

## **SOBERTON PARISH COUNCIL**

Minutes of the meeting of Soberton Parish Council Policy Committee held on 22nd November 2022 in Soberton Village Hall commencing at 7.30pm

**PRESENT:** Cllr N Findlay (Chairman), Cllr R Cole, Cllr P Henderson, Cllr J Hyland, Cllr V Weston.

**IN ATTENDANCE:** Mr B Gibbs (Clerk to the Parish Council) and Dist Cllr Wallace (until 7.35pm).

### **72/PC APOLOGIES FOR ABSENCE**

Cllr A Turner sent her apologies.

### **73/PC DECLARATIONS OF INTEREST**

There were no declarations of interest made by members of the Committee.

### **74/PC PUBLIC PARTICIPATION**

There was no public participation.

### **75/PC MINUTES OF THE LAST MEETING HELD ON 12<sup>th</sup> July 2022**

The minutes of the last meeting, having been previously circulated, were taken as read and were approved for signing by the Chairman when they were printed and available to him.

### **76/PC CHAIRMAN'S ITEMS**

Cllr Findlay welcomed all members to the meeting. He commented that District Cllr Wallace had made a brief verbal report to the meeting (concerning SID deployments) and had also submitted a written report that had been circulated.

Cllr Findlay also commented on the correspondence received from various authorities regarding HM The King's Coronation in May 2023. This included extra bank holiday arrangements and procedures for street parties.

### **77/PC SPC COMMUNICATIONS GROUP**

Cllrs Cole and Henderson provided a verbal report.

- Cllr Cole said that the communications questionnaire will be submitted to the first Parish magazine in the New Year.

- Meanwhile, the current magazine (December 2022) will carry a report from Cllr Hyland highlighting that the questionnaire will be coming in the spring.
- Cllr Henderson spoke about the possibility of providing a new website before too long.
- He commented that Cllr Marland and he were looking at a local supplier.
- This supplier is currently hosting other parish councils locally.

Cllr Findlay thanks Cllrs Cole and Henderson for their reports.

## **78/PC THE SOBERTON PARISH DESIGN STATEMENT**

Cllr Findlay led with this item. He said that the three members of the SPC planning group (Cllrs Hyland, Findlay and Weston) had met recently. Following their discussion, it was agreed to publish a report in the December 2022 edition of the Parish magazine that explains the thinking behind a Parish Design Statement whilst also calling for volunteers to help produce it.

All three councillors will work on the report for the magazine. Topics will include the following.

- Both Winchester City Council (WCC) and the South Downs National Park Authority (SDNPA) have different local plans. Soberton civil parish is shared between these two local planning authorities on a roughly 50/50 split.
- Maps of the two local planning areas will be published.
- The two local plans are at different stages. WCC's is out for consultation whilst the SDNPA plan is at the first update phase.
- The aim is to have a community led plan that follows the guidance laid down by the National Planning Policy Framework (NPPF).
- Residents are best placed to highlight local design characteristics and distinctiveness.
- Well-informed residents can gather information from others about the things they like about their home in Soberton.
- The process should not take too long and the results will drive local policy over the next 10 to 15 years.
- The process will agree a basis for design principles to reinforce the current character of the village and its hamlets.

Cllr Findlay said that the report will contain a call for volunteers to help with this initiative with a response deadline of mid-January 2023.

## **79/PC HCC, WCC AND SDNPA POLICIES AND CONSULTATIONS.**

Cllr Findlay spoke about the current Winchester City Council consultation regarding its local plan. The City Council is moving to the next stage of producing its plan that will shape development across the district (for areas outside the South Downs National Park) for the period up to 2039. The feedback from the draft Regulation 18 Local Plan consultation is fundamental in shaping the plan into the next stages.

The Consultation started on the 2<sup>nd</sup> November and continues to the 14<sup>th</sup> December. Cllr Findlay said that the planning group will prepare the Parish Council's response.

Cllr Findlay asked all councillors and members of the public to provide comments back to the Parish Council by the end of November if they want these to be considered by the Parish Council. Alternatively everybody can make their own comments to Winchester City Council but it would be useful if they could copy their comments to the Parish Council.

Cllr Findlay said that the Parish Council response should be ready by the beginning of December.

Cllr Findlay also commented on the Hampshire Waste & Minerals plan that is out for consultation on a partial update to it.

Hampshire County Council and its partner authorities are working to produce a partial update to the plan that will guide minerals and waste decision making in the plan area up until 2040.

The partial update will build upon the adopted plan (2013) and will eventually provide new and updated policies based on up-to-date evidence of the current levels of provision for minerals and waste facilities in the Plan Area. It was noted that this work would focus upon the Hamble peninsula and the extraction of sharp sand and gravel at the former Hamble airfield.

Cllr Findlay concluded his comments by saying that the South Downs National Park Authority's local plan will consult in 2023 on the first stage of a partial update to its plan.

## **80/PC FINANCE**

<b>Payee</b>	<b>Details</b>	<b>Net</b>	<b>VAT</b>	<b>Total</b>
Swanmore Parish Council	ACSO	211.80	43.56	261.36
Ampfield Traffic	SID Deployment	100.00	0.00	100.00
Soberton Village Hall	Room Hire	16.00	0.00	16.00
Mr David Cleeve	Rec Ground costs	112.65	28.16	140.81
HMRC	PAYE/NIC	651.01	0.00	651.01
B.V.Gibbs	Salary	3333.05	0.00	3333.05
	<b>Total</b>	<b>4424.51</b>	<b>71.72</b>	<b>4502.23</b>

Proposed: Cllr Hyland      Seconded: Cllr Cole      All agreed

## **81/PC PLANNING**

SDNP/22/04922/HOUS Maypole Cottage Cole Hill SO32 3PJ: Construct outdoor pool, associated works in the grounds of a Listed Building.

Soberton Parish Council wishes to object to this application on the basis that the Landscape and Visual Impact Assessment published on the planning portal appears to be limited in scope. Maypole Cottage is in a sensitive area and the Parish Council would prefer a full assessment to have been undertaken. The Parish Council supports all the SDNPA Landscape Officer's comments.

22/04924/HOUS Maypole Cottage Cole Hill SO32 3PJ: Rear extension for verandah/porch access to kitchen area with recessed balcony.

Soberton Parish Council is happy for this application to be dealt with under officer delegated powers.

22/04925/LIS Maypole Cottage Cole Hill SO32 3PJ: Extend rear extension for verandah/porch to kitchen area with recessed balcony.

Soberton Parish Council is happy for this application to be dealt with under officer delegated powers.

SDNP/22/04926/FUL Maypole Cottage Cole Hill Soberton Hampshire SO32 3PJ: Sand Ménage for private use by landowner. Paddock post and rail fencing (including permission to repair and amend in perpetuity), new native hedgerows and orchard. Revisions to the Southerly access within the site boundaries and paddock.

The Parish Council objects to this application. The ménage is likely to be visually intrusive, particularly given the views from public footpaths on Church Meadow. The Council are also concerned about the possible visual impact on the setting of the Grade 1 Listed Church and the Grade 2 listed Maypoles house when viewed from Church Meadow. This visual intrusion will be compounded by the current planning legislation as the ménage can be used for other uses for example; the parking of horse boxes, camper vans etc which are not considered development or a material change of use. Therefore no development of this nature should occur to protect the landscape and character of the SDNP.

22/01986/FUL The Meadows, Blanchard Wells Ltd Forester Road Soberton Heath SO32 3QG: Use of land as an extension to the existing builders yard

Soberton Parish Council objects to this application as it seems retrospective and the works have already been undertaken. We are most concerned about the potential detrimental damage to hedgerows that are most likely protected. We note that concerns have already been expressed by your tree officer. Therefore we would urge your landscape officer to fully assess the position regarding any tree and hedgerow loss to date and planned. The hardstanding has already been laid and, given the water problems in the area, we are most concerned about the impact of any increased runoff and potential for increased flooding.

Consequently a Flood Risk Assessment should be submitted. This is development in the countryside with presumably an expansion of the construction business. The hardstanding appears to be for the storage of associated items and potentially larger vehicles, all

requiring access along rural roads. We would therefore request that a full Transport Assessment should be submitted. Given the use of the site, the Assessment must include a detailed analysis of the existing and future HGV movements at the site. The type of use is also likely to involve additional activity in the countryside with residential properties nearby.

We would therefore request a Noise Assessment for the site. If this application is refused the Parish Council would like to see the replanting of hedgerow and trees and the hard standing removed to protect the environment and the residential amenity of the neighbouring properties.

22/02501/HOU Flintwell Southend Lane Soberton Hampshire SO32 3QB: Proposed Conversion of Stable to Create Disabled Living Accommodation

Soberton Parish Council is happy for this application to be dealt with under officer delegated powers.

## **82/PC MEETING DATE FOR 2023**

The Clerk presented a draft list of meeting dates for consideration. He was awaiting confirmation from Rookesbury Hall's Booking Officer before publishing the document.

## **83/PC CORRESPONDENCE**

The Clerk provided a brief update on the application to register the Traveller's Rest as an asset of community value.

## **84/PC ITEMS FOR THE NEXT AGENDA**

Parish Design Statement  
WCC Local Plan review

## **85/PC DATE OF NEXT MEETING**

Tuesday 14<sup>th</sup> February 2023 at 7.30pm. Soberton Village Hall

There being no other business the meeting closed at 8.55pm

