

EWSHOT PARISH COUNCIL

**THE MINUTES OF THE MEETING OF EWSHOT PARISH COUNCIL
HELD ON TUESDAY 22 JUNE 2021 AT 7 PM
IN THE VILLAGE HALL**

Present: Cllr G Bredin (Chairman), Cllr E Jennings, Cllr D Rook and Cllr C Turner (from 7.09pm).
In Attendance: Alison Ball (Clerk). Cllr S Parker (Hampshire County Council). Cllr T Collins (Hart District Council). Six members of the public present.

21/99	Apologies for Absence
	Cllr T Wells. Cllr T Clarke (HDC).
21/100	Approval of the Minutes of the meeting of Ewshot Parish Council held on 24 May 2021
	RESOLVED: To approve the Minutes of the meeting held on 24 May 2021.
21/101	Matters arising from the Minutes
	None.
21/102	Announcements from Chairman, Clerk and Members' Questions
	None.
21/103	District and County Council Report
	Hampshire County Council (HCC):- Councillor Parker advised that Naishes Lane would be closed from 28 June for 10 days to allow for investigation works on behalf of ESSO. Hart District Council (HDC):- Councillor Collins advised that she had nothing to report on this occasion.
21/104	Declaration of Interests and Requests for Dispensations
	The Chairman declared an interest in item 8(b) planning application relating to Keepers Cottage as he had provided evidence as to the use of the property. He also declared an interest in item 15 payments as an invoice had been received from his son for some grounds maintenance work that had been done.

	<p>Cllr Rook declared an interest in item 8(b) planning application relating to Keepers Cottage as she was a close neighbour.</p> <p>It was confirmed that a dispensation had been granted to Cllr Jennings for item 8(a) planning application for Homecroft Farm allowing her to take part in the discussion despite her having an interest as a neighbour to the site.</p>
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21/105	Public Participation
	None.

21/106	Planning
	<p>(a) 21/01268/FUL Homecroft Farm, Church Lane Erection of 6 dwellings with associated amenity space, access, parking, landscaping and associated works following demolition of buildings.</p> <p>Cllr Rook gave a very detailed presentation on the planning application highlighting the particular areas of interest. During the meeting it was clear that there were concerns regarding the safety of the access points into and out of the site; the displacement of vehicles currently parked on the site; the impact on existing properties and the overbearing design of some aspects of the development; sewerage arrangements and flooding mitigation measures; potential impact on the ecology of the area; and the arrangements for the refuse collection. Councillors also expressed a wish to see the application determined by the Planning Committee at HDC rather than the decision being delegated to a planning officer.</p> <p>RESOLVED: To object to the application and that the reasons for objection be confirmed by email after the meeting. Proposed by Cllr Rook, seconded by Cllr Jennings and agreed unanimously.</p> <p>After the meeting the following objection was agreed and submitted:</p> <p>The Parish Council would like to see this application determined by the Planning Committee and not by an officer under delegated authority. It is a significant development which will have a big impact on the character of the village and on the residents of Ewshot.</p> <p>The Parish Council is supportive of development of this site but objects to the current application on the grounds of:</p> <p>1) Traffic generation, highway safety and parking:</p> <ul style="list-style-type: none"> - the proposed access for cottage 6 does not have adequate sightlines with no visibility splays and together with the gradient of the road the ingress and egress to this property will be very dangerous. This access point was originally put in for occasional use by a tractor to access the field for maintenance purposes – it was

not designed for regular use. The parish council would like to see a survey carried out of the suitability and safety of this access.

- vehicles from existing properties currently park on the site and these vehicles will be displaced onto the surrounding lanes. It is understood that at least one of the neighbouring properties has a legal access into the application site for its vehicular parking (see planning application 21/00283/FUL). The adjacent lanes have become much more busy in recent years and the parking of additional cars on these lanes will be a hazard.

2) Loss of amenity and loss of light and overshadowing of neighbouring properties:

- Numbers 2 & 3 Brickyard Cottages will be the nearest neighbour likely to feel the impact of Cottage No 1. The property is also proposed very close to the boundary of Greengates. Opposite No 1 Cranstone Cottages could be impacted by loss of sunlight onto the front of the property which has a south facing front garden which the occupiers appear to utilise for sitting out in.

The design is proposed to mimic that of a typical Ewshot property and The Windmill pub has been taken as an example by the architect with the use of a 'full gable ended' style of building.

However given that this proposed property will likely impact on others around, it could be designed to have a lower ridge height with dormers set into the roof line and the use of half hip ends within the roof design. There is no clear 'street scene' along Church Lane so perhaps using lime render and oak boarding would present a typical barn style [seen plentiful in rural settings] dwelling that often include dormers and half hips. An example of something similar can be seen just up from the Windmill pub.

- The application proposes that Cottage No.4 has a full gable end however given its close proximity to Cottage No.2 it will be overbearing for its neighbour.

3) Drainage and sewerage:

- the Parish Council is concerned that the proposed attenuation crates would be unable to cope in heavy rain.

- the Parish Council would like to be reassured that there is capacity in the mains sewerage for this site.

4) Ecology:

- the Parish Council notes the objections of the Ecology officer and hopes that these concerns are addressed.

- the Parish Council is concerned that Cottage No. 6 encroaches onto green belt land and this should be avoided at all costs.

5) Refuse Collection

- the Parish Council is concerned about bins being left out on Church Lane and would like to see a bin storage area just off Church Lane so as not to have bins spill out impacting on sight lines. The Parish Council would like to see a wooden housing with hinged fronts so as not to be an eyesore to Brickyard Cottages opposite.

	<p>(b) 21/01396/LDC Keepers Cottage, Farnham Road Continued use as self contained one bedroom flat.</p> <p>This item was not discussed at the meeting as it was not quorate due to two councillors out of the four in attendance declaring an interest. It was agreed that a response be agreed by email by the three councillors without an interest.</p> <p>Following the meeting it was agreed to submit 'no comment' to this application.</p> <p>(NOTE: Councillors Bredin and Rook declared an interest in the planning application for Keepers Cottage. The application was not discussed at the meeting due to there not being enough remaining members present at the meeting for it to be quorate.)</p>
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21/107	Highways
	<p>a) Marlborough Hill Estate Parking: no update at the current time.</p> <p>b) Traffic at Doras Green: Cllr Turner had been working with the residents whose land abutted the highway at the Doras Green Lane/ Heath Lane cross roads to see if anything could be done to improve sightlines. It was hoped that it would be possible to move hedging to improve visibility and he would report back once discussions had been concluded and quotes for the work had been received. In the meantime he was continuing to lobby HCC to look at what they could do to improve safety at this location.</p> <p>c) Bridle Path: it was noted that a cyclist had recently been injured after coming off his bike whilst cycling down the Bridle Path. Cllrs Bredin and Turner had been looking at whether any remedial works could be carried out here to make it safer.</p>

21/108	Open Community Fibre Project
	<p>Prior to the meeting the member of the public who had been working on this project had advised that things were progressing with Openreach and it was hoped that the majority of Ewshot would be covered. He would give a full update at the next meeting.</p> <p>It was suggested that a councillor be named as the main point of contact on this project and it was agreed to ask Cllr Wells if he would be able to do this.</p>

21/109	Email Addresses for Councillors
	<p>The Clerk had already set up Ewshot Parish Council email addresses for Cllrs Rook and Turner and she would set one up for any other councillors who wanted one.</p>

21/110	Play Area Annual Safety Inspection Report								
	<p>The annual safety inspection of the play area had been carried out and a report provided. The report highlighted one high risk item which related to the zip wire. This had only been rated as a high risk item because the inspector had not taken the mechanism apart to carry out an inspection. As this had been done in the Summer 2020 by someone from KOMPAN it was deemed to be safe and in full working order.</p> <p>The other items on the report were mostly low risk and largely related to very minor repairs and worn surfaces around most of the play equipment. Contact had been made with KOMPAN to ask for a quote to carry out the remedial works. They had responded by saying they would need to do their own inspection to assess what work needed doing.</p> <p>RESOLVED: That KOMPAN be instructed to carry out a site visit to determine the works required at a cost of £119.00 plus VAT. Proposed by Cllr Bredin, seconded by Cllr Turner and agreed unanimously.</p>								
21/111	Jobs for the Lengthsman 2021/2022								
	Councillors Bredin and Jennings, as the councillors responsible for estates, would meet to discuss the priorities for the lengthsman.								
21/112	To consider a motion from Councillor Turner								
	<p>The following motion from Cllr Turner was considered:</p> <p>“The parish council will resolve to implement a system of village hall car park closures to deter anti-social behaviour to be implemented by the 31 July 2021.”</p> <p>It was agreed that the principle of shutting the gate to prevent anti-social behaviour should be supported. However it was felt that more time was needed to properly publicise the changes so no one would be caught out by the gates being shut. It was also suggested that a proper plan with details of who would open/close the gate and at what times of day needed to be approved.</p>								
21/113	Payments								
	<p>The following payments were approved:</p> <table border="1"> <tr> <td></td> <td></td> </tr> <tr> <td>June Payroll</td> <td>£508.17</td> </tr> <tr> <td>Larkstel – Bin emptying (May)</td> <td>£70.20</td> </tr> <tr> <td>ROSPA – Play Area Annual Inspection</td> <td>£115.80</td> </tr> </table>			June Payroll	£508.17	Larkstel – Bin emptying (May)	£70.20	ROSPA – Play Area Annual Inspection	£115.80
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	Alan Taylor – reimbursement for plants	£154.53
	Nick Robins – Grass Cutting 27 May	£245.40*
	Nick Robins – Grass Cutting – 10 June	£245.40*
	Nick Robins – Grass Cutting – 21 June	£245.40
	Matthew Bredin – Hedge Cutting	£270.00#
	* Payment made prior to the meeting, agreed by email and within previously approved budget. # Expenditure approved under powers delegated to the Clerk, in consultation with Cllr Jennings as the lead for Estates, so as to not unnecessarily delay the works.	
	(NOTE: Cllr Bredin declared an interest in the payment to Matthew Bredin as this was his son. He did not take part in the decision to make the payment.)	

21/114	Correspondence
	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.

21/115	Date of Next Meeting
	The next meeting was scheduled for 12 July but as this was before the likely relaxation of the social distancing rules and the main hall was already booked it was agreed to look for an alternative date.

21/116	Any Other Business
	None.

The meeting ended at 7.50 pm

Signed.....

Dated