

SOBERTON PARISH COUNCIL

Minutes of the meeting of Soberton Parish Council held on Tuesday 18th October 2022 at the Rookesbury Hall in Newtown.

PRESENT: Cllrs J Hyland (Chairman), N Findlay (Vice-Chairman), R Cole, S Doherty, P Henderson, S Marland, D Salmon, J Sherwill, V Weston.

In attendance: B Gibbs, Clerk to the Parish Council.

District Cllr Wallace.

101/22 APOLOGIES FOR ABSENCE

Cllr D Cleeve and Cllr A Turner sent their apologies. County Cllr Stallard and District Cllr Pearson also sent their apologies.

102/22 DISCLOSURE OF INTERESTS

No disclosures were made.

103/22 PUBLIC PARTICIPATION

There were no members of the public present.

104/22 CHAIRMAN'S COMMENTS

Cllr Hyland spoke about a recent meeting of the Winchester District Association of Local Councils (WDALC) that he attended. One of the main points emerging from that meeting was an announcement of a vacancy on the South Downs National Park Authority for a Parish member to represent the Hampshire parishes within (or partly within) the National Park.

Cllr Hyland said that he would like to be nominated by the Parish Council to stand in this election. The Clerk added that this would be a contested election as at least one other candidate had been nominated from another parish.

The following questions were asked following his statement.

- Who is the electorate in this election? The post would be filled by an election with the Hampshire parishes being balloted on a corporate basis.
- How long is the term of office? Four years or until the next Parish Council election.
- How often would a parish member of the SDNPA be expected to attend meetings? Up to four-day work per month was expected from the Authority as a minimum commitment.

Resolved: to propose Cllr Hyland for election to the SDNPA as a Hampshire parishes member.

Proposed: Cllr Findlay

Seconded: Cllr Doherty

Agreed

105/22 MINUTES OF THE COUNCIL MEETING HELD ON 12th JULY 2022

Resolved: The Minutes of the Council Meeting of the 12th July 2022, having been previously circulated, were taken as read and signed by the meeting Chair.

106/22 TO RECEIVE REPORTS FROM COMMITTEES AND WORKING PARTIES

Cllr Cleeve had sent in a report following the recent Actions committee meeting.

- The Parish Council has re-applied to have the Travellers Rest listed as an asset of community value.
- The goal posts have been erected and the football pitch has marked at the recreation ground. Soberton United are playing on Sunday mornings and Waltham Wolves under 14's on Saturday mornings.
- The hire costs have been agreed with each team.
- Quotes are being sought to install two new gates and to renew the path to the Guide Hut.
- Quarterly inspections at the Children's play area budgeted for and following the latest inspection, some works will be required. Quotes are awaited.
- A report was presented highlighting the unsuitability of the B2150 at Brockbridge for use as a SID deployment site.
- Other sites are being used and traffic is still being monitored.

Cllr Cole made several comments regarding the work being done at West Dene / Bere Farm including the level of traffic movements, the duration of the permitted development and the overall restoration of the site.

Cllr Findlay spoke about last Policy committee meeting held in July. E made the following comments.

- As advised by Cllr Weston, the WCC Draft Local Plan has been published and will be out for consultation on the 2nd November. The Planning Group will review it with a view to making representations. If any other councillors wish to provide comments please can they send them to the Group.
- The SDNPA have issued a Technical Advice Note on Equestrian Development with comments to be received by the 3rd November. If anyone wishes to make comments can they provide them to the Planning Group well in advance of the due date.
- Comments from horse riders or people with a good knowledge of equestrian uses would be particularly useful.

- There was a reminder for contributions to the first section of the PDS by the end of September but there has been very little response which can form the basis of the starting text. The Planning Group will need to consider how to take things forward.

Cllr Marland provided a verbal report on behalf of the Communications Group. The following points were made.

- It is hoped that all communication should be a two-way thing.
- This exercise is long overdue.
- The group looked at the current website, social media, the parish magazine and emails.
- The website needed a complete refresh.
- Social media has many forms now but the group considered Facebook as the most useful tool.
- Twitter, Instagram and others were not considered suitable.
- The group wants to find out what the parish wants from its parish council.
- Therefore, a survey is being put together for distribution to the community.
- It was stressed that traditional forms of communications (phone, letter, word-of-mouth) still had a place in this initiative.
- However, most people now have access to the internet and email too.
- District Councillors also have mailing / distribution lists and contacts.

Cllr Marland then demonstrated a proposed new website with modern features. It was hoped that the group would construct this and then provide training so that the Clerk could managed updates.

Cllr Hyland summarised by identifying two action points.

A survey would be included into the next two editions of the parish magazine. The new website will be constructed between meetings.

It was agreed that the group will report to the next Full Council meeting in January 2023.

107/22 BUDGET AND PRECEPT 2023-24

Cllr Hyland led with this item. He said that the Parish Council should start to put its budget together over the autumn and winter. He commented that in principle the Parish Council should do its best to keep the precept at its current level. He also called upon councillors to identify what needs to be included within the next budget.

The Clerk then went through some of the figures involved in the budget.

- 2022-23 precept was £39,169.
- HCC Lengthsman grant was £1,100
- There was £50,169 in total income for 2022-23

Following questions from councillors, Cllr Hyland then said that in the past two years there had been a slight underspend in one year with an overspend in the other.

The Clerk explained that the Band D rate for Soberton was £46.50 for 2022-23. He explained how that figure is calculated. Cllr Hyland said that it is hoped to leave this figure unchanged when the budget process was complete.

The Clerk was asked to provide reports to councillors between meetings regarding past budgets and a report on outstanding projects. Councillors were asked to highlight what they might like to achieve from April 2023.

108/22 FINANCE

a) Orders for payment

Date	Supplier	Description	Amount
30/09/22	Swanmore PC	ACSO	142.56
06/10/22	Ampfield Traffic	SID Deployment	100.00
28/06/22	Huck Nets (UK) Ltd	Goal posts	1447.36
18/10/22	RBL Droxford Branch	Remembrance Wreath	25.00
27/09/22	Soberton Village Hall	Room Hire	16.00
11/10/22	Rookesbury Hall	Room Hire	12.75
10/10/22	PKF-Littlejohn	External Audit Fees	360.00
01/09/22	Mr J Hyland	Google Workspace	237.93
		Total amount	2341.60

Resolved: Orders for Payment for the period July to October 2022 were approved by the Parish Council

Resolved: In extremis due to the falling number of signatories the Parish Council approved Cllr Hyland to sign a countersign a cheque made out to him. The cheque was to the value of £237.93 and was to reimburse him for the Google Workspace subscription.

b) Current account update and Bank Mandate signatories

The Clerk explained to the Parish Council about the issues with arranging signatories for the Treasurers account. The following points were made.

- There were currently too few signatories on the bank account.
- No online banking was currently available as a result.
- The Clerk called on all councillors to agree to become signatories.
- Eventually, online banking would require two or more signatories to make an online payment
- Until then, cheque payments would have to be made.

The Parish Council noted this information.

c) To appoint an Internal Auditor for the financial year ending 31st March 2021.

It was resolved to appoint Lightatouch Internal Audit Services to act as the Parish Council's Internal Auditor for the financial year 2022-23.

d) Scribe accounts.

The Clerk explained that the way the Parish Council accounts were managed needed some improvement. He introduced the background documents promoting Scribe accounts. This is a web-based accounting package tailored to local councils. Costs for the first year were £348 as a full-year subscription with £197 as a one-off setup fee.

Resolved: To purchase a licence for Scribe accounts to assist the Parish Council and the Clerk in maintaining its chart of accounts.

Proposed: Cllr Findlay

Seconded: Cllr Marland

Agreed

109/22 PLANNING APPLICATIONS

a) 22/01722/FUL: Proposed erection of two two-bedroomed timber-clad holiday lodges. Land Adjacent to Ingoldfield Cottages Ingoldfield Lane Soberton Hampshire.

Resolved: The Council objects to this application for the following reasons.

1. This is a greenfield site defined by the local plan as 'countryside', previously used as grazing. The site is open to views from the wider countryside to the south and east whilst being surrounded by a patchy native deciduous hedge. It should be noted that like all deciduous hedges it becomes quite transparent in the winter months (November to March). We note that the proposed lodges will be visible from footpaths/bridleways located to the south and east of the site at all times of the year. The Parish Council do not consider this proposal is in line with current planning policy and that greenfield sites which are part of the overall countryside character of the parish should be protected from any built development.

2. Ingoldfield Lane and the proposed access are unsuitable for any further development or traffic. The Applicant has demonstrated a theoretical visibility splay however, we have concerns that this will not be maintained, as is the case in other locations. Given that the road is narrow with high hedges and is used by pedestrians, cyclists, and horse riders we consider that the increased use of this access could give rise to safety issues. Furthermore, in the winter there is significant water runoff from adjoining land making it difficult to drive along and with a detrimental impact further along.

3. With the problems of water run-off and flooding in the area, we consider that a full drainage strategy should be submitted prior to consideration of the application.

b) 22/01596/LDC: proposed 2-3 bed annexe and attaching open outbuilding to replace existing barn storage area. The current use of the land (Western Area) as the

planning history indicates that the residential curtilage of the site ends just to the east of the barn that is proposed, however this area is being solely used for residential use and forms part of the existing garden to manor Cottage. Manor Cottage Hoe Street Hambledon Hampshire PO7 4RD.

Resolved: The Council objects to this application for the following reasons.

There is insufficient information available to consider the nature of the application. The history and use of the site for residential purposes is unclear and it appears that a new dwelling would be created in the countryside.

If WCC are minded to approve the application then there should be a condition that it is only ancillary to the occupants of the existing dwelling.

c) 22/01650/HOU: Proposed 2 storey side extension, single storey ancillary building to rear and demolition of existing garage plus associated out-buildings and provision of new garage with room in roof. Cherry Trees Kiln Hill Soberton Hampshire SO32 3QE 27 September 2022

Resolved: The Council objects to this application for the following reasons.

The proposal is a significant size and, as the road name implies, it is on a hill overlooking Newtown. We consider that with the bulk and massing of the proposal there would be visual impacts, particularly from the south, causing harm to the character and landscape and is therefore in contravention of Policy MRTA4.

We are of the view that an acceptable extension to Cherry trees should be subservient in mass, scale and form to the existing, Cherry Trees itself is of a particular character and we feel this should not be lost in the redevelopment. We do not feel any planted screen would mitigate our concerns, without wishing to redesign the proposals a single-storey side extension may be visually more acceptable. Clearly any proposal needs to be tested against the critical views from the South and East towards the site.

Loss of small dwellings may be an issue; the PC is of the view that in order to retain small dwellings in the Parish that houses smaller than 120m² should be limited to a maximum of a 25% uplift in area. The Cherry Trees is small a small house and the proposals more than double the area, please check the existing dwelling is over 120m² and therefore compliant with policy.

Other matters:

The site sits between Newtown and Soberton Heath where there are recognised drainage problems. Given the topography of the site we would wish to see a drainage strategy for the site or as a minimum a condition requiring a drainage strategy to be approved by WCC.

Planning Conditions; In the event of approval please apply the following pre construction conditions.

1. A full drainage survey and considerations of water flows through the property are submitted for approval. This should include all past flooding concerns to protect neighbouring properties and local amenities. It should be noted that the lower part of this property is a winter natural pond with a water course flowing through the lower land taking water from the Heath that makes its way under the road and under neighbouring properties to the Wallington River.

2. The proposed sewage and waste systems are submitted for approval. To ensure that they are fit for purpose and will not cause any harm to the environment, this area does not have mains drainage and has a very high-water table during the winter months due to clay soils.

d) 22/02030/LIS: Single storey rear extension to listed building. Demolition of existing single storey annex and construction of replacement 1.5 storey annex and garage. Ingoldfield House Ingoldfield Lane Soberton Hampshire SO32 3QA

Resolved: Soberton Parish Council does not object to this application provided that a full drainage assessment and plan is provided before this application can be considered. This is due to the flooding issues of Ingoldfield Lane and there being no open water courses on the property and adjacent to it.

e) 22/02029/HOU: Single storey rear extension to listed building. Demolition of existing single storey annex and construction of replacement 1.5 storey annex and garage. Ingoldfield House Ingoldfield Lane Soberton Hampshire SO32 3QA

Resolved: Soberton Parish Council does not object to this application provided that a full drainage assessment and plan is provided before this application can be considered. This is due to the flooding issues of Ingoldfield Lane and there being no open water courses on the property and adjacent to it.

f) 22/01895/FUL: Add new barn for home office, accommodation and games room, landscape for additional parking and agricultural machinery. Glebe House Church Road PO17 6LJ.

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

110/22 ANNUAL GOVERNANCE AND ACCOUNTABILITY RETURN 2021-22

The Clerk reported that the Annual Governance and Accountability Return had been returned from the External Auditor. There were now issues to report.

However, the External Auditor commented that it had overrun the statutory deadline for completing in the inspection. A further report was issued after the deadline and will be published on the website in due course.

The Parish Council noted this information.

111/22 THE SOBERTON PARISH DESIGN STATEMENT

Cllr Findlay reported on this item. He said that a review of the current position by the planning group should take place soon. Cllr Weston commented that a lot of reports had been received over the summer and that some feedback would have been appreciated.

Following a robust discussion, it was agreed that the Planning group would meet over the next few weeks to discuss the reports received.

112/22 COUNTY & DISTRICT COUNCILLORS REPORTS

Written reports were received from C/Cllr Stallard. After the meeting further reports were received from and D/Cllrs Pearson and Weston.

Cllr Weston commented that there were seventeen SDNPA open enforcement cases for Soberton as well as sixteen open cases for Soberton Heath and Newtown in the WCC area. This is a high figure. Cllr Weston also commented about the Local Plan consultation, the upcoming firework season and the Winchester Christmas market. She concluded by saying that Winchester City Council has achieved another significant fly-tipping conviction in the courts.

Cllr Wallace read his report to the meeting that covered the following topics:

The WCC Local Plan update including information that extra housing allocations for Swanmore and Waltham Chase had been removed, WCC CIL funding including a significant sum of money unspent. WCC has a cost-of-living package of £200,000 to be used to signpost help and support for those in need. A new small grants scheme for community groups has been launched. WinACC will be holding an event in Swanmore before the end of the month.

113/22 THE PARISH COUNCIL'S STANDING ORDERS

The Clerk said that the Parish Council's Standing Orders will be reviewed over the coming months in order to modernise them and to make them less onerous. The Clerk accepted Cllr Weston's offer that she would provide her comments and recommendations to him as part of this process.

114/22 CORRESPONDENCE RECEIVED

a) There was no other correspondence to receive.

115/22 DATE OF NEXT MEETING

- Tues 22nd November 2022 – Policy Committee meeting
- Tues 13th December 2022 – Actions Committee meeting
- Tues 17th January 2023 – Full Council meeting

There being no other business the meeting closed at 8.47pm