

MINUTES OF THE PARISH COUNCIL MEETING

Wednesday 18 January 2023, 7pm, Mapledurwell & Up Nately Village Hall

Present: Parish Cllrs Hugo Cubitt (Chairman), Tom Horsey, Colin Robertson, Alison Stent.
Clerk Susan Turner.

1 WELCOME AND APOLOGIES

Apologies Kevin Rafferty, Martin Carfrae (Footpaths Warden), Tim Lewis (Village Hall).

2 PUBLIC SESSION

No members of the public present.

A report submitted on behalf for the Village Hall Committee. **APPENDIX I**

3 MINUTES OF PREVIOUS MEETING of 16 November, agreed and signed.

4 DECLARATIONS OF INTEREST in items on the Agenda – none.

5 FINANCE & GOVERNANCE

.1 Payments since last meeting (November)

38	Martin Gosling – Contract NOV	£348.00
39	Clerk – Salary NOV	£342.00
40	Clerk – Salary DEC	£290.40
41	HMRC – PAYE-Oct, Nov, Dec	£51.60
42	PGGM – Digger Hire Tunworth Road grips	£120.00
43	Martin Gosling – Contract DEC	£348.00
44	Castle Water – SE0030239174 – Allotments	£21.82
45	ADS Builders – VH insulation	£2,750.00
46	Cosham Electrical – VH LED lights	£2,237.50
47	CarltonServicesUK – VH Air con / heating (50%)	£8,400.00

Income of note since last meeting

Donation – Friends of St Mary's – £1,000.00

HCC – Village Hall 2nd energy grant – £12,360.88

County Cllr Grant – Chalk stream planting phase III – £587.20

.2 Accounts to date as circulated. – **APPENDIX II** Reconciliation = £15,277.48

.3 Budget and Precept 2023/24

TO CONFIRM Provisional agreement of November meeting for Precept increase of 5% = £10,842.
AGREED Unanimously.

Precept request form for £10,842 completed and signed for submission to BDBC.

NOTED The 2023/24 tax base figures for Mapledurwell & Up Nately show an additional 4.7 Band D equivalent dwellings – from 294.5 this year to 299.9 for next.

Thus for a 5% total Precept increase, the increase per household will be in the region of 3.5%.
 $\text{£}10,842 / 299.9 = \text{£}36.15$ per band D household, increase of £1.09 on this year.
(Double this for band H and half for band A.)

.4 Parish Lengthsman funding Good news that the LM scheme will be funded for 2023/24 as for this and previous years (£1K worth of man-hours). The funding no longer directly via HCC, but via their contractor Milestone. This to be confirmed at HCC decision day on 23rd January. To note LM rate will increase from £25 to £30 per hour.

6 PLANNING

.1 Parish Planning Applications – Planning update **APPENDIX III**

i. Applications for discussion

22/03417/FUL (Validated 28 Dec 2022) The Egg Yard, Greywell Road, Mapledurwell. Erection of 3 no. dwellings with associated parking utilising approved access.

AGREED The Parish Council is opposed to this application. Response to include:

This site lies close to Mapledurwell Fen Nature Reserve, an SSSI and 'last fragment of what was once Mapledurwell Common'. The proposed development would further diminish the remaining green corridors and wildlife networks surrounding the SSSI.

Biodiversity, ecology, drainage strategy documents are missing from this application and Natural England seems not to have been consulted?

For signature (p1 of 3)

The adjacent development at the 'Egg Yard' (20/02124/FUL) was allowed on a brownfield site; this is greenfield land. And while situated between the M3 and A30 the site is part of open countryside which presently separates the rural village of Mapledurwell from the suburban spread of Old Basing and on into Basingstoke. Continuing 'development creep' / urbanisation is changing the nature of the area such that Mapledurwell is losing this sense of separation; leading to the merging of the identity of the individual settlements.

- 22/02935/TDC (Validated 03 November 2022) Nunnery House, Tunworth Road. Technical details consent relating to the design, access, landscape, services and scale of the barn in accordance with 20/00009/PIP for conversion of agricultural building to 1 no. dwelling. This application scheduled for DC 08 February. [Subsequently rescheduled to 08 March.]
- AGREED To speak at Development Control Committee in opposition to the orientation of the building and thus the adverse impact of light pollution and domestic intrusion on the Conservation Area and adjacent listed buildings.
- .2 NPPF consultation** (LURB) – Consultation is to 2nd March.
 'Department for Levelling Up, Housing and Communities is seeking views on how we might develop new and revise current national planning policy to support our wider objectives.'
 Notes on proposals for housing numbers, standard methodology and land supply see **APPENDIX IV.**
- ACTION Clerk to draft response. Noted BDBC Planning Policy committed to publishing their response and to share group and councillor responses.
- .3 Oakdown Farm warehousing proposal appeal dismissed**
22/00667/FUL Land At Oakdown Farm, Dummer APP/H1705/W/22/3301468
 Public Inquiry held at Civic Offices 18-21 October. Appeal dismissed 15 December mostly on Landscape grounds.
- .4 Lodge Farm warehousing proposal** Hart case officer response to the Pre-app enquiry concludes: 'At this stage and with the level of information submitted to justify the proposal, HDC officers do not regard the strategic development to be in compliance with the principal countryside economic policies of tÿhe HLP32. As such, the proposal could not be supported by officers if such a formal planning application were submitted in the near future.'
- 7 VILLAGE MAINTENANCE & HIGHWAYS**
- .1 Parish Lengthsman grip clearing**
 Tunworth Road 14th December. Thanks to Alan Hutton for permission to park the vans and digger trailer on his front yard.
- NOTED The grips / soakaways above Gray's Farm have not been fully cleared in recent memory. HCC has in the past cleared the mouths of the grips to channel some water off the road. The Lengthsman cleared one very large grip / holding ditch down to its original level of v 6 feet. Again thanks to Alan Hutton who disposed of the spoil from the ditch.
 Report from Alan Hutton – sent 14th January. 'The single grip cleared has made a difference but the flooding on the corner is very bad again today. **APPENDIX V** To do the job properly all the grips to the end of Tunworth Road need clearing. The water runs from close to Blackdown Farm (Tunworth parish) so approx 1.5 miles of road water to cope with.
- AGREED The Parish Council doesn't have the resources to fully clear all these grips / holding ditches to their original capacity. To again log with HCC Highways though noting their resources are over-subscribed.
- FURTHER ACTION Priority for next LM visit is grips on Greywell Road – in vicinity of Canal Reach, Andwell Lane and the corner by Pennybridge Farm – also north side of the M3 to A30. Further visit to clear the entrances to all the grips on Tunworth Road as short term option.
- NOTED 'From an environmental point of view the lack of County maintenance means that soil wash and other pollutants end up in the streams and thus pollute the rivers. Cleaning grips and maintaining road drainage helps prevent pollution, much more that generally realised.'
- .2 Gullies and culverts** Tunworth Road near Greywell Road junction at Cob Tree Cottages, the gully and culvert here constantly blocked. The road in bad condition.
- ACTION To report on Hantsweb.

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- .3. **Greywell Road Bus shelter – maintenance / viability check** To be rescheduled
 NOTED Ref The Farm planning appeal. The 210 bus service into B/stoke at 8.15am and returning from B/stoke at 5.15pm uses the Greywell Road bus shelter.
- .4 **Community Payback Team** is now operating again. The 'Placement Coordinator' made a site visit (Colin Robertson and Clerk) on 22 Dec to allotments and Village Hall.
- .5 **New allotment plot**
 NOTED The allotments now have a short waiting list.
 AGREED Unanimously to clear a new allotment plot (beyond the stream channel by Plot 1) as supported by Parish Councillors on site visit.
 To request the Community Payback to clear the plot.
- AGREED Budget for fencing from the ringfenced Allotment Fund.
- .6 **Chalk stream** To record thanks to County Councillor Elaine Still for devolved budget grant £587.2 towards next phase of stream restoration and planting. Thanks to Colin Robertson for time and work on this project.
- .7 **Five Lanes End**
 NOTED The old fence around the Beech trees has been removed and there is little sign at present of vehicles driving between the trees.
 AGREED No further action at present, to monitor.
- 8 VILLAGE HALL GROUNDS**
- .1 **Leaf clearing and community payback** – Visit TBA.
 Noted Martin Gosling has cleared the Old Road.
- .2 **Village Hall gutters** Question raised in Village Hall Chairman's report to meeting: 'The hall gutters need emptying urgently. (I was advised this was contracted by the Parish Council – is this so?)'
 NOTED The Parish Council Grounds Maintenance Contract includes clearing the Village Hall gutters of leaves x2. They were last cleared just before Christmas.
 (The Village Hall Committee is responsible for the VH building maintenance. The x2 clearing gutters may have been included in the original contract as the trees (= leaves) are responsibility of the Parish Council.)
- ACTION Alison Stent to contact Parish Council contractor Martin Gosling re second clearing gutters.
- .3 **Pavilion maintenance**
 NOTED Alison Stent reported the brushing down / wood staining, painting as undertaken by Harvey Simpson is in part completed. Awaiting dryer weather.
- .4 **Playground** The RoSPA inspection certificate is about to lapse, is the intention to renew? (Refresher training course.) Deferred to next meeting.
- 9 FURTHER UPDATES AND REPORTS**
- .1 **Village Hall Update** – Written report received at Appendix I.
- .2 **Kings Coronation** – 6th May.
 NOTED Grants likely to be available for Coronation events.
 AGREED To support any Parish / community events as appropriate.
- .3 **Up Nately Church trees** Large Oak from St Stephen's churchyard came down just before Christmas over neighbouring garden. Due to safety concerns, tree surgeon was asked to remove two small trees next to it left leaning. As unable to contact BDBC Tree Officer, submitted a five-day notice. Subsequently second large Oak fell, just after Christmas; this one fell the other way. Both Oaks found to have a lot of rot.
 TO CONSIDER replacement trees?
- 10 MEETINGS 2023** – Usually third Wed of month, 7pm, Village Hall meeting room.
Review of dates... Next meeting 15th March.
AGM / Parish Assembly moved to 24th May.
 NOTED The Basingstoke Canal Society will speak on 'The last five miles'.
 Then 19th July, 20th Sept, 15th Nov (November date for review nearer the time).
Meeting closed with thanks to all

For signature (p3 of 3) Date

APPENDIX I MAPLEDURWELL & UP NATELY VILLAGE HALL COMMITTEE REPORT
UPDATE FOR PC MEETING OF 18TH JANUARY 2023.

Firstly, on behalf of the Village Hall committee and management team we would like to express our thanks to the Parish Council for agreeing to receive grant funding and to disburse such funds, as required, to various suppliers, as works are undertaken at the Village Hall. Thanks to Su Turner who has been extremely helpful in this regard, and for her swift efforts in ensuring contractors invoices have been settled on time.

SUMMARY:

Lighting & Electrical – a grant of £5,000 was awarded. All lighting in the hall has now been changed to low energy, more efficient LED format. The work has been completed and the contractor paid through the grant issued.

OTHER ELECTRICAL WORK – the grant received included works for the installation of a timer for the hot water and supply of induction hobs. This work has not started. The Hall may need to change the oven units if the hobs are to be changed. This may not be economically viable.

HEATING – a grant for £12,361 was awarded. The increased costs for the heating is now at £14,000 & VAT, plus another charge for electrical connections. The installation of the inverter Air Conditioning units to the main hall and to the Committee room are expected to take place during half term, week commencing February 13th.

Once all works are completed we anticipate further costs will be incurred in order to remove the old night storage heaters/old heating, re-skim walls and redecorate as needed.

INSULATION – the roof voids of the hall have been fitted with the advised depth of roof insulation per the PCT Grant and advice in the Energy Survey. The works have been completed by ADS Builders and funded through the grants issued.

HALL RENTAL – the Nursery House remains the primary regular hirer. The committee will be discussing an increase in rent with the nursery in March. We are aware we cannot overcharge – however with all utility charges today running at £600+ per calendar month the current sub £1,000 rental is low for the services provided.

We have seen an increase in hire days of the hall, but nothing regular of note. Most are one off hires at weekend that generate £100 - £150 charge (less of course the running costs). The committee have agreed an increase in hourly hire charges from £17.50 to £25.00 in order we can cover the huge increases in utility charges.

WARD COUNCILLOR GRANT – we wish to issue our grateful thanks to Councillors Cubitt, Tuck and Godesen for supporting the application for the purchase of a hi-spec projector that can be used by those using the village hall. This will be ideal for showing presentations and such in the coming month. The units has arrived and we await funding transfer from BDBC

NEW ACTIVITY – the committee are developing ideas and plans for new activities to be hosted at the hall. Look out in The Villager for announcements.

MISC – the hall gutters need emptying urgently (I was advised this was contracted by the PC – is this so?). The hall exterior could do with repainting. The kitchen is looking very 'dated' and ought to be replaced in time. Funds are short so this may not be a top priority.

Yours,

Tim Lewis

Chair – Mapledurwell & Up Nately Village Hall.

APPENDIX III

PARISH PLANNING UPDATE – 18 JANUARY 2023

NEW / RECENT APPLICATIONS – SINCE LAST MEETING

22/03417/FUL (Validated 28 Dec 2022) The Egg Yard, Greywell Road, Mapledurwell. Erection of 3 no. dwellings with associated parking utilising approved access. Consultation to 26 Jan.

22/03317/HSE (Validated 13 Dec 2022) Arlings Tunworth Road. Erection of replacement garage (including home office and arts and crafts room) outbuilding.

22/03307/HSE and 22/03308/LBC (Validated 12 Dec 2022) Blaegrove Cottage, Blaegrove Lane Up Nately. Single storey rear extension. Conservation objection re LBC.

22/03228/ROC (Validated 30 Nov 2022) Nunnery House, Tunworth Road. Variation of condition 1 of 21/00427/FUL to amend plan numbers to allow for revised design adding rear extension to the ground floor.

22/03089/HSE (Granted 05 Jan) Fieldside, Heather Lane. Erection of single storey front extension, oak porch and front dormer window

APPEAL

21/00107/PIP [APP/H1705/W/22/3306530](#) The Farm, Tunworth Road, Mapledurwell. Application for Permission in Principle for the residential development for a maximum of 6 dwellings (Refused 19 April 22 BDBC). (note for a max of six dwellings as per indicative drawing, original application was for nine). [PC comment submitted for PC 16th Jan confirming previous response.](#)

APPLICATIONS pending / recently decided

22/02935/TDC ([Pending](#) 03 November 2022) Nunnery House, Tunworth Road. Technical details consent relating to the design, access, landscape, services and scale of the barn in accordance with Permission in Principle ref 20/00009/PIP for conversion of agricultural building to 1 no. dwelling. [Scheduled for DC 8th Feb \[subsequently 08 March.\]](#)

22/02818/ROC ([Pending](#), 21 Oct 2022) The Egg Yard, Greywell Road, Mapledurwell. Variation of conditions 1, 3 and 10 of 20/02124/FUL to amend drawing numbers to allow for revised design and update to landscaping and finishes condition and removal of condition 11 relating to garages.

22/02710/PIP ([Pending](#) 17 Oct 2022) Land Adjacent To Blaegrove House, Blaegrove Lane. Application for Permission in Principle for the erection of 1 no. dwelling. [Conservation recommends refusal. One neighbour objection. Comment submitted by PC in objection to impact on heritage assets.](#)

22/02416/FUL ([Pending](#) 26 Aug 2022) Extensions to Riverview House including creation of an additional floor and a 3 storey rear extension to provide 9 additional one-bedroom flats. [PC: Objection on basis all one-bed flats. Old Basing supportive in this objection \(submitted response to this effect\). Cllr Cubitt called to DC but no Committee date. Case Officer awaiting further information re flood prevention.](#)

22/02349/FUL ([Granted 02 December](#)) Land Opposite The Laurels, Heather Lane, Up Nately. Erection of 1 no. dwelling with associated detached car port, parking and landscaping.

22/02210/RET ([Pending](#) 05 Aug 2022) Priory Farmhouse. Variation of Condition 2 of 15/04301/FUL to allow continued use as Class E children's nursery to 31/08/2032. [PC: no objection](#)

21/01777/RET ([Pending](#), Validated 24 May) The Gamekeepers. Laying of hardstanding to provide access to the cesspit for the pump-out lorry and to enable the dray lorry to make deliveries clear of the highway; the hardstanding also to serve as additional parking to serve The Gamekeepers; provision of 7 No. low-level, bat-friendly downlighters within the landscaped margin. [Most recent docs posted to website 02 Sept - flood risk assessment and turning circle into site. \(Consultation to HCC \(Highways and FWM\) to 15th Sept \(seems no objection\). Should go to DC as originally a lot of public objections \(46 object, 6 in favour\).](#)

21/00827/FUL ([Pending](#), Validated 20 Apr 2021) Land Opposite Hillside, Heather Lane. Change of use of land to form secure dog walking area and off road parking area for 2-3 cars. Erection of gate and 1.8m fence around perimeter of site. Replace existing shed. [Further info including environmental impact assessment – new docs BDBC website October onwards – Latest consultation to 07 Feb.](#)

APPENDIX IV

NPPF CONSULTATION (LURB) – CONSULTATION TO 2ND MARCH.

'Scope of this consultation: The Department for Levelling Up, Housing, and Communities is seeking views on how we might develop new and revise current national planning policy to support our wider objectives.'

BDBC Planning officers have proposed publishing their response to the Consultation on the BDBC website, (Planning Policy – Local Plan Update section), and also share group and councillor responses. Awaiting the published response

The outcome of this consultation will shape the future of BDBC's Local Plan Update.

NOTES

The Consultation Proposals continue to support the Government manifesto target of £300K new homes per annum, insist on continuing with the Standard Methodology for calculating housing numbers (and using 2011 Census data up to 2024) and seek to boost the importance and relative status of housing delivery within the Planning Framework.

Chapter 2 of the Consultation Proposals discusses Policy Objectives in the LURB Bill – for good design and place making, securing infrastructure, more engagement with communities, better environmental outcomes, empowering communities to shape their neighbourhood... 'ALL THIS IS NEEDED TO DELIVER MORE HOMES...'

CH4.2. 'We propose making small additions to paragraphs 1 and 7 of the existing Framework (Introduction and Chapter 2 on Achieving Sustainable Development). These changes are intended to signal that providing for necessary development that is integrated with local infrastructure is a core purpose of the planning system', '...THE FRAMEWORK SHOULD BE REVISED TO BE CLEARER ABOUT THE IMPORTANCE OF PLANNING FOR THE HOMES AND OTHER DEVELOPMENT OUR COMMUNITIES NEED.'

A proposed difference according to Michael Gove is that the standard method should be seen only as an 'advisory starting-point' for assessing housing need. Plus a stated intention to be clear on what exceptional circumstances will be considered – but focusing only on three criteria – housing densities out of keeping with local character; Green Belt, and over-delivery from the previous Plan period.

The Proposal also include considerable and potentially positive changes to the Five-year Land supply requirements for deliverable housing.

CH3.4. 'We propose to remove the requirement for local authorities with an up-to-date Plan (which in this case means where the housing requirement as set out in strategic policies is less than five years old), to demonstrate continually a deliverable five-year housing land supply. [Also] 3.5...we propose removing five-year housing land supply buffers from National Planning Policy in the future, [and] 3.7 We propose bringing our position on oversupply in line with that on undersupply, when calculating a five-year housing land supply.'

BDBC unable to take advantage of the lower 'transitional' land supply requirement until at least Reg 18 consultation scheduled for this autumn / winter.

'For the purposes of decision-making, where emerging Local Plans have been submitted for examination or where they have been subject to a Regulation 18 or 19 consultation... those authorities will benefit from a reduced requirement... a four-year supply of land for housing, instead of the usual five.'

Further chapters cover Environment, Climate change, Onshore wind and Energy efficiency.

APPENDIX V: TUNWORTH ROAD

GRIP AND HOLDING DITCH DUG OUT BY LM (DEC 2022) ABOVE GARY'S FARM
FLOODING ON BEND BY POND AT IVY COTTAGE (JAN 2023)

