

Minutes of Meeting 11th December 2017 Penton Village Hall 7.30pm

Present: Councillors	Clerk / RFO	Members of the Public
Stephen Millen – Chairman Rodney Bennett Kevin Briant David Atkinson Paul Williams	Nanette Colbourne	Cllr Zilliah Brooks 3 members of the public
Apologies: Heather Carrick		

PLANNING FORUM:

001/17 The Minutes of the last meeting for approval
The minutes were approved and signed

002/17 Declarations of Interest
None

003/17 Planning applications received and circulated for review since last meeting:
None

004/17 Planning applications to review:
17/02785/FULLN & 17/02786/LBWN Penton Lodge, Chalkcroft Lane
Change of use of existing boiler room and kitchen in basement to Microbrewery

Penton Mewsey Parish Council had submitted an initial response to this application due to the response deadline being prior to the Parish Council meeting. The timescales did not provide sufficient time for a full review taking into consideration many comments from local residents who expressed interest.

PMPC considered their final response in relation to the extended deadline given by TVBC of the 12th December.

It is the view of The Council that we wish to declare an **OBJECTION** to the planning application as at this stage we feel that there are many items already identified and included in the initial response and below that require clarification before a final decision is clear.

- We would wish to see a change of use only be given on the rooms stipulated within the document as being used for brewery purposes. This should clearly exclude the other areas of the basement. Production should be limited to 14 kegs per week
- There is a discrepancy of size within the application form at question 22 relating to 156 sq meters which is clearly not the area of the rooms identified for brewery use. This should be clarified

17/02903/FULLN. 8 Beech Close, Penton Harroway

Erection of detached gym and summerhouse including re-location of oil tank

PMPC has **NO OBJECTION** to this planning application, however we would like to draw TVBC attention to the possibilities of any noise and noise at unacceptable hours that may be generated from the gym and approve any modifications to the build as necessary to mitigate

17/02950/FULLN. Land at Harroway House, Foxcotte Lane

Erection of a dwelling and double garage

17/02951/FULLN Harroway House, Harroway Lane

Division of dwelling to form two dwellings, demolition of three minor extensions and shed, erection of a link building and replacement shed

17/02952/RDCAN Harroway House, Harroway Lane

Demolition of three minor extensions and shed

Subject to TVBC/ HCC Highways Authorities review and approval concerning the access both on Foxcotte Lane and Harroway Lane to ensure full visibility of passing traffic PMPC has **NO OBJECTION** to the three planning applications submitted for this property.

17/03034/TREEN. Chalcot, Chalkcroft Lane

T1 Katsura – crown reduce by 2m; Katsura – crown reduce by 2m and thin by up to 5%; T3 conifer – top removal by 3m

NO OBJECTION

005/17

Updates:

Plot 5 Andover Business Park / ANPR

The Chairman attended a meeting arranged by Test Valley on the 21st November to explain the procedure and timetable for the Inquiry which has been fixed for the 1st May 2018.

The affected Parishes were well represented at the meeting and agreed that as they supported TVBC, it was not necessary to become a formal Rule 6 Party but to write to the Planning Inspectorate by the 7th December supporting the grounds for refusal. Confirmation was given that this was actioned.

It was also agreed to meet after TVBC's Statement of Case had been served to consider joint professional representation at the Appeal as an interested party.

Homestead Farm 17/01376/CMAN (TV249)

Retrospective application for the erection of new single storey office building and the relocation of an existing two storey office building to be used as a weighbridge office and store (as amended by email dated 21 November 2017) at Recycling facility at Rear Homestead.

Below are extracts from the permission granted by HCC to the Appeal Application. It is noted that there are other elements that are ongoing that need to be addressed and PMPC will continue to monitor this accordingly.

Extract:

The applicant is advised that there are elements of the activities on site that are in conflict with the existing permissions. These breaches should be addressed either by compliance with the relevant permissions, or by seeking to regularise them through the submission of a planning application. It is advised that any application should be submitted within 3 months of the date of this permission.

Retrospective application for the erection of new single storey office building and the relocation of existing two-storey office building to be used as weighbridge office and store at Rear Homestead Farm, Weyhill Road, Penton Corner, ANDOVER SP11 0QX

The site has had enforcement notices issued relating to:

EOD/2014/0258 – height of the replacement waste handling building and additional office building;

EOD/2014/0259 – extension to waste transfer station involving change of use from agriculture; and

EOD/2014/0260 – height of stockpiles, hours of operation and use of crushers or soil screeners outside of the buildings.

This application seeks retrospective permission for the following:

Relocation of an existing, 2 storey office building to form a Weighbridge Office and store to the south area of the site of the form shown on elevation drawings CP324-004 and 005. The building is 5.2m high by 3.0m wide by 6.0m long. It is finished in profiled steel in goose-wing grey; and

A new office building located in the south west corner of the south area of the site of the form shown on elevation drawings CP324-004 and 005. The building is 3.9m high by 6.7m wide by 12.1m long. It is a pre-fabricated steel structure with a cream colour paint finish, flat roof and white UPVC windows.

Visual impact and landscape

The site is conditioned to maintain a 2.5m high perimeter fence to mitigate visual impact of the site. The height of the proposed buildings is 5.2m and 3.9m high, notably higher than the fence.

The County Landscape Officer has raised objection based on the original application description that included regularisation of the waste buildings elsewhere on the site. Their objection is based upon the adverse visual impact to the countryside landscape setting and the public right of ways to the west and north of the site

Development on the site

It is noted that there is unpermitted development on the northern section of the site that will need to be removed or the subject of a future planning application to seek approval. An advisory note on that subject is recommended.

This application seeks permission for a new office building and relocation of the existing 2 storey office building only. **Any other unauthorised development on**

the site is the subject of ongoing investigation and will be addressed separately

NOTE:

The boundary fencing to the perimeter of the site, as shown on plan General Layout, drawing NPH/SITE/301017 rev A, shall be maintained in accordance with the approved information provided to discharge Condition 2 of planning permission

PARISH COUNCIL MEETING:

- 088/17 Chairman's Remarks & Requests for Absences.
None
- 089/17 Minutes of the last meeting for approval.
The minutes were approved and signed.
- 090/17 Declarations of Interest.
Cllr Bennett declared an interest for the SHELAA discussions.

Items for discussion and consideration

- 103/17 Update on actions from Survey Results.
The actions were reviewed and updated as reported. Refer to the separate document online for details.
- 104/17 Community Governance Review
The Chariman reported on his attendance it the meeting of TVAPTC on this subject.
The question was discussed whether we should propose to TVBC that the boundary with Penton Grafton should be reviewed to move it to the west so as to include the immediately adjoining part of Grafton in Mewsey. The effect would also be to remove a number of anomalies in the route the boundary takes through a number of properties.
The Council agreed unanimously that we should pursue this possibility. The recent village survey results and discussions with residents of both Parishes were in favour.
Action: The Clerk to advise Penton Grafton Parish Council of our interest. An item in the next Newsletter and the Village News to be published. This item will be discussed further at the next meeting.
- 105/17 SHELAA Review (Strategic Housing Economic Land Availability Assessment)
This review is being conducted by TVBC throughout Test Valley on the suitability, availability or achievability of land sites proposed by agents, property developers or owners to TVBC.

It must be stressed that inclusion in the assessment is NOT the granting of planning permission, nor the allocation for development but is in response to the information required re the inclusion with the TVBC Revised Local

Plan 2011 – 2019 for proposed policies for determining strategic locations for housing and other uses.

Maps showing locations can be viewed on the Parish Council page on the web site.

SHELAA Sites locally identified are as below:

(The numbers are those allocated in the list drawn up by Test Valley)

Penton Grafton		Site Area in hectares	Units
212	Land between Short Lane. Penton Grafton and Weyhill Bottom Road to the east of Bridge House	3.46.	103
213	Land north of Blacksmiths Lane. east of Penton Lane and west of Chalkcroft Lane	5.28.	158
Penton Mewsey		Site Area in hectares	Units
211	Land adjoining Hill House. Newbury Lane and east of Chalkcroft Lane	1.4.	42
Penton Harroway		Site Area in hectares	Units
2004	Land adjoining Homecroft Penton Corner	3.18.	90
13	Land adjoining Upfield Penton Harroway	0.6.	5-12
142	Land between Short Lane Penton Harroway and The Bell PH	1.73.	50-75
205	Homestead Farm Penton Harroway	5.9.	177
4	Part of Plots 1&5 Andover Business Park	Employment/mixed	
Charlton		Site Area in hectares	Units
94	Foxcotte Barn Foxcotte Lane	0.4.	5
170	Land east of Foxcotte Lane	8.31.	202

It was noted by the council that all the residential sites appear to be outside the boundaries of settlements and such are contrary to policy in the Local Plan COM 2. The sites at Charlton also impinge on the Strategic Gap. This item will remain on the agenda for any updates that are provided by TVBC.

- 106/17 Speed Watch update.
Issues with the SID have been noted including a problem with the downloading of data from the device regarding traffic information. The device is intermittently switching off which may be that the solar panel supplied is of insufficient size to recharge the batteries during extended use. Both the Clerk and Cllr Briant have been in constant discussions with the suppliers and we have been requested to return the unit for examination. It was agreed that this would be actioned as soon as possible in the New Year.
In the meantime Speed Watch monitoring by volunteers has been suspended.
Action: Cllr Briant to advise on courier and charges. Cllr Bennett has kindly offered to assist with the removal of the unit

- 107/17 Village Emblem Competition
We have put forward the suggestion that that it would be excellent if the PENTONS had a village emblem.

We are running a competition for a village emblem which will be available to use for village activities, social media and virtually any material connected with the village. It is also a suggestion that a distinct emblem is erected at the site of the old telephone box (when removed).

It's an exciting chance for everyone to create a unique design that will be recognised and used for many years to come.

There are 2 categories:

1. Residents of school age children
2. Everybody else

The closing date is 31st March 2018.

Action: The Clerk to provide flyers to be distributed with the next Newsletter

108/17 January Newsletter articles

It was agreed that the Clerk had sufficient items for the next newsletter. PRC have supplied their item for insertion.

109/17 Proposed Shop

Ian Robin, a resident of Penton Mewsey has a proposal to site a shop either on the Recreation Ground or in the Village Hall or a suitable location. Discussions have taken place with PRC who are the owners of both locations and the view of the Parish Council was also sought.

The Council views the proposal as beneficial to the community, thanks Mr Robin for his interest and determination for this project and has the following comments to make:

The view was that any structure sited on the Recreation ground may be subject to a security issue and raise planning difficulties. Therefore the proposal of siting in the village hall would take preference. There would be costs involved in altering the existing room to suit. Consideration must be taken that the plans that PRC have for the village hall extension at the rear of the building will not take place for many months ahead and this was required for the storage within the proposed area to be allocated to.

Clearly the best option was that the White Hart location was ideal and this would be a good solution. However it is understandable that at this time no investigations can be made until there is a stable environment with a permanent landlord.

The question of if a shop could become within a village organization scheme to run was deferred until a suitable location was secured.

Councillor & Clerk Reports

110/17 Councillors Reports

Cllr Carricks report.

The main item being the lorries continually parking along the old road which is causing concern amongst the residents at that location.

Cllr Briant

Cllr Briant’s review of the road signage in and around the village continues. An update will be provided at the next meeting.

Cllr Bennett

The possibility of Permissive Footpath within the village location is carried forward to allow discussions to take place. Likewise the naming of Units at Chalkcroft Lane for the signage review.

111/17

Clerk Report:

The 2018 Meeting schedule will be sent following the agenda.

Snows Timber Yard & Aster Management.

The Clerk will contact the Enforcement Officer to request a further visit to the site. Concern about the volumes of traffic, particularly Aster Management has been noted.

Lengthsman Scheme

Whilst the scheme has got off on a slow start, more work will be conducted prior the end of the year in the Pentons.

C.I.L.

The Clerk has advised PRC that items that could not be included within the CIL grant may be subject to a Councillor Grant the is available until the end of the financial year. One third of funding would be required from PRC towards the items.

Penton Harroway Traffic update

No further information has been given to update the council.

Finance:

PMPC RECEIPTS SINCE LAST MEETING 30th October 2017

3 rd November	BANK	£0.02
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PMPC PAYMENTS SINCE LAST MEETING 30th October 2017

10 th October	LBDO	£120.00
10 th October	Bulpitt Print	£312.00
11 th October	R Whitmarsh	£60.00
13 th October	HCC	£300.00
3 rd November	R Whitmarsh	£60.00

PMPC PAYMENT OF CHEQUES SENT BETWEEN LAST MEETING & SIGNED

31 st October	PRC	£400.00
31 st October	PCC	£400.00
10 th November	P Midgley	£80.00
26 th November	R Whitmarsh	£270.00
11 th December	Bulpitt Print	£102.00
11 th December	S Millen	£42.00

PMPC balance from to 5th October to 5th November 2017	£4,210.70
Comprising of Business Reserve	£4,110.70
Plus Current Account	£100.00
LENGTHSMAN FUNDING balance 5th October to 5th November 2017	£13,200
TOTAL BANK BALANCE	£17,410.70

112/17 Financial Schedules for approval and signature
One schedule was approved

113/17 Cheques for signature
2 cheques were signed.

Correspondence: (for information only)
1 envelopes was circulated at this meeting

Any Other Business: (for information only)
New pads are required for the defibrillator at Bluebell Farm The Clerk to purchase
Cllr Brooks advised further concerning the email released from TVBC concerning the cold weather and vulnerable people.

Items for the next agenda:

Items to remain on the agenda for future reference:
Andover Business Park/ANPR

Next Meetings 2018:

January 15th
February 19th
March 26th
May 14th AGM
June 18th
July 23rd
September 3rd
October 8th
November 12th
December 17th