

## EWSHOT PARISH COUNCIL

**THE MINUTES OF THE MEETING OF EWSHOT PARISH COUNCIL  
HELD ON MONDAY 10 FEBRUARY 2020 AT 7 PM IN THE VILLAGE HALL**

**Present:** Cllr G Bredin (Chairman), Cllr B Cranstone, Cllr E Jennings, Cllr A Taylor and Cllr T Wells.  
**In Attendance:** Alison Ball (Clerk), Cllr J Bennison (Hampshire County Council), Cllr T Clarke (Hart District Council) and 8 members of the public.

<b>20/26</b>	<b>Apologies for Absence</b>
	None.

<b>20/27</b>	<b>Approval of the Minutes of the meeting of Ewshot Parish Council held on 13 January 2020</b>
	<b>RESOLVED:</b> To approve the Minutes of the meeting held on 13 January 2020.

<b>20/28</b>	<b>Matters arising from the Minutes</b>
	<p>On item 20/8 Planning: the Chairman advised that the application for three two bed dwellings at the Queens Arms site had been refused by Hart District Council (HDC).</p> <p>On item 20/25 Any other business: the Chairman reported that the fly tipping on Ewshot Lane had been reported and removed.</p>

<b>20/29</b>	<b>Announcements from Chairman, Clerk and Members' Questions</b>
	None.

<b>20/30</b>	<b>District and County Council Report</b>
	<p><b>Hart District Council:-</b> Nothing to report on this occasion.</p> <p><b>Hampshire County Council:-</b> Councillor Bennison advised that there was currently additional traffic coming through the village, especially along Tadpole Lane, due to Beacon Hill being blocked off. He suspected that Beacon Hill was closed due to trees coming down in the recent strong winds. A large amount of trees had been taken out in this area and the trees that had been left were now exposed to the wind which they had not previously been when they formed part of a woodland. He also reported that at the time of the meeting there was an incident ongoing in Tadpole Lane involving four cars which meant it was blocked and there were two fire engines in attendance.</p>

<b>20/31</b>	<b>Declaration of Interests and Requests for Dispensations</b>
	Cllrs Cranstone, Jennings and Taylor declared an interest in item 20/33 Planning for the planning application for Homecroft Farm as they live adjacent to the site. Cllr Cranstone also declared an interest in the application for Merryview Cottage because he lives opposite the site.
<b>20/32</b>	<b>Public Participation</b>
	None.
<b>20/33</b>	<b>Planning</b>
	<p><b>(a) 20/00032/AMCON Land on the East Side of Beacon Hill Road</b> Variation of Condition 19 attached to Planning Permission 16/00564/OUT dated 16/05/2018 to extend the delivery hours for the development to between 06.00 - 23.00 hours Monday to Saturday and Bank Holidays and between 08.00 - 21.00 on Sundays.</p> <p><b>RESOLVED:</b> To object on the basis of pollution, noise and traffic concerns. Proposed by Cllr Wells, seconded by Cllr Taylor and agreed unanimously.</p> <p><b>(b) 20/00055/FUL Homecroft Farm, Church Lane</b> Construction of 7 dwelling houses (3x 3bed, 3x 4 bed and 1x 5bed) and associated outdoor amenity space, road access and car parking following demolition of existing buildings.</p> <p><b>RESOLVED:</b> To object for the following reasons:</p> <ol style="list-style-type: none"> <li>1) <b>Loss of Greenfield.</b> The proposals encroach onto the field behind the barns and on the south side of the site. This field provides a break in the houses along this section of the village and gives views of open countryside which helps to form the character of the area and maintain the rural feel of the village. A gradual erosion of this green space will adversely affect the appearance of the area.</li> <li>2) <b>Poor access.</b> The proposed site will have a narrow access and little space to manoeuvre a vehicle, particularly anything larger than a regular car.</li> <li>3) <b>Overbearing.</b> The proposed buildings are higher than the existing buildings, with windows that will overlook existing properties and gardens. The development is cramped and will change the feel and outlook for the existing neighbours.</li> <li>4) <b>Bats.</b> The existing residents are aware that there are bats in the immediate area and have heard bats within the farm buildings due for demolition.</li> <li>5) <b>Car parking.</b> The development does not contain enough parking to comply with the standards set by Hart District Council. This is unacceptable on an unsustainable site where residents will be reliant on their cars. It is likely that the development will result in vehicles being parked off site causing problems on the local, narrow roads.</li> </ol>

The parking that will be made available, whilst insufficient, is dominant particularly at the front of cottages 5, 6, 7 which will reduce the rural feel of the area.

6) **Impact on existing properties.** Particular concerns relating to the impact of cottage 1 on Brickyard cottages, which are some of the oldest properties in the Village and are locally listed. Whilst it is described as a cottage it is a substantial house with 2 floors and a pitched roof. This property will considerably effect Brickyard cottages in terms of light, outlook and privacy. In addition there are concerns for the other properties in the immediate area as whilst the current farm buildings are run down and neglected they do blend with the character of the area. The new properties are dominating and will not sit well with the existing buildings. There are also concerns relating to the access to existing properties and car parking for existing properties.

7) **Lack of access and turn space for emergency vehicles.** The access road is too narrow for emergency vehicles and the site lacks an appropriate turning area for such vehicles.

8) **Impact on the Pill Box.** There is a Pill Box on the south east corner of the site which the Parish Council would like to see retained as part of the history of the local area. The plans appear to show that this will be moved which the Parish Council is concerned about.

9) **Increased traffic.** The site is not in an easily accessible location. The Village has limited amenities and as such the residents are reliant on vehicles to travel to other towns for facilities such as shopping and recreation. The number of houses proposed on this site will result in a number of additional vehicles in the village with many more vehicle movements along Church Lane, Tadpole Lane and Ewshot Lane.

10) **Old pool area.** (Cottages 5, 6 and 7). Whilst the Parish Council considers the whole proposal to be overdevelopment this is of particular concern on the old pool area. It is proposed that there will be 3 cottages on this area with 3 or 4 bedrooms over 3 storeys. Each of the houses will have very small gardens. This dense housing is not in keeping with the local area and the rural feel of the village.

11) **Loss of Walnut tree**

12) **Loss of garden area/ parking from Two Tees and Greengates**

13) **Bins.** No suitable place on adopted highway for bins. It is noted that it is likely that the bins will need to be put out in Church Lane on collection day. There is nowhere for this number of additional bins to go and they will cause an obstruction to highway users. It is also likely that they will block the view if drivers leaving the site traveling onto Church Lane.

14) **Flooding.** Potential risk of flooding. This will be exacerbated by the removal of the bank to the old pool area and the creation of hardstandings.

15) **Sight Lines.** The visibility for the new entrance on Church Lane will be poor. The scale used on the plans appears to be wrong and the site lines proposed cannot be proven.

Proposed by Cllr Bredin, seconded by Cllr Wells and agreed unanimously.

<p><b>(c) 20/00152/HOU Merryview Cottage, School Lane</b> Demolition of conservatory, erection of two storey side/rear extension, single story rear extension and alterations to fenestration.</p> <p><b>RESOLVED:</b> To submit no objection. Proposed by Cllr Bredin, seconded by Cllr Taylor and agreed unanimously.</p> <p>(NOTE: Councillors Cranstone, Jennings and Taylor declared an interest in the application for Homecroft Farm but remained in the room during its consideration, took part in the debate and voted. Councillor Cranstone declared an interest in the application for Merryview Cottage and he remained in the room during its consideration but took no part in its consideration or the decision.)</p>
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<b>20/34</b>	<b>Electricity Supply on the Recreation Ground</b>
	<p>Following on from the request from the Village Show Committee for permission to install an electricity supply on the recreation ground a member of the Committee was in attendance at the meeting to answer any questions. He advised that he had been in contact with SSE to organise the installation. It was proposed that a box would be placed on a concrete slab at the bottom of the telegraph pole on the recreation ground opposite the north west corner of Oak Cottage, Tadpole Lane. The box would be lockable and every effort would be made to make sure it was tamper proof. The electricity supply could be used by any authorised user and not just for the Village Show.</p> <p>The Village Show Committee had agreed to organise the installation and liaise with contractors and SSE on behalf of the Parish Council. To do this a letter was required giving a member of the committee permission.</p> <p>A discussion took place regarding the costs involved and it was estimated that the whole installation would cost in the region of £1900. The Village Show Committee was prepared to pay this cost but requested a contribution from the Parish Council. It was agreed that the Parish Council would pay all the costs involved as this was for the benefit of all users of the Recreation Ground. As this had not been budgeted for the funds would come out of the general reserve.</p> <p><b>RESOLVED:</b> (1) That a letter be written and signed by the Chairman authorising Michael Philips of the Village Show Committee to act on behalf of the Parish Council to organise the installation of the electricity supply on the recreation ground; and (2) That the Parish Council fund this work. Proposed by Cllr Taylor, seconded by Cllr Wells and agreed unanimously.</p>

<b>20/35</b>	<b>Traffic Calming for the Village and Community Speedwatch</b>
	<p>Two SIDs had been borrowed from HDC and had been in place on Church Lane during December. These had now been returned to HDC and officers there would download the statistics and forward these on.</p> <p>Cllr Bennison advised that the comments made by the Parish Council and members of the public at the last meeting on the proposals for Doras Green Lane had been passed to Ian Janes at HCC and he had agreed to give them consideration. It had been confirmed that a weight restriction did exist on this stretch of road but that HCC did not have the power to enforce this, it would be down to the Highways Agency.</p>
<b>20/36</b>	<b>Purchase of a SLR</b>
	<p>The Clerk had received information from two companies providing details of the types of SLRs available which had been circulated prior to the meeting. It was agreed that the Parish Council would like an SLR that displayed the roads speed limit with the words 'SLOW DOWN' and not a device that displayed the actual speed limit the vehicle was travelling at. It also should be capable of recording the speed of vehicles so patterns could be spotted.</p> <p>HCC had agreed to pay for a SLR for the parish but it would be necessary for the Parish Council to purchase the device and then claim the money back from HCC.</p> <p>It was noted that whilst HCC had agreed to pay for a SLR it was unclear whether they would pay for additional brackets and batteries. It was recommended that four brackets be purchased (one for each post) to make it easier for the SLR to be moved between the locations.</p> <p><b>RESOLVED:</b> That the Clerk be authorised to spend up to £3,000 excluding VAT on an SLR and associated equipment with the majority to be claimed back from HCC. Proposed by Cllr Jennings, seconded by Cllr Wells and agreed unanimously.</p>
<b>20/37</b>	<b>New Website</b>
	<p>The new website was nearing completion and work was being done to get it live. Work was also being done to transfer the email mailboxes to the new provider and it was agreed not to transfer the parish council mailboxes for the councillors as these were not being used.</p>

<b>20/38</b>	<b>New grit bins</b>
	<p>The Clerk advised that feedback had now been received from HCC regarding the Parish Council's request to provide new grit bins on Church Lane (outside the Windmill); at Broomhill and at Doras Green Lane. An email had been received from a Principal Engineer who had advised that all three requests had been refused as follows:</p> <ol style="list-style-type: none"> <li>1) Broomhill, off Church Lane – has not been approved as there is not a significant slope and there is a grit bin by the Church approximately 150m away;</li> <li>2) Church Lane, outside The Windmill P.H. – has not been approved because there is no suitable space within the public highway for it to go and there are bins near the Hall on Tadpole Lane as well as the one by the Church, each approximately 200m away;</li> <li>3) Doras Green Lane, at the junction of the A287 – will not be approved as it is less than 50m away from the bin outside Meridan Cottage on the other side of the road and the A287 itself is in any case on a Priority one gritting route.</li> </ol> <p>Cllr Bennison confirmed that all grit bins needed to be place on highway land.</p> <p>Consideration was given to whether the Parish Council could purchase grit bins and keep them filled with salt. It was requested that the Clerk look into the cost of purchasing a grit bin for outside the Windmill and options for filling this up be researched.</p>
<b>20/39</b>	<b>Planting at Broomhill</b>
	<p>All the daffodil bulbs had now been planted by the Lengthsman at Broomhill. It was still planned that rhododendrons would be planted at this location once the weather improved.</p>
<b>20/40</b>	<b>Tree Works</b>
	<p>The contractors had been on site at the end of January carrying out the tree works which was mostly just dead wooding of the big trees. In doing this work the contractors had identified an oak tree on the verge between the picket fence around the amenity land at Broomhill and Church Lane which they felt was so badly damaged the Parish Council should consider removing it.</p> <p>The Clerk had been in touch with three arboriculturalists who had provided quotes to come and assess the tree. One had previously been the tree officer at HDC and he had advised that the tree was not subject to a TPO and therefore a full tree report would not be required. Photographs of this tree had been sent to him and he had</p>

	<p>advised that from the photographs he would consider the oak to present a high risk to persons and property due to the failure that had occurred at the main union. He recommended that the tree be removed.</p> <p><b>RESOLVED:</b> That, for safety reasons, the damaged oak tree on the verge between the amenity land at Broomhill and Church Lane be removed as soon as possible and that the Clerk, in consultation with the Chairman, be authorised to spend up to £1,500 for this purpose. Proposed by Cllr Bredin, seconded by Cllr Wells and agreed unanimously.</p>
<b>20/41</b>	<b>Emergency Planning</b>
	<p>Cllr Bennison advised that he had met with Cllr Wells and the member of the public who had volunteered to help with this. They had sent round emails with templates of documents and Cllr Bennison would liaise with officers at HCC.</p>
<b>20/42</b>	<b>New Payroll Provider - Contract</b>
	<p>Following the agreement at the last meeting to transfer the payroll to DM Payroll Services a contract had been received and required a signature. It was noted that the current providers would continue to the end of the financial year with DM Payroll Services starting with the April payroll. .</p> <p><b>RESOLVED:</b> That the contract with DM Payroll Services to provide a payroll service be accepted and signed by the Chairman. Proposed by Cllr Wells, seconded by Cllr Jennings and agreed unanimously.</p>
<b>20/43</b>	<b>Finance</b>
<b>20/44</b>	<b>New Savings Account</b>
	<p>During the discussion to set the budget for 2020/21 it had been suggested that some of the Parish Council funds be moved into a higher interest account. The Clerk had looked into the accounts available and at what funds could be moved. It was suggested that the fund being built up for replacement and major repairs to the play area and tennis court could be put into a 5 year or 3 year bond which would achieve the best interest rate available. Some of the general reserve could also be put in a shorter term bond.</p> <p>Details of the bank accounts available and the interest rates were circulated for information. It was agreed that the details of the funds that could be moved out of the current account be brought to a future meeting.</p>

<b>20/45</b>	<b>Payments</b>												
	The following payments were approved and cheques signed:												
	<table border="1"> <thead> <tr> <th></th> <th>£</th> </tr> </thead> <tbody> <tr> <td>Firmvalue Payrolls Ltd – February Payroll</td> <td>552.62</td> </tr> <tr> <td>Alison Ball – Stationery</td> <td>20.32</td> </tr> <tr> <td>Ewshot Village Hall – Office Rent July to December</td> <td>200.00</td> </tr> <tr> <td>SRA Tree Services</td> <td>915.00</td> </tr> <tr> <td>A Cranstone – White Lining on Recreation Ground</td> <td>43.02</td> </tr> </tbody> </table>		£	Firmvalue Payrolls Ltd – February Payroll	552.62	Alison Ball – Stationery	20.32	Ewshot Village Hall – Office Rent July to December	200.00	SRA Tree Services	915.00	A Cranstone – White Lining on Recreation Ground	43.02
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<b>20/46</b>	<b>Correspondence</b>
	The Clerk advised that there was no correspondence that had been received in addition to that already forwarded on and none that needed addressing that had not appeared elsewhere on the agenda.

<b>20/47</b>	<b>Any other business</b>
	<p>The Chairman reported that the defibrillator in the phone box outside the Windmill was currently displaying an error code. Attempts had been made to clear this but they had been unsuccessful. It was thought that it would still work but a new battery would be ordered to see if that resolved the problem.</p> <p>The Chairman had met with a Highways Officer to discuss the condition of the road surface on Church Lane outside the Windmill pub. A plan had been provided giving the extent of the highway land which showed that the area with the pot holes was not part of the highway. It was unclear who was responsible for this area. A member of the public confirmed that the residents of the bridle path had previously been advised that the property owners were responsible for the road outside their homes from the frontage to the middle of the lane. They had also been told that the Windmill pub owned the land six feet in front of the building.</p> <p>The Clerk advised that she was currently trying to get quotes for the grass cutting and was requesting quotes for 2020, 2021 and 2022.</p> <p>The Clerk had been in touch with Adam Green at HDC about the s106 money that might be available to fund the resurfacing of the car park. He had advised that if the Parish Council put together a proposal outlining what would be done, how much it would cost and how it would benefit the people of Ewshot he would put this forward for consideration for funding. It was agreed that the Clerk look into the cost of resurfacing and the types of surface available.</p> <p>The Clerk reported that a member of the public had requested that the Parish Council owned hedges be cut back from blocking signage. The hedges had been cut</p>

	by the tractor and flail but this method meant the branches closest to signs often could not be cut. Councillors agreed to report any specific signs to the Clerk and a list would be drawn up for the Lengthsman to come and cut.
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**The meeting ended at 8.10 pm**

**Signed**.....

**Dated** .....