

DRAFT MINUTES OF THE PARISH COUNCIL MEETING

Wednesday 1st September 2021, 7pm, Old House at Home (outdoors)

Present: Parish Councillors June James (Chairman), Chris Alliston, Paul Gaskell, Pauline Hedges ; Nately Scures Advisor Nick Walker; Clerk Susan Turner; Guest County Cllr Elaine Still.

1 WELCOME AND APOLOGIES

Apologies John Ashworth, Gareth Wilson. Thanks to all present in particular to Elaine for attending the outdoor meeting.

2 MINUTES OF PREVIOUS MEETING AGM of 12 May agreed and to be signed.

3 DECLARATIONS OF INTEREST in items on the Agenda – None.

4 COUNTY AND BOROUGH

Discussion with Cllr Still and Cllr Gaskell (Oakley & Candovers) on County and Borough Issues including traffic and highways, environmental pressures and climate, planning and development.

CLERK'S REPORT TO THE MEETING

5 FAREWELL TO PC REID Event held at Candover Valley Club on 23rd July, reports in August and September Villagers **APPENDIX I.**

6 DEFIBRILLATOR UPDATE

Two public access defibrillators with batteries, pads etc, plus cabinets purchased from WEL Medical. One to be delivered to each pub.

7 PLANNING

.1 SOLVE: Old Basing meeting of Friday 20th August: to be reported in September Villager **APPENDIX II.I** including transcript of address by Paul Harvey on Housing Numbers, **APPENDIX II.II**

.2 Local Plan Update – Shortlisted sites Housing numbers and the Site Section shortlist **APPENDIX II.II** to be considered by BDBC's EPH (Economic Planning and Housing) Committee of Thursday 2nd September (tomorrow). Protests are being organised against the housing numbers, for the start of the meeting outside the BDBC offices.

.3 Local Plan Update – Settlement Study The Parish Council has been invited to a Local Plan Update briefing with Planning Policy on 15th September. It seems Newnham has been included in the revised Settlement Study. It wasn't included in last year's Issues & Options Consultation document.

Explanation from Planning Policy: 'The Settlement Study was consulted on in our Issues and Options consultation in Autumn 2020 and changes were made to the document in March 2021. Of the changes was the inclusion of Newnham as a 'Category 5' settlement.'

All current Category 5 settlements as per the present Local Plan SS5 have a Settlement Policy Boundary and a housing allocation.

.4 Owens Farm 21/01048/OUT Owens Farm, Hook. Application for a retirement development of 160 units, community facilities, parking areas, plus SANG – Suitable Alternative Natural Green Space – with drainage pond. Case officer Miguel Martinez, consultation to Fri 4 June 2021. Parish Council response **APPENDIX III.**

.5 Parish Planning Applications

See **APPENDIX IV** for current applications relating to the Parish.

For signature

8 FINANCE & GOVERNANCE**.1 Payments since last meeting (May AGM)**

4	Clerk	Salary May	£360.00
(LM)	PGGM	LM May 2021	£1,500.00
5	JJ for Foxglove plugs for	Green BACs	£49.98
6	Roy Wood	Moles May	£50.00
7	BHIB	Insurance BACs	£375.86
8	Villager	Villager 2020/21	£659.50
9	Clerk	Salary June	£360.00
(LM)	PGGM	LM June 2021	£1,500.00
10	PCC Newnham/NS Benefice	Youth Pilgrimage	£75.00
11	Roy Wood	Moles Junes	£50.00
12	Candovers Parish Council	PC Reid donation	£100.00
13	Clerk	Salary July	£360.00
(LM)	PGGM	LM July 2021	£1,500.00
14	Roy Wood	Moles July	£50.00
15	Clerk	Salary Aug	£360.00
(LM)	PGGM	LM Aug 2021	£1,500.00
16	Roy Wood	Moles Aug	£50.00

.2 Audit Internal Audit completed 16th July with thanks to Peter Brown.
External Audit - Accounts & AGAR forms submitted to PKKF Littlejohn.

.3 Governance documents Updated for review.

9 FURTHER REPORTS.

.1 Newnham FP3 – Church Path Parish Council appreciation to Nigel Bell for leading the Church Path history walk from Hook to Newnham on 24th August.

Footpaths Warden Chris Alliston reported good work done by Hants Countryside Services team who laid scalping on FP3 adjacent to Naishes Farm where the path has been flooding. The team didn't have time to fill in the dip at the other end of FP3 by the Strings boardwalk, this will be done later in the Autumn.

.2 Newnham cycle for St Michael's Hospice Parish Council appreciation to John and Chris Broughton, Angela Downes and Joanna Bell who undertook the ride of 25 (turned into 29.4) miles on behalf of Newnham, raising £650. The 'Big Wheel' Sponsored cycle ride for the Hospice was cancelled again this year.

.3 Newnham land New owners of plot 1 – Wild Green Acres – updated the Village with their intentions for a Market Garden. Draft Plan included in the Villager **APPENDIX V**.

.4 100th birthday Joan Chapman from St John's Cottages is to celebrate her 100th birthday on 5th September 2121. Her family will host a party in the Clubroom, the Parish Council to send flowers and a card. Congratulations notice included in Villager **APPENDIX VI**.

10 NEXT MEETINGS – Scheduled Wednesday 7pm – 3rd November, Clubroom.

Meeting closed at 8.30pm with thanks to all present

For signature Date

APPENDIX I

FAREWELL DRINKS FOR PC ANDY REID ON HIS RETIREMENT FROM HAMPSHIRE CONSTABULARY



Over 100 turned up from villages throughout his Beat to say farewell to PC Andy Reid on his retirement after 19 years as 'our copper'.

It was a case of third time lucky as weather and then COVID restrictions had thwarted previous planned occasions. After a particularly hot spell, it was the most perfect late July evening to celebrate on the cricket field outside The Candover Valley Club in Brown Candover.

(Photos from the event will be available for the next *Villager*.)

The Earl of Portsmouth began the proceedings, reading a personally composed Citation then presented to Andy as a framed copy, beautifully calligraphed by Mrs Susie Deane from Ellisfield.

A few words of thanks were said by Jonathan Moseley before Mrs Effie Andreae presented Andy with an original 400+ year-old framed map of Hampshire showing some of the villages by name on his extensive Basingstoke Rural South Beat.

Mike Pratt then made an impromptu speech on behalf of the keepers and to much applause! Mark Wilson, NFU Mutual in Dummer, generously provided the refreshments, and the evening made for a very happy but sad occasion. It was a most fitting send off for Andy and his wife Lynda as they head west and start a new chapter in their lives.

The Villager

September 2021 Volume 50 No 8

The community newsletter for Mapledurwell, Up Nately, Nately Scures and Newnham



PHOTOS FROM 'FAREWELL TO PC ANDY REID'



Dear Residents
 I write to briefly take this opportunity to thank you all most sincerely for the kind presents, wishes, cards etc that I received upon my recent retirement as your local Beat Constable. Both my wife and I were overwhelmed and we literally can not thank you all enough for your kindness.
 Thank you also to everyone who came to my leaving event at Brown Candover Club on July 23rd, it was wonderful to see many local people.
 I send my sincere best wishes to you all and again thank you for your kindness and indeed support over the years.
 Andrew Reid



LOCAL PLAN UPDATE – HOUSING NUMBERS – SOLVE MEETING

BDBC has published a shortlist of development sites – to be considered by the Economic, Planning & Housing Committee meeting of 2nd September –

LOCAL PLAN UPDATE – HOUSING NUMBERS – SOLVE MEETING

BDBC has published a shortlist of development sites – to be considered by the Economic, Planning & Housing Committee meeting of 2nd September – and to meet its published total 'requirement' to 2038 of 17,820 homes.

No sites from Mapledurwell & Up Nately or Newnham Parishes feature in this current shortlist (see back page for full list) but sites in the Loddon Valley are included. In Old Basing Parish this comprises:

OLD001 – 900 houses – previously 450 for this Local Plan ('East of Basingstoke' bordering Pyots Hill and the A33 at Chineham); the adjacent OLD002 – 900 houses (Lodge Farm extending up to and north of the sewage treatment plant); OLD007 – 800 houses (Hodds Farm south of the railway and to the A30 and Old Basing playing fields at Water End).

SOLVE (Save our Loddon Valley Environment) held a public meeting on Friday 20th August. Ward Councillor Onnalee Cubitt advised that this spatial strategy for the Borough's development is being pencilled in before the Infrastructure, Transport, Sustainability or Water studies have been published. Public consultation is not due until Spring next year. Onnalee outlined in particular the ever-increasing pressures on the Loddon from development across the borough due to abstraction from the aquifers and the outflow from the sewage treatment works – noting she's saying again now all the things she was saying 10 years ago. Kate Tuck from SOLVE spoke about the internationally rare and valuable chalk stream ecology, habitat and soils.

Cllr Paul Harvey also attended the meeting, explaining why a Town councillor was addressing a SOLVE meeting by citing a need to address issues of Climate, Ecology, Sustainability and Build Quality across the Borough – with truly 'Green' policies. (See back page for transcript of Paul's address.)



APPENDIX II

CLLR PAUL HARVEY ON HOUSING NUMBERS

Basingstoke & Deane has built over 12,000 homes over the last 14 years, putting us at the top of the local league of Councils for development in our region – more than Wokingham, Winchester and Test Valley. In recent years we have built 1,200+ to 1,574 homes a year.

Meanwhile, 5,000 people are still in need of affordable housing on the Council's housing register. It is not as if we are building the right homes in the right places for local people.

Services are at breaking point. People cannot get a GP appointment because of the acute shortage of doctors. People have to ship their children from one side of Basingstoke to the other because they don't have a local school or the nearest one is at capacity. Estates are built and lack community or leisure facilities or access to adequate open space because developers fall short of their responsibilities. The focus has been on building houses not strategic place making.

The environment is crucial and we need to see Climate Change taken seriously, after all the Council has declared a Climate Emergency. It is not just the climate either, we face an ecological disaster. We have to see only zero carbon homes built, not offset for someone else to pick up the tab. We need a determined set of 'green' policies that really do protect the environment and no more excuses from developers that it isn't economically viable.

The 17,820 homes handed down from the Government to Basingstoke & Deane using the national methodology, not local assessment, means some of the most environmentally sensitive land in our Borough promoted by developers has been put on a short list for the next Local Plan. The Council excuses this by saying they can only consider the land promoted by developers, so they create 'Hobson's choice' which is no choice at all. Thousands of homes are proposed that would destroy the AONB, Loddon

Valley River Basin and the Downs. Our ecologically critical chalk rivers of international renown will be further polluted as the Borough excuses development by saying they can issue new permits and levels can be mitigated, rather than standing up and defending our environment.

The water companies cannot service the homes we have built, let alone these 1000s more planned. Dumping houses to the West increases pollution problems for the River Test. Dumping houses/flats anywhere in and around Basingstoke Town increases pollution problems on the River Loddon. Last year alone raw sewage was pumped into the River Loddon 40 times for 410 hours to stop the sewage coming up in gardens in Town.

Dumping development in the town centre won't help either as cramming flats into the places left by closed retail won't deliver sustainable communities or a vibrant recovering economy. Dumping thousands of flats in the Town Centre won't help us meet our Climate Change Emergency promises and creates the same pollution problems for the River Loddon as anywhere else in or around Basingstoke.

Our towns and villages face being developed beyond what they can sustain. We need the roads, GPs, schools and services to keep up with the average of 861 houses built every year for the past 14 years.

This Local Plan seeks to pit communities against their neighbours, playing us off against each other. A meeting has been called for the Economic, Planning and Housing Overview Committee on the 2nd September to advise the Cabinet on where possible sites for development could be. We do not have the transport studies, water studies, sustainability studies or infrastructure studies on which to base any decision – it's the cart before the horse.

This comes before we've addressed the massive hole in development finance. Over the last 14 years the Council has

allowed development of just over 12,000 homes despite a shortfall of £99 million in infrastructure for roads, schools, doctors etc.

Basingstoke & Deane deserves to be loved not ripped apart or concreted over with housing that won't deliver for local people and will irrevocably damage our environment. It is claimed people want homes for their children to live in, but if that comes at the cost of the environment what kind of future are we condemning them to? We can do a lot better and we must. We've got to say NO to the current approach and think again about the sheer scale of development being proposed.

Cllr Dr Paul Harvey

SITES SHORTLISTED for consideration by Economic, Planning & Housing (EPH) Committee meeting of 2nd September

BAS003 – Electrical Steam & Mining Equipment Ltd, Coronation Rd: 17 dwellings
BAS032 – Land off Ashwood Way: 18 dwellings
BAS049 – Land south of Great Western Cottages: 18 dwellings
BAS050 – 16 Southern Road: 9 dwellings
BRAM011 – Land West of Upper Cufaude Farm: 500 dwellings
NWAL001 – South West Basingstoke: 4,500 units, potentially a hospital and employment floorspace.
OAK001 – Manydown South: 5,000 dwellings
OLD001 – Land East of Basingstoke: 900 dwellings
OLD002 – Land at Lodge Farm: 900 dwellings
OLD007 – Land at Hodds Farm: 800 units
SOL007 – Land at Wildmoor Lane: 120 dwellings
SOL008 – Land at Sheffield Hill Farm: up to 400 dwellings
SOL010 – Land to the North of Redlands Farm: 57 dwellings
SOL011 – Redlands Lodge: 20 units
SOL015 – Sheffield on Loddon Garden Centre: 100 dwellings
SSJ004 – Land west of Marnel Park: 300 dwellings
SSJ011 – Weybrook Golf Club: 350 dwellings
RO001 – Land adjacent to Weybrook Golf Course, Rooksdown: 38 dwellings
STEO01 – Popham Airfield: 3,000 dwellings.
 Total 17,047, though some are 'units' not 'dwellings'.

APPENDIX III.I



21/01048/OUT Owens Farm, Newnham Road, Hook. Hybrid application for (a) Outline development (with matters except access reserved) for a retirement care living development comprising up to 160 units (C2 use) and local community facilities, pedestrian & vehicular access, parking and landscaping and (b) change of use of agricultural land to Suitable Alternative Green Space (SANG) with sustainable drainage pond.

Hart District Council

Case Officer Miguel Martinez

31st May 2021

NEWNHAM PARISH COUNCIL COMMENTS

1. Local and Neighbourhood Plans

- 1.1 The proposed application site is in a central location in the Hook-Newnham Local Gap. The Gap was previously designated in the Hart Local Plan 1996 to 2011, and now designated in the recently-adopted Hook Neighbourhood Plan.
- 1.2 The present Hart Local Plan was adopted on 30th April 2020. According to Hart's website 'This means that planning applications will be considered against the Policies in the Adopted Plan, together with any policies in Neighbourhood Plans and other guidance where relevant.'
- 1.3 Hart's published land supply of deliverable housing at April 2020 was 10.2 years.
- 1.4 Hook Neighbourhood Plan (as published on the Hook Parish Council website) 'was formally adopted by Hart District Council on the 27th February 2020... The Plan provides the views of local people on how and where future development should occur within Hook Parish.'
- 1.5 As per the Localism Act
 '38A Meaning of "neighbourhood development plan"
 '(2)A "neighbourhood development plan" is a plan which sets out policies (however expressed) in relation to the development and use of land in the whole or any part of a particular neighbourhood area specified in the plan.'
- 1.6 The Government continues to encourage Neighbourhood Plans via grant funding and various support packages. It would make a nonsense of this provision and the massive volunteer input by local people if Neighbourhood Plan policies are not upheld.

2. To prevent coalescence, preserve local identity and the setting of the Newnham Conservation Area

- 2.1 The Gap maintains the separate identities of Newnham and its the much larger neighbour. Newnham Parish Council cannot overstate the value of the Gap to the rural setting of Newnham and its Conservation Area, the sense of place and rural amenity, the amenity value of the public footpath enjoyed by all who walk to and from Newnham, the heritage value of the route of Church Path and its historical landscape setting, plus the value of the Gap as a wildlife corridor and an area of dark skies between Hook and Newnham.
- 2.2 Hook Village has a distinctive character as a largely residential area, much increased in size due to the railway station. Newnham Village (94 households including the Barracks) is centred around former Common Land (now Village Green) with a traditional grouping of church (founded in 12th C), pub (on what was the old Drovers Road), and Manor Farm (listed) – plus Newnham Green Farm (listed) and Naishes Farm (listed). Naishes Barn (once listed, now de-listed due to extensive rebuilding) and Tithe Barn (listed), are also

APPENDIX III.II

significant buildings in the landscape. Though these buildings are no longer part of commercial farms in their own right, the surrounding landscape remains agricultural.

2.3 Planning Inspector Richard Schofield, in dismissing the Appeal for 48 dwellings off Hop Garden Road (July 2015 APP/N1730/A/14/2226609), said that:

'57... Given the impacts from the PROW the proposed development would, in my judgment, undermine the function of the Gap and result in an increased perception of coalescence, with the further advance of Hook towards its smaller neighbour. This would, in turn, further erode the distinct identities of the two settlements, notably with regard to Newnham's sense of rural isolation and separation. I conclude, therefore, that the appeal proposal would have an adverse impact upon the Local Gap between Newnham and Hook. ...'

2.4 Newnham's Conservation Area appraisal notes that: 'The Conservation Area benefits from many attractive views... Views out of the Conservation Area on its eastern edges... make an important contribution to the character of the area.'

3. Landscape

3.1 The character of the area, according to Hart's Landscape Appraisal, 'has a patchwork of mixed farmland and... a strong landscape structure of woods and hedgerows...'. This landscape is integral to Newnham's sense of place and setting, and its identity as a rural community. It has strong amenity value from the point of view of both settlements.

3.2 The proposed SANG will change the nature of this landscape, changing its agricultural character to that more akin to suburban parkland.

4. Footpaths and amenity – Church Path

4.1 Historically, a main access route between Newnham and Hook would have been the Church Path to St Nicholas' Newnham, then being the only church in the locality. Now a well trodden public footpath much used by walkers and joggers, and part of a published 'Church Path circular route' it is also part of traditional family-day walks in Newnham on high days and holidays. Church Path leads to a wider footpath network but there are otherwise few public footpaths in Newnham itself.

4.2 From the public footpath, the extent and tranquility of the Gap is fully appreciated. There is a sense, not just of one field, but of being within a joined up rural landscape of fields, woods and hedgerows as per the Landscape Appraisal. The provision, via this landscape – for the local environment and wildlife, and for the amenity of residents of both settlements and their physical and mental well being – has never been more important than during this time of climate crisis and the recent Covid-related restrictions. This provision would be eroded and diminished by the intrusion of a housing development and the proposed SANG modifications. As per the Hop Garden Inspector's conclusion... The sense of separation and rural isolation will be lost.

5. Conclusion

This proposal is in conflict with the Hook Neighbourhood Plan and the Hart Local Plan. Newnham Parish Council believes the proposal will bring unacceptable harm to the function and integrity of the Hook-Newnham Local Gap, the rural setting of the Newnham Conservation area, and the amenity and heritage value of the much used public right of way. It will erode the separation between and the distinctive characters of each settlement. As such the Parish Council requests the application be refused.

APPENDIX IV: PLANNING UPDATE – 1ST SEPTEMBER 2021**Parish Planning and Tree Applications**

[21/02769/HSE](#) (Pending, Validated 24 Aug 2021) 4 Kingsbridge Copse, Newnham. Erection of single storey rear extension following demolition of exiting conservatory.

[21/02731/AGPD](#) (Pending, Validated 19 Aug 2021) Land At Wild Green Acres, Ridge Lane. Erection of an agricultural portal frame building.

[21/02676/HSE](#) (Pending, Validated Mon 16 Aug 2021, Crown Lodge, Crown Lane) Conversion of garage to form ancillary residential annexe with first floor involving raising of the roof and dormer window to the north elevation.

[21/02185/HSE](#) (Pending, Validated 29 Jun 2021) Tollgate House, London Road, Water End. Part demolition of the existing house/garage, replacement with a 3 storey side extension with a detached replacement garage with first floor accommodation over, new entrance gates, altered access, new windows through along with internal alterations.

[21/02600/HSE](#) (Pending, Validated 06 Aug 2021) Balmacara, Newnham Road. Replacement garage and entrance porch

[21/02135/RES](#) (Pending, Validated: Fri 25 Jun 2021) Land Adjacent Oakfield Farmhouse, Scures Hill. The application is for the consideration of appearance, landscaping, layout and scale only pursuant to the outstanding matters reserved by condition 1 of the approved outline permission 16/00097/OUT allowed at appeal.

[21/01848/FUL](#) (Pending, Validated 28 May 2021) Land To The Rear Of Nately Place, Scures Hill. Erection of 1no. six bed dwelling with associated garage and access

[21/01821/HSE](#) (Granted 28th July, Validated Wed 26 May 2021) Holdings Farm, The Barracks. Erection of single storey front extension with changes to fenestration.

[21/02159/PIP](#) (Pending, Validated 28 June) Land On West Side Of Nately Towers, Scures Hill. Application for Permission in Principle for the residential development for 1 no. dwelling.

[21/01670/FUL](#) (Pending, Validated 14 May 2021) Land At Blackstocks Lane. Erection of 1 no. dwelling.

[21/01623/RET](#) (Granted 23rd August, Validated 21 Jun 2021) Webbs Farm, Land North West Of Hunters, Newnham Lane. Erection of a dwellinghouse and associated amenity space including swimming pool (Retrospective amendments to 19/03245/RET, to allow change to plot shape).

[21/01590/HSE](#) (Granted 12th July, Validated 06 May 2021) Newnham Corner, Newnham Lane. Erection of a single storey rear extension

[21/01325/HSE](#) (Pending, Validated 18 May 2021) Beech House, Newnham Road. Creation of a new vehicular access to the West of Beech House and parking using stone gravel base.

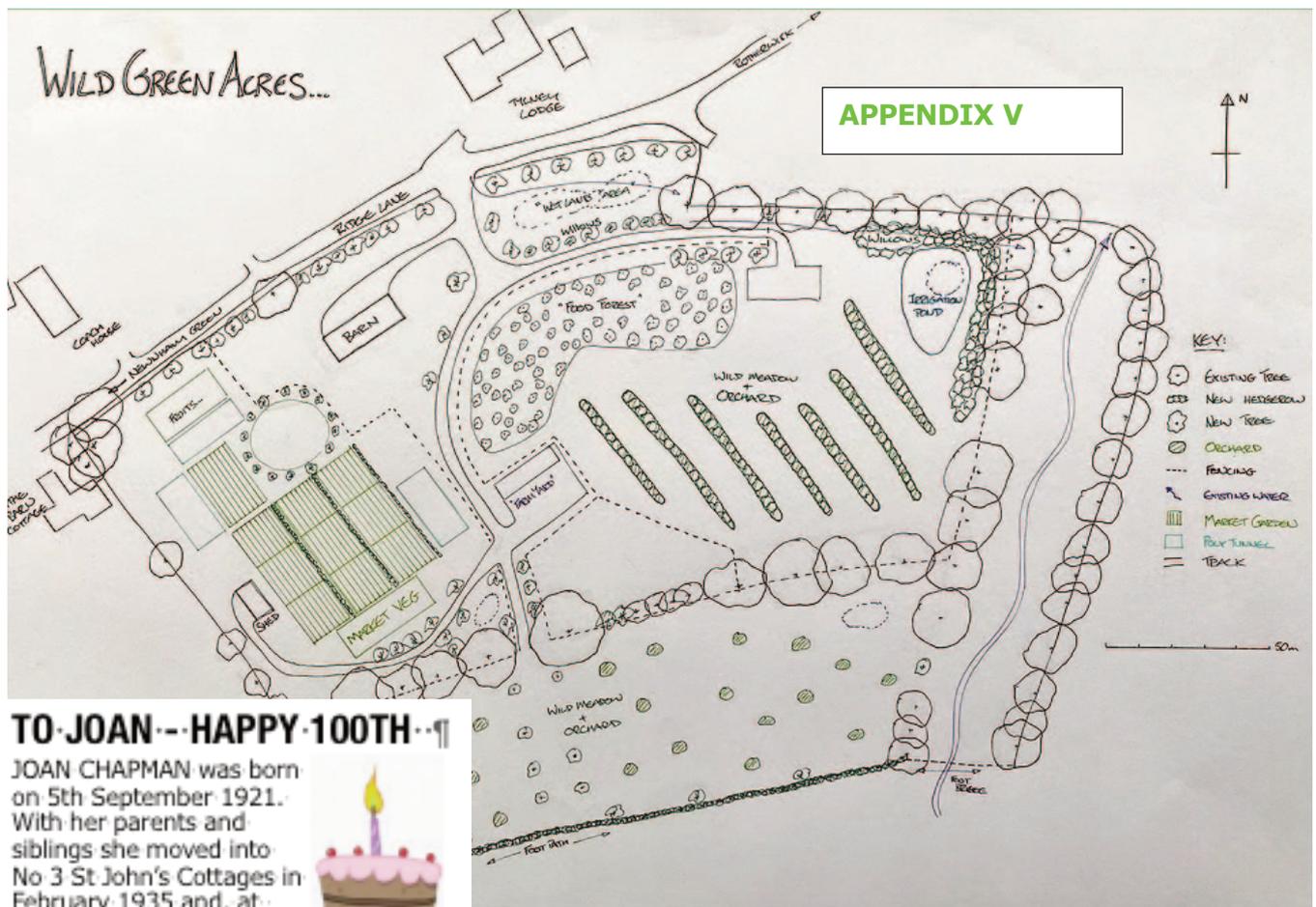
[21/01230/HSE](#) (Granted 21st June, Validated 7 April) Plum Tree Cottage, Newnham Road. Erection of a two storey rear extension with side dormer and new roof lights.

[21/00025/FUL](#) (Pending, Validated 25th January) Nately Place, Scures Hill. Erection of replacement detached dwelling house and detached ancillary accommodation building, following demolition of existing detached dwelling house and garage building. Erection of acoustic fencing to front/road side boundary and landscaped retaining bank inbound of south boundary to facilitate localised leveling within rear garden. *The Parish Council considered neighbour concerns that the proposed house will be considerably taller than that previously approved, but the plans submitted seem to show it to be similar – in terms of height and potential overlooking. Acoustic fence considered and no objections raised.*

[16/03282/RET](#) (Pending, Validated 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. This application will be decided by Development Control Committee, date tba. (Most recent comment submitted June 2019.)

Hook Planning Applications

[21/01048/OUT](#) (Validated 29 Apr 2021) Owens Farm. Hybrid application for a) Outline development (with matters except access reserved) for a retirement care living development comprising up to 160 units (C2 use) and local community facilities, pedestrian and vehicular access, parking areas and landscaping and b) change of use of agricultural land to Suitable Alternative Green Space (SANG) with sustainable drainage pond. Consultation to 4th June.



TO JOAN -- HAPPY 100TH --

JOAN CHAPMAN was born on 5th September 1921. With her parents and siblings she moved into No 3 St John's Cottages in February 1935 and, at 14, left home to work in service at a large house in Cheriton for the Parson.



After leaving Cheriton, Joan returned home and for years cycled to and from Basingstoke where she worked at the Shrubbery and then, as part of the war effort, for Kelvin's (which became Smith's Industries) making compasses for aircraft. Next was a job in Fleet – for a sofa manufacturer covering the arms of the sofas and chairs – meaning she could travel by train! Joan married Robert Chapman in 1948; had a daughter Mary in June 1950 followed by a son Bob in January 1953. They lived in one of the original Newnham Green cottages, a wooden bungalow adjacent to Crown Lane, and then in 1961 had the opportunity to move to No 1 St John's Cottages.

APPENDIX VI

Starting in 1963 Joan worked at (the original) Newnham Hill for Col and Mrs Bell for 30 years. Many people used to admire her garden at St John's Cottages which was always full of flowers and both Joan and Bob were keen gardeners growing almost all their vegetables, salad and fruit.

Joan helped for many years at Hook and Newnham Cricket Club where she prepared the teas with other ladies. She's also quite famous for riding her bike right up to the age of 90. Joan has four Grandchildren and two Great Grandchildren.

To wish many happy returns.