

MINUTES OF THE PARISH COUNCIL MEETING

Monday 31 July, 7pm in the Iron Bull

Present: Parish Cllrs Paul Gaskell (Chairman), Chris Alliston, Pauline Hedges, Phillipa Spanner;
Clerk Susan Turner; Guests Nick Walker (Nately Scures); Developer and Planner representing the
planning proposal for Land at the Barracks; Members of the public: three.

1 WELCOME AND APOLOGIES

Apologies John Ashworth.

2 PUBLIC SESSION

AGREED The Chairman to move this Agenda item to later in the meeting when public in attendance.

3 MINUTES OF PREVIOUS MEETING of 30 May AGM

4 DECLARATIONS OF INTEREST in items on the Agenda

The Chairman and Phillipa Spanner noted their personal interest in Planning item 6.5 re 23/00347/PIP Land at the Barracks.

5 PARISH COUNCILLOR VACANCY

No applications received to date. Notices included in the *Villager*.

6 PLANNING

.1 Parish Planning Applications – See Planning Update **APPENDIX I**.

New application since last meeting

23/01683/FUL (Validated 28 Jul 2023) Land South Of Western Railways Track OS Ref 470352

153572, Crown Lane. Proposed trackside wifi installation: 6m high street pole, ancillary works.

NOTES A full planning application, not a notification. For onboard train wi-fi. Application form states site of 280 m2, the company is Evo Rail. (According to website 'evo-rail is the exclusive global provider of the world's first 5G track-to-train onboard Wi-Fi'.) Current land use described as 'South Western Railway Track'. Parish Council no comment.

'ICNIRP compliance statement - The radio equipment that is deployed at the top of the pole is based on similar technology as used in a home based wifisolution. The signal from the radio equipment is designed and configured to only transmit up and down the railway track to provide connectivity to the passing trains. The radio equipment deployed has been tested in accordance with EN 62311 by TUV SUD Ltd and which confirmed that product was compliant with the restriction related to human exposure to electromagnetic field for both general public and worker/occupation exposures at the minimum compliance distance calculated, for worker/occupation exposure this is 0.2m and for general public exposure this is 0.3m. The radio equipment is placed over 4m from the ground and therefore neither worker or public will ever be within 0.3m of the radio equipment when it is transmitting.

PROPOSED WORKS – Installation of new trackside stainless steel base hinged pole, mounted on Bolts/Cross braced M16x500MM Flange plate. Proposed stand-off Bracket to be affixed to new pole. Proposed radio antenna to be affixed to stand off bracket.

.2 Tree applications

T/00241/23/TPO (Validated 27 June 2023) Kiln Cottage, Scures Hill. T1-4 English Oaks – Fell.

Parish Council Response to tree officer with concerns – Four mature Oaks some distance from the house. Requested Tree Officer to make a site visit and assess. Requested all measures be taken to find a solution that protects the Oaks and the house.

.3 Land East of Basingstoke

NOTES The land owned by Hampshire County Council. The current Local Plan allocated 450 houses for half the site on East of Basingstoke; potential for a further 450 in the next Plan period. Seems HCC intention to submit an Outline planning application for 900 houses as soon as the Draft Local Plan Update (Reg 18) Consultation is published.

HCC held 'drop in' exhibitions in Lychpit and Chineham 13 and 15 July and a 'Consultation' is presently open at <https://landeastofbasingstoke.com/index.php> 'The outline planning application will set out a strategic framework for the site and will include up to 900 new homes, a new primary school site, a community centre, a local centre, local open spaces, a neighbourhood park and play areas... HCC has instructed a team to develop a masterplan and technical proposals...

.4 Local Plan Update BDBC website still showing Draft Plan (Reg 18) consultation to be published in Autumn this year.

.5 Recent application of note

23/00347/PIP (Validated 14 Feb 2023) Land At The Barracks. Permission in principle for the erection of a minimum of 1 no. and maximum of 4 no. residential dwellings.

- BDBC website received 22 neighbour objections and none supporting.
- Scheduled Development Control Committee 09 August
- Site visit requested for Friday 04 August.
- Residents and Parish Council are registered to speak at Committee – see item 11.1.

7 PUBLIC SESSION *The Chairman closed the meeting for public presentation & discussion.*

.1 Land At The Barracks The Chairman welcomed members of the public and the landowner /developer, and planning agent, for 23/00347/PIP Land At The Barracks.

All were introduced to the Parish Council. The planner and developer had previously met with residents having spoken to most neighbours over the last few weeks.

The Planning Agent presented their case: a PIP application had been chosen as deemed a quicker route to a decision but this had not proved to be the case. They had made use of the time liaising with neighbours, which otherwise would have intended to do at the TDC (Technical Details Consent) stage [should the PIP application be approved].

NOTED Major concerns raised by residents – in addition those relating to residential development in the countryside – are drainage and the access road – though it was recognised in discussion that these cannot be addressed at the Planning in Principle stage.

Guests representing Land at the Barracks left the meeting with thanks of all for attending, the Chairman reopened the meeting.

8 FINANCE & GOVERNANCE

.1 Accounts to date – APPENDIX II.

Payments since last meeting (May AGM)

8	BHIB – Insurance	£392.01
9	HALC – HALC & NALC subs	£281.84
10	Old House at Home – Chairman leaving voucher	£60.00
11	Peter Brown – Internal audit	£75.00
12	Roy Wood – Mole contract June (last payment)	£50.00
13	Clerk – Salary June	£360.00
14	ST-for Go-Daddy – Domain renewal 12 months	£32.36
15	Villager – 2023 Printing and editor	£854.00
16	Clerk – Salary July	£360.00

Income of note since last meeting

HCC (Lengthsman) contribution to external audit £200.00

Bank reconciliation to date (27 July) = £18,043.88

.2 Grant funding

AGREED i Suggestions for application to County Councillor devolved budget Contribution to Village Gateways needed.

ii Ward Cllr Community grant funding – expression of interest required by end September.

iii BDBC Community Infrastructure Fund from £5K to £50K for physical improvements to premises. Initial project proposal submitted for new bus shelter at the Baredown.

.3 S106 funding for Open Space – see 10.2 Newnham Green crossing points.

‘£508 contribution from BDB/75302 Land West of Ashmead Grid Ref: 470444 153740, Newnham Road to be used in the vicinity of the site on Newnham Open Space.’

9 HIGHWAYS AND RIGHTS OF WAY

.1 Water End – Highways and drainage

NOTED No issues reported during wet July. Ditch by A30 at present is dry.

.2 Village gateway – traffic calming

CONFIRMED Proposal for Village Gateways A30 Nately Scures.

Potential for large gate on approach to Water End and at the foot of Scures Hill just beyond Crown Lane. Two smaller gates part way up Scures Hill just before the housing starts. Cost Likely £1.5K for a smaller gate – potentially up to £2K for ‘field gate’ width. This includes HCC charges and licenses. Clerk to update proposal to HCC.

.3 Footpath reports The footpath from Newnham Road at Kingsbridge to Church Path at the Strings boardwalk (just inside Hook Parish), has been reinstated to the correct width and is in a more reasonable condition underfoot. The vast majority of hedge roots have been cut back. Question as to how soon they may regrow but for now a big improvement. The Hook section of Church Path has been mown but roots and stumps still plentiful. As per Countryside Services' instruction, the problem was left with them to resolve. Thanks to Footpaths Warden who will request an update.

.4 Bus shelters Lengthsman task pending, to sweep out, tidy area, maintenance check.

10 NEWNHAM GREEN

.1 Mowing and management

TO RECORD Thanks to Manor Farm who have undertaken all the mowing so far this year, and strimmed some of the verges. Thanks also that a strip up to the ditches left unmown. The sightlines at the crossroads were cut by the County Council though later than ideal. The Parish Lengthsman strimmed to tidy up following the County cut. The majority of the Wildlife triangle to be cut in August (particularly the knapweed which has become too dominant in areas) but a section to be left for wildlife; then ideally another cut in November. Re the verges, advice to cut on rotation, to keep some shorter one year then leave to grow the next. Additional plug planting including cowslips to be planted after the November cut. The handful planted in December 21 came back again this year.

.2 Crossing points

NOTED Tall growth on the verges is blocking sight lines onto Ridge Lane where walkers cross the ditch from the Green to join Newnham FP 3. The Parish Lengthsman will strim at his next visit but also noted walkers can choose to go around rather than into the ditch. A crossing bridge to be installed in September subject to approval from Malmsbury Trust.

.3 Mower – remains in storage with thanks to Gareth Wilson. Requires new tyres then should be in running order. Question remains as to its future use, storage or sale.

11 REPORTS AND UPDATES

.1 Development Control Committee meeting of 09 August – see 6.5.

NOTED 1. Appreciation that the developer is engaging with residents and attended the Parish Council meeting. Developer and Planning Agent indicate they are taking on board the issues surrounding access and drainage and committing to resolve them.
2. This remains a speculative application for development in the Open Countryside. In adding to the Highview dwellings built on a brownfield site, if approved, is creating a development of eight houses contrary to the nature of the Barracks settlement and Conservation Area. It will bring further and cumulative urbanising impact on a rural area where previously an agricultural field and sheep grazing.
3. Residents will speak to Development Control in opposition to the application.

AGREED Parish Council to speak at DC in line with adopted planning policy and in support of residents' position. **APPENDIX III.**

.2 Clubroom report Continuing well, nothing of note to report.

.3 Water End report

- i Tollgate House owner has reinstated verges along his section of Water End Lane.
- ii Project in the pipeline for raised beds within the Park for residents to cultivate, potentially grow vegetables, and accessible for those in wheelchairs. The Park owner is amenable to the project, Community Grant funding should be available.
- iii Note circulated in the Park about claiming the Cost of Living Allowance.

.4 A30 Bus Service Question raised regarding a Sunday bus service.

NOTED The A30 no13 bus is a Stagecoach service. Requests to be directed to them but a commercial company, won't run a service if not viable.

12 NEXT MEETINGS – Mondays from 7pm in the Clubroom
2nd October; 4th December

Meeting closed at 9.30pm with thanks to all present and thanks to the Iron Bull for providing a meeting room.

APPENDIX I – NEWNHAM PLANNING UPDATE – JULY 2023

New application since last meeting

23/01683/FUL (Validated 28 Jul 2023) Land South Of Western Railways Track OS Ref 470352 153572, Crown Lane, Newnham. Proposed trackside wifi installation: 6m high street pole and ancillary works. T/00241/23/TPO (Validated: Tue 27 Jun 2023) Kiln Cottage, Scures Hill. T1-4 English Oaks - Fell. [Response to case officer with concern.](#)

Applications pending, recently decided

T/00181/23/TCA (Approved 21 June, validated 15 May 2023) Railway Cottage, Newnham Road. Amended application: T1 & T2: Crown lift up to 4 metres from ground level, removing only secondary and tertiary growth/branches. T3 & T4: To prune branches to give 1.5metres clearance from overhead cables.

23/01161/HSE and 23/01162/LBC (Granted 27 July, Validated 12 May 2023) Nightingale Cottage, Heather Row, Nately Scures. Demolition of existing south entrance porch, changes to fenestrations, and erection of new porch with access ramp in revised position. Alterations to existing conservatory and replacement of glass roof with tiled roof. Internal and external alterations.

23/00992/HSE and 23/00993/LBC (Refused 07 July, Validated 18 Apr 2023) Elm Cottage, Ridge Lane, Newnham. Erection of Oak Framed Orangery to rear of existing dwelling.

23/00835/FUL (Pending 31 Mar 2023) Land Adjacent to Mulberry House, Scures Hill. Erection of 1 no. two storey detached house with integral garage and loft rooms. Creation of new access gates off existing shared private road with new driveway, fencing and landscaping. Amended scheme to that approved under 19/00768/FUL.

T/00112/23/TCA (Approved 28 April) New House, Church Path, Newnham. T3 - Silver Birch situated close to the house. Dismantle down to ground level.

23/00347/PIP (scheduled DC 09 August, Validated 14 Feb 2023) Land At The Barracks. Permission in principle for the erection of a minimum of 1 no. and maximum of 4 no. residential dwellings. Case officer recommending approval.

22/02097/FUL (Pending 09 Sep 2022) Nately Scures House, Scures Hill. The construction of detached house and garage and associated access. – Recent documents and consultee comments re biodiversity net gain and trees. NOTED Tree officer requesting refusal due to 'The proposed development will require the removal of existing trees which make a positive contribution to the local landscape.'

16/03282/RET (Pending 15 Sep 2016) Manor Farm, Blackstocks Lane. 'Change of use from solely agricultural to mixed agricultural use to include the diversification of farm open days for no more than 100 days in a year with ancillary tea room and associated car parking.' Consultation on new description only. To be decided by Development Control Committee, date tba. (Most recent comment submitted June 2019.)

APPENDIX II – ACCOUNTS TO DATE - 28 JULY 2023

NEWNHAM PARISH COUNCIL INCOME 2023/24 - 28 JULY

Balance brought forward 1st April 2023									£14,638.76
Date	Item	Precept	Grass grant	Other grant	LM income	Vat 2022-23	Vat 2023-24	Bank Interest	Total Receipts
24/04/23	BDBC Coronation Grant			£ 1,000.00					£1,000.00
24/04/23	Parish Precept 6 months	£6,450.00							£6,450.00
24/04/23	BDBC Grass Cutting Grant		£351.93						£351.93
29/06/23	HCC contribution to external audit				£200.00				£200.00
2023-24	Bank Interest							£43.05	£43.05
	Total	£6,450.00	£351.93	£1,000.00	£200.00	£0.00	£0.00	£43.05	£8,044.98
			Interest	April	£9.59				
				May	£8.46				
				Jun	£10.66				
				Jul	£14.34				
				Aug					
				Sept					
				Oct					
				Nov					
				Dec					
				Jan					
				Feb					
				Mar					
									£43.05

RECEIPTS & PAYMENTS SUMMARY

Bal brought forward 1st April 2023	£14,638.76
Plus income	£8,044.98
Minus expenditure	£4,639.86
Balance	£18,043.88

BANK RECONCILIATION

bus instant access	£26,830.55
Treasurers	£213.33
Minus LM funding	£10,000.00
PLUS LM VAT paid 2023/24	£1,000.00
Balance -	£18,043.88

TREASURERS ACCOUNT 30-PARISH COUNCIL OF NEWNHAM

£ 213.33 Current balance

£213.33 Available funds

[View your business overdraft](#)



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BUS BANK INSTANT 30-90-PARISH COUNCIL OF NEWNHAM

£ 26,830.55 Balance

NEWNHAM PARISH COUNCIL - EXPENDITURE 2023/24 - 27 July 2023

No	Inv date	Date paid	Supplier	Description	Finance / Governance	Salary	Expenses	Villager	GREEN	Coronation	Mainten-ance	VAT	Total
1	02/05/22	02/05/22	PH for WE coronation	Water End Coronation						£800.00			£800.00
2	25/03/23	02/05/23	Roy Wood	Mole contract April					£50.00				£50.00
3	05/04/22	04/05/23	HCC+underpayment	Signage-Newnham Rd-Green							£354.65		£354.65
4	April	04/05/23	Clerk	Salary April		£360.00							£360.00
5	11/05/23	11/05/23	Cove Brass	Brass band - Coronation						£200.00			£200.00
6	25/04/23	27/05/23	Roy Wood	Mole contract May					£50.00				£50.00
7	May	27/05/23	Clerk	Salary May		£360.00							£360.00
8	06/05/23	31/05/23	BHIB	Insurance	£392.01								£392.01
9	03/04/23	31/05/23	HALC	HALC & NALC subs	£281.84								£281.84
10	03/06/23	02/06/23	Old House at Home	Chairman leaving voucher			£50.00					£10.00	£60.00
11	16/06/23	16/06/23	Peter Brown	Internal audit	£75.00								£75.00
12	30/05/23	27/06/23	Roy Wood-last-pay	Mole contract June					£50.00				£50.00
13	June	27/06/23	Clerk	Salary June		£360.00							£360.00
14	30/06/23	30/06/23	ST-for Go-Daddy	Domain renewal 12 months	£26.97							£5.39	£32.36
15	15/06/23	01/07/23	Villager-2023	Printing and editor 2023/24				£854.00					£854.00
16	June	27/07/23	Clerk	Salary JULY		£360.00							£360.00
TOTALS					£775.82	£1,440.00	£50.00	£854.00	£150.00	£1,000.00	£354.65	£15.39	£4,639.86

Inv date	Date paid	Supplier	Description	Finance / Governance	Salary	Expenses	Villager	GREEN	PROJECT	Mainten-ance	VAT	Total
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APPENDIX III



23/00347/PIP Land At The Barracks. (Case officer Luke Benjamin)

Permission in principle for the erection of a minimum of 1 no. and maximum of 4 no. Residential dwellings. Amended plans to include access track.

NEWNHAM PARISH COUNCIL COMMENTS - DRAFT

1. The hamlet of the Barracks and its Conservation Area is separated from the main village of Newnham by the railway. As such it has continued a secluded offshoot, historically farm cottages, an area of Common Land, and a carter's yard, accessed via an unmade track.
2. The Parish of Newnham is all in the Open Countryside. This application does not accord with any of the provisions of Policy SS1 - Scale and Distribution of New Housing – or SS6 New Housing in the Countryside.
3. Since 2014 the Newnham Parish has added 24 new dwelling to BDBC windfall figures, at least 15% of its housing stock, and this not counting additional homes at the Water End Park. The Villages have in the main grown by means of additional single dwellings built on larger plots, or residential development of former brownfield sites.
4. Thus in terms of the 'social pillars' of sustainable development discussed by the applicant, Newnham Parish – despite being in the open countryside – has already boosted its housing supply by a significant percentage during this Plan Period. Newnham Parish Council has rarely objected to small scale new housing.
5. The Parish Council does object to speculative development on agricultural land. This site is an agricultural field – until very recently used to graze sheep – corresponding in nature and land use to fields in Newnham village the other side of the railway, and contributing in small part to the rural economy. This land use is part of the Village's – both parts of the Village's – sense of place and rural identity. As per NPPF Chapter 11 Making effective use of land – this site in question has an effective use as agricultural land, contributing to the function and identity of the settlement.
6. Adding a further four houses alongside those built on the site of Highview Business Park – the former carter's yard – will create a suburban-style development of eight dwelling out of keeping with the area and a dominantly urbanising influence. The prevailing character of the Barracks remains rural. The Parish Council fundamentally disagrees with the applicant that this 'a clearly built-up area'. But speculative applications such as this, if approved, will make this a self-fulfilling prophesy.
7. The area of the Barracks borders Nately Scures. Scures Hill was until recently characterised by single houses in large plots with areas of open field in between, but subject to the urbanising impact of the A30 London Road. It has been changed incrementally – but over recent years substantially – by infill and backland development – ones and occasionally two or three houses at a time has made its semi-rural identity residential.
8. The village of Newnham and the Barracks is bordered by railway, roads, and larger neighbours. The rural setting of these small villages is fragile, depending on the protection of the remaining agricultural land around and within them. The Barracks is characterised by dispersed groups of housing – originally farm cottages and farm buildings – separated by Common Land or field. NPPF Chapter 11 notes the 'desirability of maintaining an area's prevailing character and setting', Local Plan Policy SS6 notes the aim of the Local Plan to 'resist the encroachment of development into rural areas', EM1 Landscape says that 'it is also important to be aware of the broader implications of gradual change through the cumulative effects on character'.
9. In this context the Parish Council argues that the disadvantages of developing this parcel of agricultural land – substantially and demonstrably outweighs any benefits of four more house is this location. As such the Parish Council requests this application be refused.