



# West Meon Parish Council

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## **MINUTES OF THE WEST MEON PARISH COUNCIL MEETING HELD ON 1<sup>st</sup> MARCH 2022 AT 7.30PM IN WEST MEON VILLAGE HALL**

**THOSE PRESENT:** Cllrs A Trenchard (Chair), J Nicholson (Vice Chair) & M Edwards.

**APOLOGIES:** City Cllr L Ruffell, Cllrs C Adams, R Gedye, G Silk & C Waller County Cllr H Lumby

**MEMBERS OF THE PUBLIC:** Two representatives from Metis Homes, (until 7.45pm), and one member of the public, Mr T Dees, who raised rented local housing issues (until 8.05pm).

### Wmpc 2059 **DECLARATIONS OF INTEREST**

Members were reminded of their responsibility to declare any personal or prejudicial interest which they may have in any item of business on the agenda. Cllr Trenchard declared an interest in the planning item Wmpc 2063.

### Wmpc 2060 **MINUTES OF THE LAST MEETING**

The Minutes of the Parish Council meeting held on 1<sup>st</sup> February 2022 were **approved**.

### Wmpc 2061 **MEETING OPENED TO THE PUBLIC**

The Chair brought this item forward and the meeting was opened to the public, and representatives of Metis Homes updated the Parish Council on their development, advising that they are on schedule for completion in October 2022. They are responding to complaints about drainage on Lippen Lane and continue to advise delivery drivers of vehicle access arrangements.

The Parish Council advised Metis about the date of the Annual Parish meeting and the village's Platinum Jubilee Day, and asked whether contributions could be sought from Metis Homes towards the celebrations. Metis advised that this would need to be raised internally with Metis Homes.

### Wmpc 2062 **CLERK'S REPORT**

The Clerk advised that Arbor Venture are carrying out the scheduled tree work on the recreation ground on 16<sup>th</sup> & 17<sup>th</sup> May, from approximately 9:00am.

The Clerk had circulated an email to Councillors from Sport England requesting information on sports uses on WMPc land, and it was agreed that there were no changes in sports facilities since last year.

The  $\frac{3}{4}$  year audit had been approved and circulated to Councillors. The finance regulations were approved with small amendments.

The Clerk circulated copies of the grants received, to be decided in the finance section of the meeting.

#### Wmpc 2063 **PLANNING**

i) **APP/Y9507/W/21/3282980 for Land to the Rear of Hayden Barn Cottage, Hayden Lane, Warnford, SO32 3LF.** The Parish Council advised that they had now been notified of the appeal by WCC, and Cllr Trenchard advised that Cllr Lumby will be meeting with the Parish Council next Monday to discuss the appeal.

It was unanimously agreed that the following objections be raised, in addition to those submitted previously on the planning application:

1. The land is not large enough for one horse and 3 stables, and does not meet the British Horse Society standards.
2. There are problems with the disposal of waste and associated odour, which will harm the amenities of the adjacent neighbouring properties.
3. The development has serious issues with run off and problems with effluent to adjacent land, and insufficient mitigation factors have been applied to this problem.

ii) **SDNP/21/06360/HOUS 3 Wolverton Gardens West Meon GU321LP** Proposal: Conversion of existing garage to habitable accommodation; minor hip to gable enabling alteration. No Objection in principle but concerns are raised about the remaining parking spaces available.

iii) **SDNP/19/06058/FUL Brooklyn Lynch Lane West Meon Hampshire GU321LT** Proposal: Variation of condition 2 in relation to the application. It was unanimously agreed to raise objections to the proposal on the grounds that:

1. The site is still too small to accommodate two large properties as proposed. Their positioning has changed but the site is still too congested for buildings of this size. Two smaller properties with reduced footprint would be more acceptable.
2. Drainage concerns remain. In both 2018 and 2019, WCC drainage engineers drew attention to ground water and water treatment concerns. The site is in the River Meon flood plain and close to the river, and is a historic flood risk area, especially from rising ground water. Current SDNP advice is not to build on flood plains or near vulnerable and precious water courses. Any suggestion that flood risk is a 100-year event is flawed, as recent events have shown, and the site regularly experiences flood risk.
3. Providing soakaways and treatment plants will require careful consideration at this location, and there is no evidence that this current iteration for two large properties addresses this matter.

iv) The Parish Council noted the WCC Enforcement report.

#### Wmpc 2064 **HIGHWAYS AND TRANSPORTATION**

Councillor Lumby's item on the ditch in the High Street was deferred.

#### Wmpc 2065 **COMMUNITY, HOUSING AND RECREATION**

- a) No representatives were available regarding the Boules court. Cllr Edwards reported that draft proposals are being drawn up with the sports club and Parish Council for the reinstatement of land if the boules court fails after 10 years. The Parish Council discussed option 1 (reinstatement of the land after 10 years) and option 2 (reinstatement of the land after 20 years), and the obligations of the sports club and responsibilities of the Parish Council if the Boules court were to fail. It was **agreed** that option 2 for 20 years would be agreed and drafted by the solicitors.

The Parish Council agreed to invite both the sports club and Mr Walker to speak at the Annual Parish meeting on 28<sup>th</sup> April 2022, to inform Parishioners of the Parish Council's intentions for the scheme and their plans.

- b) Cllr Edwards reported on storm damage at the recreation ground, and that were three fallen trees and the damaged trees would be removed.
- c) A teak Balmoral bench costing £620.00 was **agreed** to be purchased to replace the existing bench.

Wmpc 2066 **FINANCE AND ADMINISTRATION**

Cllr Edwards updated the Parish Council on the progress of the three draft lease agreements with the rifle club, village hall and sports club, and that they are with the solicitors.

Schedule of payments

**Payments 11<sup>th</sup> January 2022**

Reimbursement of Cllr M Edwards for Mr Bagshaw	£269.00
Fair Account	£190.00
Silk Services bus shelter	£ 5,334.00
BACS D Heppell salary	
Expenses D Heppell	£27.70
BACS HMRC	£48.66
Churchyard mowing	£450.00

It was unanimously agreed that the following grants be approved;

J Ulph	£300.00
WM village hall	£350.00
Victim support	£200.00
West Meon Village Shop security cameras	£500.00
Tennis Club	£500.00

It was resolved that the schedule of payments listed above be **approved**.

Wmpc 2067 **ITEMS TO BE CONSIDERED AT THE NEXT MEETING**

Ditches, lease agreement, Platinum Jubilee, trees on the recreation ground, Annual Parish Meeting.

Wmpc 2068 **DATES OF NEXT MEETING**

Tuesday 12<sup>th</sup> April WM sports Club and 10<sup>th</sup> May, 14<sup>th</sup> June, 5<sup>th</sup> July, at 7.30pm in the Village Hall.

Meeting finished at 9.15 pm

Chair .....