

MINUTES OF SHERFIELD ENGLISH PARISH COUNCIL ORDINARY MEETING
Held on Wednesday 18th September 2019 at 7.30pm in the Village Hall

PRESENT: Cllrs J Noble (in chair), Dovey, Griffiths, R Noble. Also, in attendance was clerk to the council, Sue Holder, Cllr Nick Adams-King, John Hartley and 3 members of the public.

20/030 APOLOGIES FOR ABSENCE: Cllrs Leigh and Cook

20/031 DECLARATIONS OF INTEREST: None

20/032 MINUTES OF THE LAST MEETING TO BE APPROVED: were unanimously agreed and signed as a correct record by the Chairperson.

20/033 MATTERS ARISING FROM THE MINUTES OF THAT MEETING:

- a) The response regarding broadband coverage in Sherfield English from Cllr Perry of Hampshire County Council was that County was not responsible for the broadband service provision any more than it is for other utilities such as gas and electricity.
- b) The parish council have now joined the Test Valley Borough Council Re-Cycling Stars scheme.

20/034 OPEN FORUM:

- Broadband 1) The Mill Lane telegraph pole is now live to 4 boxes, however there has been no instruction to turn the service on; 2) 22 properties in Doctors Hill have successfully qualified for financial assistance for fibre to each property under the Rural Gigabyte Scheme; 3) Hampshire County Council have the contract for super-fast broadband so must be responsible for its provision.
- It was reported that some work may have been undertaken at the caravan site without planning permission including the removal of a mature hedge and a new roadway; Cllr Adams King will investigate.
- Objections to planning application 19/02193/FULLS at Dunwood Chipping Depot were noted and disappointment that application 19/01764/CLES was issued. Cllr Adams King will be taking the application to committee.
- It was reported that all planning applications in the parish should considered the effect on the Mottisfont bats as the parish falls within a designated special area of conservation.
- Two-thirds of the rubbish collected at the Village Fun Day was recycled.
- Recycled glasses should be considered for future village events.

20/035 BOROUGH COUNCILLOR REPORT

Cllr Adams-King reported that high levels of Nitrate have been identified in the Solent by the Department of the Environment and planning permission will be not be granted for new builds until it is resolved. Phase two of the Romsey town centre re-development will be going to consultation and new card friendly car parking machines will be installed in the town.

20/036 NEIGHBOURHOOD DEVELOPMENT PLAN

John Hartley presented the following report to the parish council, which Cllr Griffiths confirmed to be an accurate summary of the recent committee meeting:

NEXT ACTIONS REQUIRED Having completed the survey stage we now have a well-founded basis for the NDP. The next stages are to create a more specific statement of what the NDP will cover (see below) and to address external requirements and legal issues. Specifically, we need to consult TVBC on requirements which flow from both the Borough's Local Plan for the period up to 2029, and from the National Planning Policy Framework (NPPF), which includes issues such as Sustainability and Environmental Impact. We do not anticipate any problems here, but for the NDP to have statutory force we must show how we comply. We will start with a request for a 'screening opinion' which will determine whether formal Assessments are required. Legal issues will centre around the mechanism for choosing development sites, ensuring long-term affordability (in the general sense) and making any necessary restrictions enforceable. Below is a first draft of an outline for the plan, whose purpose is to make a succinct statement of our intentions. Once approved by the Parish Council it will be published for community comment in the SEDCA newsletter.

DRAFT OUTLINE FOR THE NDP

Foreword The purpose of the Sherfield English Neighbourhood Development Plan (The NDP) is to become part of the TVBC Local Plan, with statutory authority concerning development in Sherfield English over the next 10 years. It covers the entire parish. The body responsible for the NDP is the Sherfield English Parish Council, and its preparation is delegated to a Steering Committee whose Terms of Reference can be found in Appendix I. Objectives The primary objective for the NDP is to correct the shortage of small dwellings in the village without degrading its rural character. The NDP will provide inexpensive houses for young people who wish to continue living in the village when they become independent, or start families without moving away. Equally it will allow their parents to downsize, freeing up a family home. Although the priority is to address the needs of people with established connections in the village, our intention is to extend provision to people who specifically wish to live in the parish and become part of the community. Our second objective is to enhance the amenities in the village, and in particular to improve and extend footpaths giving access to those amenities. We also aim to support farm diversification and the conversion of redundant buildings to help preserve and create jobs in the village.

The basis for the plan The plan gives form to the requirements and aspirations of village residents, as expressed in multiple surveys and invitations to comment. A detailed summary of the latest survey findings is given in Appendix II. The first survey to be carried out was a comprehensive open-ended questionnaire undertaken for the Parish Plan, published in 2007. The questionnaire was hand-delivered throughout the parish and subsequently returned by over 50% of households. The most recent survey was in early 2019, as a combination of paper included with the free SEDCA newsletter and an identical on-line version, which most people used. In between there were several surveys conducted through the SEDCA newsletter, particularly for the Village Design Statement (VDS) published in 2015. In every survey there was a very strongly expressed desire for inexpensive houses, particularly to allow the children of residents to live in the village, but also for downsizing. This was always coupled with concern for the preservation of the village's rural character. All surveys have also shown strong support for measures to encourage jobs within the parish. As for amenities, a wish for better and more extensive footpath network consistently topped the list of improvements needed.

The form of the NDP The NDP will not create any settlement boundaries. The entire parish will continue to be classified as Countryside in the TVBC Local Plan, which generally speaking allows new dwellings only as a replacement for an existing dwelling. The new small homes will be in developments of 5 to 15 dwellings on sites of 1 to 2 acres, with each being dealt with as an Exception to the Countryside rules.

Housing Developments – our main priority Consultations with village residents going back more than a decade have confirmed that our overarching priority must be to ensure that

Sherfield English continues as a working rural village, rather than becoming either a fossil or a dormitory area. This can only be achieved by making better provision for young individuals and families to live and work in the village, and by helping retirees to downsize within the village, freeing up family homes for the next generation. The current imbalance is confirmed by two things: The average house price in Sherfield English, which is about twice the Borough average, and the demographic information in the 'Parish Profile' provided by TVBC. This uses data extracted from the national census, and shows clearly that, relative to the rest of TVBC's rural community, we have a very significant skew towards the older age ranges. The Parish Profile is available for download on both the village's and TVBC's web site. In the past two decades the parish has twice taken steps to correct this imbalance by creating 'Affordable Housing' schemes, first at Eastwood and then at Melchet View, but the Parish Council's view, backed up by survey results, is that this must be a continuing process over at least the next ten years. In a nutshell, therefore, we need to create a steady supply of smaller, and in the general sense of the word, more affordable, houses. We have already defined, in the VDS, the character that these developments should have to preserve the rural feel of the village, so we are now shaping a plan based around a series of small-scale developments, typically with 5 to 15 dwellings in each. All developments will make a 'Community Funding' contribution which will allow us to implement some of the other objectives identified, such as better footpaths, and enhancements to the sports and recreation areas. The specific proposals, which have taken shape over the past year, have been given prominence in the recent village-wide survey. They are summarised below.

The character of developments 1. We care about preserving the open rural feel of the village, and do not wish any developments to encroach significantly on the spaces between the existing groups of dwellings. We expect to carry the VDS's specific descriptions of the relationship between dwellings and open spaces into the NDP. 2. This does not mean that developments must somehow be 'within' existing groups of dwellings. They may well be an addition to the edge of a group, or only loosely connected, but they should 'fit the pattern', as defined in the VDS, and not be intrusive. There is in fact a presumption against infill, in the usual sense, everywhere in the Test Valley except within defined development zones, of which there are none in Sherfield English. The NDP will not create any such zones – each development proposal is to be judged in its entirety against the NDP's base rules.

The size of developments 3. Developments must be for not less than 5 dwellings, to meet community funding limits. Below this the existing TVBC planning rules for 'development in the countryside' will continue to apply, which is essentially a restriction to one-for-one replacement dwellings. 4. Developments will be for not more than 15 dwellings to keep the percentage population increase to a manageable level in any given year. More specifically we propose that the long term average should ideally be about 8 dwellings per year. A proposal for a specific development to be phased over two or three years would be considered on its merits, but would still need to meet the requirements for overall size, low impact, dwellings' connectivity with surrounding woods and fields, and the overall mix of dwellings. 5. The main rationale behind this upper limit is that developments are only being allowed at all in order to restore balance to the village's population. But crucially we are looking for a single enlarged community, not for a village with separate old and new communities, so the process must be gradual, giving time for adjustments. 6. We are happy to be making a contribution to TVBC's housing targets, but this is a secondary benefit, not a primary motivation.

The types of dwelling 7. Every development must provide only small and medium sized dwellings, addressing in particular the needs of young couples who would otherwise need to move away from the village, and of retirees currently living in the village who wish to downsize. We would also welcome newcomers who specifically wish to live in the village

and become part of the community. We would plan on a mix of 1, 2 and 3 bedroom dwellings at an average density of 8 per acre – much lower than is targeted in urban and suburban schemes, specifically to preserve the existing rural character of the village. 8. A proportion of dwellings must be ‘shared equity’ or cater by some other means for young individuals and couples who would otherwise struggle to meet the deposit or income requirements associated with mortgages. 9. Some dwellings may be created for private rental, although probably not through a Housing Association as part of a formal ‘affordable housing’ scheme – we already have two such schemes. 10. Restrictions on further development and changes to the type of dwelling will be achieved through legal documents such as long leasehold contracts, but in all cases without more than a peppercorn ‘ground rent’ being payable over the entire duration of the lease.

The shape of developments 11. A likely pattern for a development within the NDP would be a simple, non-folding, cul-de-sac, although a short service road, similar to that in Melchet View, would be equally suitable. In either case the development must comply with the requirements of the VDS, particularly in maintaining the direct connection with woods or fields for at least one boundary of both new and existing properties. There will be no back-to-back development with either new or existing dwellings. 12. Due consideration must be given to ‘sustainability’ requirements. Specifically, developments should be within easy walking distance of a bus route, which for us probably means on, or within ¼ mile of, the A27. They should also be within walking distance of the main community facilities, but since these are somewhat dispersed there will need to be some flexibility in assessing this. Very broadly speaking, we are probably looking at either side of the A27 from Melchet Court to Branches Lane, and perhaps a little further up Branches Lane than the other side roads on account of the Post Office and village shop now being in that direction. In this context Developer Contributions would pay for additional footpaths.

Other considerations 1. We expect to support any proposals which would add to employment within the parish, provided there is no clash with the requirements of the VDS, or the aspiration expressed in the Parish Plan that businesses should not create noise, dust or a noticeable increase in lorry traffic. The NDP would specifically support the conversion of redundant farm buildings. 2. Some amenities, particularly the village shop, the pub, the village hall and the sports/recreation field, are very highly valued by residents, and the NDP should therefore do what it can to protect and promote them. This would be mostly in two areas: support where there are planning policy questions, and allocation of funds from developer contributions. 3. We plan to improve and extend the footpaths and tracks within the parish. Specifically we would like to create a footpath along Branches Lane between the A27 and the Caravan Park / Village Post Office. Since the verge is not wide enough everywhere to accommodate this we would need land to be donated or acquired as part of the ‘community benefit’ deriving from the NDP. A longer term plan would link up existing paths and tracks to create an off-road link to the New Forest, and perhaps to the Test Valley.

20/037 LENGTHS MAN SCHEME

Cllr J Noble confirmed that the parish council were being considered for the Lengths man Scheme. If successful, this would give the parish council an annual budge of £1000 to spend on footpath and general village maintenance.

20/038 PLANNING

Applications for discussion at this meeting / to note:

19/02170/FULLS Land at Dandys Ford

Siting of residential mobile home for occupation by an essential agricultural worker and septic tank.

The parish council resolved to make no comment on this application, however do question the necessity for a full time worker on site.

19/02193/FULLS Dunwood Chipping Depot

Workshop, store and office for ancillary B8 and B2 uses (amended scheme)

The parish council resolved to object to this application (unanimous decision). The reasons for the objection include : a) The materials specified for the garage/workshop appear inadequate to contain the noise that will be generated – levels of noise the parish council anticipate to be incompatible for the countryside; b) An increase in heavy traffic to the site is also a concern particularly as the access here is poor onto a very busy main road.

19/02101/FULLS Hillview

Agricultural barn in field north west of farmyard

The parish council resolved to make no comment on this application.

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19/01877/FULLS Oak Lodge

Change of use of land to residential garden and erect a three bay garage with storage and ancillary space above.

The parish council had no objection to this application

19/01787/FULLS The Orchard

Porch, two storey annexe, two storey extension to link annexe to house, first floor extension over lounge, garage and landscaping

The parish council had no objection to this application

Decisions received from TVBC:

19/00662/FULLS Pandale – SEPC objection stands.

PERMISSION

19/01341/FULLS Oak Lodge

Three bay garage with storage and ancillary space above

The council decided on no objection

CLOSED AS INVALID

19/01218/FULLS Land at Dandys Ford

Erection of agricultural storage barn

Sherfield English parish council have revisited planning application 19/01218/FULLS and spoken with the applicant and request that their original comment is changed from objection back to no comment.

The parish council were originally advised that the beef enterprise concerned would be outside stock (the original application for the barn stated the herd would be 200 strong and grazed outside). However, it is now understood that the beef cattle (just 30) will be kept inside the barn. Furthermore, the maximum number of cattle will be 75 and not the original 200.

The local planning authority has refused the application for the following reasons:

01. The information submitted with this application is insufficient to demonstrate an essential need for the barn within this countryside location, contrary to criterion b)

of Policy COM2. 02. As a result of the location of the barn along with its design and scale, the barn causes harm to the character and appearance of the area, contrary to Policy E1. The harm caused is not outweighed by the essential need for the barn in this location. 03. As a result of its siting within the Sherfield English Fen - Marshy Field Site of Importance for Nature Conservation (SINC), the proposal is likely to have a detrimental impact on the SINC. The application is not supported by any ecological Mr Steven Green Tree Tops Dandys Ford Lane Sherfield English Romsey Hampshire SO51 6DT Planning and Building Service Beech Hurst Weyhill Road Andover, Hants SP10 3AJ Telephone 01264 368000 Minicom 01264 368052 Web site www.testvalley.gov.uk survey or mitigation methods and as such the Local Planning Authority can not consider the impact of the proposals on ecology and biodiversity, contrary to parts a), b) and c) of Policy E5.

19/01272/FULLS Mariposa

Porch, change roof at front from pitched to gable and insert window and rooflights to provide additional living space.

Sherfield English parish council objected to the application. The reason for the objection is because the proposal would overlook the adjacent property and is over development of the site.

PERMISSION

19/01716/PDQS Berefield Farm

Conversion of agricultural building to a single dwelling and associated operational development.

PRIOR APPROVAL REQUIRED AND GRANTED

19/01398/FULLS The Granary, Tote Hill Lockerley

Conversion and alterations to existing building to form garage including turning space on driveway and erection of replacement dwelling.

The council decided on no comment.

The council would like it noted that the garage remain part of the curtilage. They have concerns they may be overlooking the next door property as they are further up the hill. They also thought this was rather a large building for the size of plot. (Note LPC Objection)

WITHDRAWN

19/01464/FULLS Lakelands

Works to extend pond 'A' and infill pond 'B'

The parish council resolved to object to this on the basis that the owner has not fulfilled his previous application advice and believe that Test Valley are also in the process of enforcing a stop notice.

PENDING

19/01527/CLES Dunwood Chipping Depot

Use of land for storage of road construction and maintenance materials.

The parish council object to this as they believe that the area has been extended. They took a long time looking at aerial photos between 2005- 2017 and it shows no evidence of road materials and natural habitat has been removed.

PENDING

20/039 HIGHWAYS

- Potholes: A27 near Watson Farm still outstanding (21441915); and reported at the junction of Branches Lane and Pound Lane. (21450982)

- Safety on A27: It was reported that reflective posts have now been installed to increase driver's awareness to the entrance of Bartley House and to the west of Watson Farm. However, a further road traffic accident has since been reported on this section of the A27 following a car being overtaken at a junction. The driver was unconscious when emergency services arrived and spent a couple of days in hospital. The parish council feel very strongly that the speed limit is too fast here and will contact Cllr Perry.

20/040 VILLAGE MAINTENANCE

- Ditching at Branches Lane junction has been suggested to Hampshire County Council to prevent future unauthorised encampments here.
- Overgrown hedges are encroaching on to a number of roads in the parish, which are the responsibility of adjacent landowners.

20/041 CORRESPONDENCE.

- TVBC – Strategic Housing and Economic Land Availability Assessment Review, noted.
- 5G mobile signal coverage consultation, noted.
- TVBC/TVATPC annual conference, noted.
- TVBC Climate Change, noted.

20/042 REPRESENTATIVE REPORTS

- SERP – The village fun day raised £3200.00

20/043 FINANCE

- (a) Bank Balance was reported to be: £32,736.83.
- (b) Requests for finance: i) SERP 2000 calculate that to complete the internal works at the sports pavilion would require £11,500 of additional funding. Cllr J Noble proposed and Cllr R Noble seconded and the parish council resolved to grant SERP 2000 £11,500 to complete the sports pavilion. ii) It was reported as well that the village hall committee will require financial assistance with maintenance of the hall. iii) The parish council were in support of funding a second defibrillator at the sports pavilion.
- (c) Payments to be authorised: The following payments were authorised by the parish council at this meeting and cheques raised:
- | | | |
|-------------------------|-----------|-----|
| SERP 2000 | £11500.00 | #36 |
| Clerk Aug and Sept exps | £285.17 | #35 |
- (d) External Audit 2018/19: It was reported that on the basis of the review of PKF Littlejohn LLP of sections 1 and 2 of the Annual Governance and Accountability Return the information is in accordance with Proper Practices and no other matters have come to their attention giving cause for concern that relevant legislation and regularity requirements have not been met. A notice of conclusion of audit will now be published.
- (e) New Model Financial Regulations – this item was deferred.

20/044 DATE OF NEXT MEETING: 16th October 2019

There being no further business, the chairman closed the meeting at 09.40 pm