations.

## **APPENDICES**

### **Appendix 1: Lorna Byrne**

- 1) I have worked in planning and development for 30 years, so I can completely understand why the East End community would be anxious about allowing any new development in this peaceful location. However, I've never worked on a scheme that I feel has been less deserving of the number of objections received – and I believe a large number of these are unfounded.
- 2) Emily and Georg von Opel have lived in East End for 10 years and they have made significant investments in the village - not just from a financial perspective, but also emotionally. The improvements they have made have had enormous environmental and ecological benefits. The family loves East End and they intend to stay in the area for many years to come. All the improvements they have made over the last decade have been carefully planned and responsibly managed – neighbouring residents have been treated with nothing but kindness and consideration.
- 3) Emily's motives are not commercial – Sungrove Farm was bought by the von Opels, as a site offering development potential, so that they could have a say in how it is used in the future. It is really important to note that recent amendments to the General Permitted Development Order (GPDO) allow agricultural buildings to be converted into a range of commercial uses without the need for full planning permission. One of the existing buildings on the Sungrove site could easily be converted into a farm shop, café or restaurant under permitted development, without any formal application to the Council.
- 4) After much careful thought, Emily has chosen to pursue a planning application because she wants to improve the environment at Sungrove and offer a range of uses that will be of real benefit to the community. If and when planning permission is

granted, Emily has every intention of ensuring the development and the operation of it is entirely sympathetic and considerate.

- 5) The development will generate some traffic, but certainly not the kind of volume you would expect to experience at school times. There are just six tables in the proposed café restaurant, accommodating 24 people. There are also measures that can be put in place – such as a requirement for reservations if needed – to ensure it is always managed responsibly.
- 6) We heard, during the Parish Council Planning meeting earlier this month, that Mr Brunsdon and the “Friends of East End” are sadly not willing to accept a development of any scale at Sun Grove – unless we are prepared to propose a modest residential development.
- 7) The small, peaceful, rural village of East End was once able to accommodate two pubs and a range of other small commercial ventures. Today, the hamlet has no facilities that are open during the day where people can meet, grab a coffee or simply nip to the loo!
- 8) Sun Grove has the potential to provide a place for people to meet, stop off for a break when they are out walking, or use whilst waiting to pick up children from school. Sun Grove could also be a place to showcase agricultural and horticultural skills – somewhere children could learn to interact with animals and gardening knowledge could be improved.
- 9) We are impressed by East End’s community spirit, but we believe all the energy could be better directed. The planning proposal is sound and the sentiment is entirely benevolent. There is nothing underhand about what we are proposing.
- 10) We were sad to note that, following the initial consultation that took place in July, a number of objectors chose to close ranks and focus on fighting the development proposals behind closed doors, rather than engaging with us to amend or improve it. If we are permitted to move forward, we would like to keep the dialogue open so that East End residents can have a say in what happens on site.
- 11) I’m sure we all appreciate that things change. Once upon a time East End had two pubs and all the cottages in the village were owned by farm workers. We can’t predict the future, our plans can’t be set in aspic, but we can assure you that we want our development to enhance the village and make it more desirable.
- 12) Please don’t let fears of what may possibly happen at some point in the future prevent a development that could provide so much opportunity.
- 13) Thank you for your time.

## **Appendix 2: Peter Brunsdon**

East End is a small conservation area hamlet set in the AONB with a population of some 100 in 40 odd dwellings. There are no streetlights or pavements.

The area is used by many horse riders from the local livery yard and elsewhere, dog walkers, cyclists and children going to school and visiting friends.

All of whom would be at greater risk from any increase in traffic levels.

There are currently 151 letters of objection and 51 of support received.

Please note how many of the letters of support come from outside the local area.

According to our enquiries as of yesterday 24 November, around 75% of people who live in East End are opposed.

It is the people in the immediate area, roads and lanes approaching the site who will be most effected by the application.

Our main concerns are:

### **1) There is no Business Plan**

Without one how can anyone judge the volume of business and therefore likely visitor numbers?

What are build costs? What are staff costs? What % of goods sold will be produced on the farm itself – it is only 55 acres, mainly pasture.

For example if turnover needs to be £10,000 per week to break even very little of that could come from just 100 people - again indicating the site becoming a destination = more car visits.

### **2) Traffic and Highways**

The application contains flawed data and presentation.

- The roads are NOT 2 way they are largely single track with unofficial passing places. All are substandard and in some places only 2.9 m wide

- Only 1 spot was electronically surveyed by the applicant's highways engineer but there are 5 narrow lanes servicing the hamlet.

- You cannot assume that many journeys will not be "linked" as East End is NOT on the road to anywhere really.

- Comparables with 4 other farm shops in Durham (now closed) Northampton, Edinburgh and Donegal are all at least 9 years old. 2 surveys were done on snowy winter days. How much more traffic can be expected between April and September?

The traffic will be much higher to the site than indicated to be successful as a venue

- Why was Cobbs Farm shop not used as a local comparable? The management there advised us that peak times in their café are 3.30 – 4.00 pm. So this would clash with East End school and all school times.

- We query the figures provided for traffic movements as a gross underestimate but ANY increase in traffic has to be seen in the context of the extremely narrow and inferior local lanes.

The site is bound to become a destination in itself.

### **3) Dark Skies**

At night being on the edge of a wilderness and Wayfarers Walk the hamlet is extremely dark.

The lighting plan suggests that there must be more light introduced by the application both from fixed security lights and the headlights of visitor's cars and delivery vehicles.

This could have a severe effect on nocturnal animals and birds as well as disturbing neighbours.

#### **4) Noise and Disturbance**

The application is extremely weak on its noise policy.

There is no mention of extraction equipment which will be needed for a commercial kitchen and bakery, freezers, boilers and air conditioning plant are not covered.

It is extremely quiet in the hamlet at present that will change.

Visiting cars and early deliveries will cause noise and disturbance to neighbouring properties.

The outside café seating area will tend to increase noise particularly in the evenings.

The smells from the café kitchen and bakery will also disturb neighbours and undermine the Conservation Area.

#### **5) Planning Policy**

EM1:

“Development proposals must also respect the sense of place, sense of tranquillity and remoteness”

The proposed development by introducing inappropriate commercial development into a countryside location within the AONB and a Conservation area would not be sympathetic to and would fail to respect and integrate with the character, visual amenity and scenic quality of the local landscape. Contrary to Policies EM1 and EM10.

EP4

No details has been provided to show that the scheme is a genuine farm diversification proposal.

#### **6) The Conservation Area and in Particular Dormer Cottage**

“One of the treasures of Hampshire” a significant Grade 2 listed property immediately adjoins the application site.

The proposed development would cause substantial harm the setting of this Grade 2 listed property. The proposal is contrary to section 66 of the planning listed buildings and conservation Areas Act 1990 and is contrary to Policy EM11 of BDB local plan 2011 and 2029 and guidance within the Heritage SPD (2019) and National Planning Policy Framework (2019)

*NB NOT USED AS NO TIME ALLOWED:*

*The Hamlet is already well serviced with local facilities at this hall, the church hall Woolton Hill Post Office, local pubs and the Yew Tree Garden Centre – where is the need? This will impact these businesses.*

#### **Conclusion**

This sizeable out of town retail development is not suitable for such a tiny hamlet it is more suited to an urban or large village setting.

The overwhelming majority of local people do not want this development.

It is not sustainable

The applicant says that it is meant to be a community facility but it will immediately be a DESTINATION for many visitors by car.

***Please object to this proposal***

***Otherwise the next thing we will have is a Costa on top of Coombe Gibbet***

### **Appendix 3: Clive Sanders:**

1. Application considered by planning committee of 12 councillors proportionately drawn . Chair has casting vote.
2. Their decision will be based upon planning policies laid down in National Planning Policy Framework (NPPF) and the Local Plan.
3. Decision has to be based upon policy, not on personal or emotional grounds, which might result in decision being found unsound on appeal. Financial penalties for council if that happens. Objective of the policies is to facilitate good quality development not to prevent it.
4. Process is very similar to tonight. Committee members first have received a report from officers a week in advance summarising the application, the views of the various specialist consultees and the views of others who have responded to the consultation. This report is a public document. The proposers of the application and those opposing it both have 4 minutes each, in total, to put their cases in person. The Parish Council and I as the ward councillor may then speak if we wish. The Committee members can ask questions of the speakers. The committee then debates the application and arrives at its conclusion.
- It is likely that this application will go to the February meeting of the committee but not yet certain.
5. Key policies are firstly EM1 Landscape
  - Sympathetic to character and visual quality of the area
  - Visual amenity and scenic quality
  - Local character of buildings and settlements inc open areas
  - Trees and vegetation
  - Respect the sense of place, sense of tranquillity and quiet enjoyment of the landscape.
  - In accord with the AONB Management plan
6. Alongside EM1 is EM4 Biodiversity, Geodiversity and Nature Conservation
  - Aim to ensure no loss of habitat types and conserve existing protected area.
  - Looks for biodiversity gains through creation, restoration, enhancement, management of habitats and features
7. EM12 Pollution
  - Smoke
  - Dust
  - Steam

- Odour
- Noise
- Light

Policy does not say there can be no impact. Question is is it harmful to quality of life and what remedial or mitigation measures are proposed and can be implemented

#### 8. EP4 Rural Economy

- On previously developed land
- For a replacement building
- For a small-scale new business

This is not classed as a major development. Well below the 1000m<sup>2</sup> threshold. Consequential testing does not therefore apply.

Developments must be well designed and of a use and scale appropriate to the site and its location

- Impact on highways network,
- appropriateness for rural roads

Increase in HGV's on C and U class roads or significant increase of other traffic generally not permitted. Not "no increase", question is what is significant. Highways officers have yet to comment but question whether foreseen level of approx. 220 movements per day is accurate and if so whether 1 additional movement every 3 minutes over a 12 hour period would count as significant.

HCC will comment on whether in their expert opinion the roads are adequate for this traffic level. Many comments have been made on the poor quality of maintenance of local roads but when I looked today not one report of verge deterioration or potholes has been made along entire access routes in the parish. If there's a problem, then report it, otherwise it won't be taken into consideration.

#### 9. Policy CN8 Community Leisure and Cultural facilities

- Improve quality and capacity of facilities valued by the community where there is evidence of need that cannot be met by existing provision
- CN8 relates to facilities which go beyond just local needs

These then are the key policies against which the application will be judged. Still a considerable number of specialist consultation reports to be received before officers will make a recommendation and they will be starting from the basis of these policies and the standard interpretations that are used.

Objective of planning regulations is to facilitate good development, which means that high quality development happens in the right place. It is not to prevent change, only change for the worse. For some that can be a very emotionally charged issue which is why planning decisions have to be as prosaic and evidence based as they can be, frustrating though that may be on occasions







