



MINUTES

West Meon Parish Council
11th July 2023; 7.30pm; West Meon Village Hall

PRESENT:

Cllr Trenchard (Chair); Cllr Edwards; Cllr Gedye; Cllr Waller (left the room at 8.13pm & returned 8.14pm); Cllr Silk (left the room 8.22pm & returned 8.23pm; left the room 9.18pm & returned 9.20pm); & Cllr Thomson (left the room 8.52pm & returned 8.54pm).

In Attendance:

Mrs Joanna Tester (Clerk); & 2 members of the public.

Meeting started at 7.30pm

Item No.	Item	Discussion & Decision	Action
2411	Acknowledgements	Councillors paused and remembered in silence the contributions of Peter Fowler and all other villagers who have passed away since the last meeting.	
2412	Apologies	Apologies received and accepted from Cllrs Nicholson. Apologies also received from Cllrs Bolton & Pett (WCC).	
2413	Disclosable pecuniary interests	Item 2429 (Hill View) – Cllr Thomson	
2414	Requests for dispensations	None received.	
2415	Public questions & comments	<p>Standing orders suspended for maximum 10 mins.</p> <ul style="list-style-type: none"> A representative from the West Meon & Warnford Care Group, with ref to grant application (item 2425), confirmed that most costs involve providing personal alarms (Careline) to elderly residents. <p>Cllrs agreed to temporarily resume standing orders & voted unanimously to approve the grant of £500.00 to West Meon & Warnford Care Group. Standing orders were suspended again for another member of the public to speak:</p> <ul style="list-style-type: none"> Representative of the Boules Club - apologised for technical errors in planning app. & provided cllrs with a revised plan. Changes as follows: <ul style="list-style-type: none"> Court edge timbers 50mm think (reduced from 100mm). Court playing width corrected from 8900mm to 9500mm. 	

		<ul style="list-style-type: none"> ○ Fence to be removable during play (on 3 sides – North, West & East sides). ○ Court edge-to-fence margins to comply with PC resolution 2390, 06/06/23. 	
2416	Resume standing orders	Agreed.	
2417	District councillor's report & questions arising	Report received (Appendix A). No questions to councillors.	
2418	County councillor's report & questions arising	No report received.	
2419	Police/PCSO report	<p>Not received. Cllrs requested the following:</p> <ul style="list-style-type: none"> • Quarterly report and/or visit from PCSO. • Cllr Gedye to consider how info provided to Neighbourhood Watch might be communicated to the village. 	Clerk Cllr Gedye
2420	Mins of previous meetings (06/06/23)	Agreed as a true record.	
2421	Clerk's progress report	<p>Parish Lengthsman Agreement Timetable for 2023/24 has now been received. WM dates as follows: 18th Aug 2023 24th Nov 2023 31st Jan 2024</p> <p>WMPC-WMVH lease – ongoing. To be discussed agenda item 2435.</p> <p>Asset Register - Internal Auditor has advised the following: • Initial cost prices of existing assets should be added in as 'best estimate', based on the total fixed asset value used for the AGAR 2021/22. • Insurance amounts for each category should be reassessed to reflect assets which can be self-insured. Clerk to work on this through the summer.</p> <p>Lengthsman (steps between Marlands Lane & Storeys Meadows) – online enquiry has been sent to Hyde Housing.</p> <p>Removal of redundant traffic speed signs on A32 - Clerk awaiting update from Ian Janes (HCC). Ian's initial response 14/06/23 was as follows: ...'permanent Vehicle Activated Signs... These signs are operated by the County Council's Casualty Reduction team who I will contact regarding the Parish Council's request to have them removed. I will get back to you in due course.'</p> <p>Speed Indicator Device - Details of potential sites have been sent to HCC. [UPDATE: HCC has confirmed that none of the four potential sites are appropriate. One possible site has been suggested. Removal of permanent VAS – as above – needs to be</p>	

		done first.] Cllrs agreed that suggested site should be approved. Clerk to inform HCC.	
2422	Bank account	Bank balance - £125,898.76 (Cllrs have been provided with bank statement 154, 01 June 2023 to 03 June 2023 and statement 155, 04 June 2023 to 30 June 2023.)	Clerk
2423	Savings Account	Resolved: that the PC opens a savings account with Unity Trust Bank PLC & deposits £50k. Clerk & Cllrs Nicholson & Edwards to discuss most appropriate account.	Clerk
2424	Q1 Financial Report & Statement 2023/24	Resolved: that the PC approves the financial report & statement for Q1 2023/24. Cllrs to think about projects for Sept meeting.	Clerk All cllrs
2425	Grant requests	Resolved: that the PC approves the following grants: <ul style="list-style-type: none"> • West Meon & Warnford Sports Club - £500.00 to assist with the purchase of new goal posts for the women's football initiative. [Cllrs Edwards & Waller declared an interest as Sports Club members & did not vote.] • West Meon & Warnford Care Group - £500.00 to assist with on-going costs. • James Ulph (on behalf of the Fireworkfest organisers) - £500.00 towards costs of organizing the event in Oct 2023. [It was noted by cllrs the event raises funds for the community shop and therefore any grant would indirectly support the shop.][Nb Oct, not Nov as stated in the agenda.] 	Clerk
2426	Amendment to Clerk's Salary Direct Debit	Resolved: that the PC approves the amendment of the DD for the Clerk's salary from £704.01 to £564.61 to take into account £139.40/month tax.	Clerk
2427	HMRC Direct Debit	Resolved: that the PC sets up a variable direct debit for HMRC payments.	Clerk
2428	Payment of accounts	Mrs J C Tester Clerk's salary & mileage claim (June 2023) £704.01 NEST Clerk's pension (June 2023) £56.16 West Meon Village Hall Hall hire (June 2023) £18.00 Will Hillier Strimming/mowing £400.00 WCC Dog bin emptying Q1 2023/24 £130.00 HMRC Clerk's tax/NI Q1 2023/24 £418.00 Payment in addition to those listed on the agenda: Giles Wheeler-Bennett Ltd Advice relating to the registration of WM Rec ground & WM bus stops £1132.86	Clerk
2429	Planning applications	<ul style="list-style-type: none"> • SDNP/23/02545/PNTEL West Meon Village Hall, Headon View, West Meon, Petersfield, Hampshire, GU32 1LH. Under regulation 5 of the above code, I hereby give you 28 days' notice informing you of our intention to erect 1x 8m 	Clerk

		<p>poles (6.2m above ground) at the above location. [This has subsequently been approved by the Planning Dept. – see 2431, below.]</p> <ul style="list-style-type: none"> • SDNP/23/02360/HOUS Meadow House East End West Meon Hampshire GU321LS. Replacement of existing 3 foot high 5 bar wooden drive gate with a wooden six foot high pair of gates plus replacement of existing 4 foot high wooden gate posts with 6 foot high wooden gate posts. All new items being made/clad in Iroko or Oak. [OBJECTION – 100% increase in height of gates & solid nature of design are out of keeping with the surrounding environment.] • SDNP/23/02221/HOUS Hill View Church Lane West Meon Hampshire GU321JB. Land change of use from Agricultural to Equestrian. The erection of a small stable block to house client's own horse and horse welfare. [NO OBJECTION.] • SDNP/23/02695/FUL The West Meon Alton Road West Meon Hampshire GU321JX. Reconfiguration of existing car park and expansion to provide additional parking to serve the existing public house. [OBJECTION – no business there at the current time. More than adequate parking including grass paddock at the back.] • SDNP/23/02806/HOU 3 Park View High Street West Meon Hampshire GU321LN. Demolition of existing single failing garage and construction of new detached garage with enhanced visibility and internal secure storage. [NO OBJECTION.] 	
2430	Planning apps received after 05/07/23	SDNP/23/02880/TCA - The Old Store House , High Street, West Meon, Hampshire, GU32 1LN. T1 Yew tree located at the rear of the property to be reduced overall by around 25-30% reducing by a maximum of 1m from branch tips to create a uniform canopy. Finished height 7m and width 3.5m works to maintain the size of the canopy. [NO COMMENTS]	Clerk
2431	Planning decisions	<p>Noted, with the addition of the following:</p> <p>SDNP/23/01353/FUL & SDNP/23/01965/LIS - West Meon Community Store. Installation of 12 PV solar panels on the south facing lean to roof-single storey at the back of the property. APPROVED.</p> <p>SDNP/23/02545/PNTEL - West Meon Village Hall. Under regulation 5 of the above code, I hereby give you 28 days' notice informing you of our intention to erect 1x 8m poles (6.2m above ground) at the above location. RAISE NO OBJECTION.</p>	
2432	Planning WG	<p>No written report.</p> <p>Cllrs approved the following scheme of delegation for responding to planning consultations received over the summer with deadlines before the Sept 2023 PC meeting:</p>	

		<ul style="list-style-type: none"> • In the first instance, the Clerk will contact the Case Officer to request a deadline extension. • If this request is granted, the application will be considered at the Sept 2023 PC meeting. • If the request is denied, and the application is NOT considered by cllrs and the Clerk to be in any way contentious, a minimum of two Planning WG members or one Planning WG member and one other councillor may respond to the Planning Dept. on behalf of the PC. • If the request is denied, and the application is considered by cllrs and the Clerk to be in any way contentious, an extraordinary meeting will be convened. 	
2433	Community, Housing & Recreation WG	<p>No written report. The following updates were noted:</p> <ul style="list-style-type: none"> • Girls' Football Club at WM – nothing to report. • Recreation Ground playground – Cllrs Edwards & Waller to meet Sawscape Play on site Fri 14th July 2023. To be discussed at the Sept 2023 meeting. • Parish News – Items to be included in the next PC report: • Notice that all vehicles parked in VH carpark should be road legal. If not, could be removed by land owner (WMPC). [Two vehicles have been left in the carpark for circa 5 years. One taxed; no MOT. One SORN; no MOT. PC to leave letters on car windscreens & post through doors if owners can be identified, asking for vehicles to be removed before September, otherwise the PC will arrange disposal.] <p>Sept 2023 agenda item – discussion regarding use of the carpark policy, in collaboration with VH Committee.</p> <ul style="list-style-type: none"> • Dates of Lengthsman visits. • Neighbourhood Watch – refer residents to official report. • Adult gym equipment – prospective purchaser has decided not to proceed. Agenda item to be added for Sept 2023 PC meeting. • Christmas Lighting – nothing to report. Agenda item for Sept. • Steps between Marlands Lane and Storeys Meadow - Clerk has contacted Hyde Housing to ask if they have adopted the area where the steps are. The 2010/11 planning consent documents indicate that this may be the case. • Footpath maintenance – Hampshire Countryside Service has informed PC that it has some funds available for footpath maintenance in WM. The plan had been to carry out work on fp 1 (resurface 70m from the end of Doctors Lane through to the allotments) but, as landowner, Cllr Waller has requested that this is not carried out. HCS has asked for the PC to suggest alternative work. [Cllrs suggested fp13. Clerk to respond to HCS.] 	<p>Cllrs Waller & Edwards</p> <p>Clerk</p> <p>Clerk</p> <p>Clerk</p> <p>Clerk</p>

2434	Affordable housing in WM	<p>The Clerk updated councillors as follows:</p> <ul style="list-style-type: none"> • Cllr Bolton contacted WCC. Full response from the Allocations Officer – see Appendix B. • Clerk contacted Hyde Housing to enquire re high service charges at Storeys Meadow. Awaiting a response. 	
2435	Finance & Administration WG	<p>No written report received. Discussions as follows:</p> <ul style="list-style-type: none"> • Leases – no update. • Land registration – it has been confirmed by HMLR that the PC’s application, carried out by its solicitors, Bramsdon & Childs, for first registration of the Recreation ground has been cancelled: ‘The application has already been cancelled as we didn’t receive a full reply to our requisition. We no longer hold any documents relating to the application. You should contact the applicant directly to discuss this with them. When the outstanding matters have been resolved the application will need to be relogged.’ <p>Cllr Edwards has contacted Hannah Rafferty @ Bramsdon & Childs & is awaiting a response.</p> <ul style="list-style-type: none"> • Councillors agreed that payments over the summer with deadlines before the Sept 2023 PC meeting could be approved by Clerk, Chair and at least one member of the Finance WG. 	Cllr Edwards /Clerk
2436	Road Closure – West Meon High Street	<p>Resolved: that the PC has discussed the recent closure of West Meon High Street and its impact on village residents and businesses, and agrees upon a formal response to Hampshire Highways as follows:</p> <ul style="list-style-type: none"> • Clerk to write to HH formally, expressing disappointment at the lack of communication with the PC & its residents, & requesting that going forward it must ensure that the local community isn’t disadvantaged. Cllrs pointed out that the excuse for no signage being used during the recent closure of the High St was due to it being an ‘emergency’. However, no signs were erected the following day either. 	Clerk
2437	Flood Action Group	<p>No written report received. Cllr Gedye reported the following:</p> <ul style="list-style-type: none"> • Recent meeting with 2 x EA reps on site. • Walked river & identified 3 main pinch points (Lynch Lane; culvert by bus stop – will ask landowner to remove two large pipes; & one other). Issues have been caused by man-made features. • David Butcher will register FAG as a formal group. Meeting notes will be written up as a report and sent to PC. 	
2438	Reports & Issues	<ul style="list-style-type: none"> • Hampshire and the Isle of Wight’s Village of the Year competition is now open for entries, which must be received by Hampshire ALC by Friday 21st July 2023, 16:00hrs (comms@hampshirealc.org.uk). • St John’s Winchester charity has set up a Homeshare scheme. More info at https://stjohnswinchester.co.uk/register-your-interest/ or Tel: 01962 858294 / Mobile: 07821 651438 or email emma.kiss@stjohnswinchester.co.uk 	

2439	Date/time of next meeting	<ul style="list-style-type: none"> • Tues 5th Sept 2023 at West Meon VH (Small Hall); 7.30pm. • Village Walk-around 6.30pm 5th Sept 2023. 	
2440	Confidential matters	Members of the public/press were excluded from the meeting.	

The meeting closed at 9.47pm

Signed:

Cllr Trenchard (Chair)

Dated:

Signed:

Joanna Tester (Clerk)

Dated:

APPENDIX A

Winchester City Councillors' July 2023 Report

DIY Waste charging at Hampshire Waste and Recycling Centres

The issue of charging for DIY waste regularly comes up at parish meetings and you may already have seen some publicity around the announcement by the government that charges for DIY waste at council tips are being abolished.

The government's announcement is undoubtedly welcome news for those undertaking DIY projects as this reduces project costs in challenging times. However, the disposal of this waste still must be paid for by the council and will incur additional costs to Hampshire County council of around £1m per year.

This decision requires secondary legislation, so we do not know the full scope of waste included or the start date for free disposal.

Whilst we all support measures to crack down on fly tipping my sense is this will make little difference. As it happens, I am assured, incidences of illegal tipping in Hampshire are actually fewer than before DIY waste charges were introduced at household waste recycling centres. Most residents choosing to dispose of their domestic waste, do so responsibly. Unfortunately, fly tipping is often undertaken for profit by unscrupulous people and I'm not convinced they would have taken the waste to the tip even if disposal was free.

Update on waste and recycling in Winchester

Winchester is a waste collection authority, which collects household waste and recycling. Hampshire County Council is a waste disposal authority which treats and manages the collected material.

Currently, Winchester collects 43,000 tonnes of waste from its residents, 17,500 tonnes is recycling including green waste and 25,500 tonnes is collected as refuse. Of the refuse collected approximately 35% of this is food waste and 5% are materials currently recyclable but in the wrong bin.

Of 11 districts in Hampshire, Winchester is currently 3rd in its recycling rate performance but we are most definitely what you would class as 'middle of the pack' across all English authorities. East Devon being top of the class, they have three weekly residual bin collections, a weekly food waste collection, a fortnightly chargeable garden waste collection, a weekly recycling collection which includes glass, pots, tubs, trays, textiles, batteries, cans, bottles and cardboard. There is the potential to increase the level of recycling in Winchester removing up to approximately a further 30% from the black bins.

Central government is introducing the Deposit Returns scheme or reintroducing depending on which generation you belong to, on certain items such as plastic bottles which will remove a portion of recycling

from kerbside collections. Also, the introduction of Extended Producer Responsibility will mean supermarkets and the like will have to make products easier to recycle and provide funding to local authorities to support the cost of recycling these products.

The council is currently evaluating what the shape of its future waste and recycling system should be, how to deliver the mandatory food waste collection programme, how the inter-authority agreement between Hampshire and the collection authorities should be structured and importantly how we introduce greener waste and recycling vehicles to reduce the impact on climate change.

Councillor Neil Bolton, Upper Meon Valley ward Nbolton@winchester.gov.uk

APPENDIX B

From: Alexander Burns <ABurns@winchester.gov.uk>
Sent: Wednesday, July 5, 2023 12:20:06 PM
To: Neil Bolton (Cllr) <NBolton@winchester.gov.uk>
Subject: RE: Affordable Housing Concerns

Dear Cllr Bolton

Thanks for providing clarity,

I have first-hand experience of transfer of other Hyde stock built as part of the HARA contract. Hyde "stock-swapped" all HARA village/s106 sites in the Test Valley Borough to Sovereign ownership in the past whilst I worked as Lettings Officer for Sovereign and I was responsible for contacting all resident effected and Letting any resulting vacancies; the s106 still applies and would should Hyde sell the properties in West Meon.

I believe, (but am not certain without consulting with legal,) that they will also be required to sell to a housing provider who is a Registered Social Landlord of charitable status or the Local Authority and registered partner of Hampshire Home Choice.

Should Hyde sell the units please be assured that we at WCC have accurate records and are an experienced team and therefore would ensure any requested adverts are allocated correctly in-line with the s106 should the properties be sold to another landlord. We also have all s106 documents on file and could provide these directly to any new landlord should this occur for this specific or multiple s106 HARA properties in the District,

I have heard no rumours that Hyde intend to sell these or multiple HARA sites in the Winchester District but as aforementioned, this would not be unprecedented and Hyde have very little other social housing stock in the Winchester District so in financial terms and efficiencies of visiting sites for maintenance, lettings, tenancy issues etc. this would not be a surprise,

Should I discover anything I will contact you to advise,

Any further queries you or the Parish Council have please ask,

With kind regards

Alexander Burns
Senior Allocations Officer
Winchester City Council
Colebrook Street
Winchester, SO23 9LJ

Tel: 01962 848 342
Ext: 2342

From: Neil Bolton (Cllr) <NBolton@winchester.gov.uk>
Sent: 04 July 2023 17:05
To: Alexander Burns <ABurns@winchester.gov.uk>
Subject: Re: Affordable Housing Concerns

Hi Alex

Speedy and comprehensive as ever. Many thanks for that.

Regarding the second part, I think, if I recall correctly, there has been a rumour that Hyde might be looking to sell the whole development on. I believe they are looking to clarify if the S106 would still apply to the new owners in any transaction.

Hope that makes sense.

Kind regards

Neil

Sent from [Outlook for iOS](#)

From: Alexander Burns <ABurns@winchester.gov.uk>
Sent: Tuesday, July 4, 2023 4:54 pm
To: Neil Bolton (Cllr) <NBolton@winchester.gov.uk>
Subject: RE: Affordable Housing Concerns

Dear Cllr Bolton

Thanks for your email and for passing on the Parish Council's concerns,

In answer to point 1, the rent on any property that is built is set at the point of handover to the landlords by the property developer, this rent is a percentage of the market rate in the local area at time of handover. Each year central government dictates to social housing landlords the percentage/s they can increase the rent by, this is usually minimal if anything but was a significant increase this year.

It is my understanding these properties in question at Storey's Meadow are set a social rent level for the property itself although, it is acknowledged that the landlords Hyde have significantly increased the service charges of late. By way of example, the recently advertised 1-bed 1st floor flat at Storey's Meadow was advertised at the weekly rent of £117.11 with a very high service charge of £64.78 per week. Unfortunately this does not contradict the s106 and therefore is not something in my control or influence and I would urge you and the Parish to contact Hyde directly should you wish to establish the reasons for such a high service charge.

Please can I ask for clarity on point 2 in order that I can fully understand the question and therefore provide an accurate response; can the Parish Council elaborate on the following point: Do Hyde and Winchester both accept that the S106 stands regardless of who 'owns' the development?

With kind regards

Alexander Burns
Senior Allocations Officer

Winchester City Council
Colebrook Street
Winchester, SO23 9LJ

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