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SELPC/090708

**DRAFT Minutes of the Meeting of Selborne Parish Council held in
Oakhanger Village Hall on Wednesday 9th July 2008 at 7:30pm**

Present:	Mrs. H Carter	Chair
	Mrs. M Palmer	
	Mr. P Dixon	
	Mr. D Ashcroft	
	Mrs. A Boase	
	Mrs. A Luty	
	Mr. T McMeekan	
	Mr. P Ravenscroft.	
	Mr. S Goater	
	Mr. N James	
	Mrs. L Coney	Clerk

Also present were 17 members of the public, County Cllr Mark Kemp Gee and Cllr Dowdle.

Item 1 - Apologies for absence. Received from Mrs. M Barnfield and Mr. S Cabrol

Item 2 – Guest Speaker – Cllr Ian Dowdle, Lead Councillor for the Bordon and Whitehill Opportunity – EHDC.

Cllr Dowdle thanked the council for inviting him to come and speak. For the benefit of those unfamiliar with the project he explained that the Bordon and Whitehill Opportunity had been going for some 5 years or so and was started once it was known that the MOD was to move out in 2013. With the troops moving it was the perfect opportunity to get a lot of things into the town, which people had been asking for over many years. The outcome of the District Council's bid for Bordon to become an eco-town should be known in October this year.

Cllr Dowdle said he was happy to take questions on the subject and would try and answer as best he could. He said there would be a public meeting at the Forest Centre on the 24th July. Officer from EHDC will be in attendance and should be able to answer any further questions people might have. This public meeting would then also look to visit the surrounding parishes during August and September to ensure everyone has the opportunity to have their say.

Members of the audience asked about the plans for traffic, as there did not appear to be any transport plan except for possible improvements to the A325. Cllr Dowdle replied that eco-town status requires an in-depth, sustainable transport system which within the town itself means public transport. They are also looking at a relief road and a rail or tram link. There will also be a lot of employment created within the new town so that people will not need to commute to work. He said that he understood the frustration for the outlying villages but hopefully if we get eco-town status the traffic should reduce and any relief road would be installed before the commencement of the project.

Cllr Dowdle was asked if there would be any measures installed to prevent traffic coming through the outlying villages. He replied that master planners will be employed and as part of their work they will look at the consultation responses and ideas from the public. He said there is certainly no intention of keeping any of the villages out of the consultation process. He also stated that the route of the relief road is not yet known. A member of the audience said that they had it in writing that a by pass would be unsustainable. Cllr Dowdle replied that was correct and they are looking at a relief road, not a by pass (by –pass being dual carriageway and relief road single carriageway.)

There was also concern from the audience about the surrounding countryside. Cllr Dowdle said that land would be secured in order to create green corridors to link the SSSI with other green spaces. The question was posed that if the population of the nearest town to us doubles, how can that possibly have a benefit to our green areas. Cllr Dowdle replied that you need to look at where development will be. Although the MOD will be selling land off for development, other areas will be retained by the MOD. He also emphasized that although the population may double, the houses will be zero carbon. (The government is saying that by 2016, all new houses will have to be zero carbon.) The idea of eco-towns is to look at how we live in the future; not just how many people there will be and what they do. A member of the audience replied that houses may be zero carbon but people are not!

Cllr Dowdle was then asked where all these people would be coming from? He said he could not answer that but people must remember that the project will span nearly 20 years and the demographics currently show that Bordon always has a waiting list of about 500 families wanting homes. Added to that there is already a high density of young people in the town. The figure in most towns is about 12% but in Bordon and Whitehill the figure is 25%– 28%.

Cllr Mrs. Palmer asked that if eco-town status is not achieved is there a fall back plan and if so what is it? Cllr Dowdle replied that the Bordon and Whitehill opportunity will be ongoing and they will work with the MOD who have agreed to stay on board as a voluntary partner. Cllr Mrs. Palmer also wanted confirmation that the MOD are aware of the constraints on the local areas e.g the SAC and SDNP. Also, given that the cost of building eco-houses is higher than other houses will the building companies be able to deliver? Cllr Dowdle replied that he has heard various ideas on costings but if the government are saying that all homes built from 2016 onward are to be zero carbon, then as a nationwide policy, houses will all cost the same to build. He also stated that if eco-town status is not

achieved then there are no plans to reduce the number of homes that will be built. To date the consultation responses have shown that most people favour the 5000 – 5500 home option.

Cllr Ashcroft commented that if the current housing in Bordon and Whitehill totals 5,500 and an extra 5,500 are planned this will result in 11,000 homes which roughly would equate to 30,000. This is the same number of people that are expected at the local religious festival in a few weeks time. In the past, that event has created complete gridlock on the road network. Is that what we are to expect everyday in the future with these plans for the new town? It is also understood that towns of more than 10,000 homes require a bypass. A member of the audience asked that if the idea is that people will live, work and shop in Bordon, how are you going to make them? Surely even if they move to Bordon they will not give up their current jobs and so will still commute. Cllr Dowdle replied that up to 7,000 new jobs would be created and it should be remembered that this will not happen overnight but over the next 20 years.

Cllr Dowdle was asked when could we see sketch proposals and who are the “master planners”? Cllr Dowdle replied that as yet the planners are unknown but they are likely to be appointed by the end of this year. Sketch proposals will probably be ready towards the middle of next year. A member of the audience asked how could eco-town status be obtained if there are not any plans. Cllr Dowdle responded to say that detailed plans are not required at this stage, it is currently more background information such as where houses might go, where the brownfield land is, what transport plans would be adopted. The consultation on the 24th July should be able to provide more information. The previous consultation at the Forest Centre had maps of where houses might go; these have been redefined now so people can be better informed.

Cllr Dowdle concluded saying that he personally feels that an eco-town is the way forward for the town. It will bring improved facilities for both new and existing residents. If the MOD had just sold the land without the Bordon and Whitehill Opportunity they could have built 10,000 new homes. The majority of building will be on used MOD sites and the training areas will be retained as green spaces. He said that we would be able to protect the land outside Oakhanger to prevent development spreading into the countryside.

Cllr Dowdle was asked whether Bordon's heritage buildings would be retained. He replied yes, wherever possible. He was also asked what EHDCs policy was on design so that the houses don't end up looking like standard house builders boxes – this is an opportunity to provide stylish, well designed homes. He replied that the master planners would deal with this..

Cllr Ashcroft concluded by asking Cllr Dowdle to please listen to the consultation responses and act on them. He said indeed they would.

Cllr Dowdle was thanked for attending the meeting. He then asked to be excused and left the meeting.

On completion of item 2 the meeting recessed to allow members of the public to speak on any matter prior to the commencement of the meeting.

Mrs. Goater asked if the Parish Council knew anything about the purchase of phone boxes and whether it would be possible to keep the box at Oakhanger as a landmark. The clerk had researched listing boxes to secure their future and would e-mail Mrs. Goater the link she had to the English Heritage website.

Mrs. Goater also asked whose responsibility was it to maintain the bus shelter on the village green. The clerk replied that there is currently no maintenance contract in place with either EHDC or HCC so if work is needed to shelters then at the moment it appears to be falling to the landowners of the shelters to repair them.

Mr Davidson-Houston wished to talk about the Plestor parking. He said it was not his intent to make the issue a personal one but Mrs Aston had personalised the issue. He said the land has been used by the village since 1270 and looked after by the Parish Council since 1953. The parking was created to enable the public to park when visiting businesses in the village, not for individuals. The Astons have been offered space at The Queens, which is only 150 yards from their house. He added that as he drove past this evening only 3 spaces were taken. He concluded that part of this community's heritage cannot be made exclusively for the use of any individual; it is for the benefit of the village as a whole.

David Emmerson said he would like to put across a different point of view. He felt that renting the spaces would be a good idea. There is usually no parking available from 8:00am to 8:00pm. The disadvantage of leasing out these spaces would be minimal to the village, yet if you charge a premium for the spaces, say £2000 per year, that would yield an extra £8000 which could be spent on the village each year.

Mr Blythe said he did not wish to see the spaces privatised. He does however support Mr. & Mrs. Aston's request that they be granted preference to park on The Plestor. As acknowledged, in 1953 The Plestor was gifted to the village by Magdalen College for the benefit of the people of Selborne. Therefore, given that parking exists (it should not but it does), it would seem reasonable that residents if they are in need should be enabled to use the 6 parking bays in preference to outsiders. He had a very simple solution which involved putting up a sign saying “Residents Parking”. This would give the village preference to outsiders.

Mrs Aston wished to reply to the comments made, to say that she has never demanded parking. She just brought the problem to the Parish Council and asked for their help and support. There has been neither arrogance nor demands. Businesses should not take precedence over people in the village. There appears to be a pecking order in the village, which seems to rate businesses first, then visitors, then residents with parking and then us, the residents without parking. She requested that this remains on the Parish Council agenda until a solution is found.

A resident from Oakhanger asked whether the Parish Council knows what the residents want for Bordon and Whitehill? Cllr Mrs. Carter replied to say that we only know what you tell us – we will be organising a community forum for Oakhanger this evening so you can come along and let your councillors know your view then.

Cllr Mrs Palmer also replied to say that if the MOD sells off the land EHDC will have to comply with the government's housing density requirements. . It was remarked that she was correct, but given that, why are they bothering to consult on the options of 2000 or 4000 houses if it cannot be implemented.

Mr. Thompstone wished to speak about parish communications. He wished to bring a new idea to the council. An extract from page 17 of The Essential Clerk published by SLCC, which states " It is good practice for the clerk to make the minutes available for public inspection as soon as possible after the meeting. Prior to signing they can be labelled draft minutes." The availability of these minutes should be explained in the council's publication scheme. He said it is crazy to have to wait 5 or 6 weeks between meetings to access the minutes. He wished to note to the clerk that with reference to the last set of minutes he was referring to "Sir Ray" Tindle not "Mr. Tindle" as reported.

A resident from Oakhanger asked why the council doesn't put copies of the minutes in the local libraries. She felt the answer given last time that the libraries are outside the parish, was illogical as the Internet is outside the parish, but minutes are published there. She was advised that minutes are published on each village notice board and if you are in the library you can access the minutes via the web in the library itself.

Mr. Thompstone wished to comment that the recent Selborne Community Forum was well reported in the Bordon Herald, not the Alton one!

Item 3 – Approval of the Minutes of the Meeting of the Parish Council held on 11th June 2008.

With the amendment of "Sir Ray" Tindle it was **AGREED** that these were accepted as a true record and signed accordingly.

Item 3 - Disclosure of Pecuniary and other interests.

The Chair reminded members who had an interest to disclose, in relation to any item included in the agenda for this meeting, that it was their duty to do so at the appropriate agenda item. (As required to be disclosed by Section 94(1) of the Local Government Act 1972; and in accordance with the Parish Councils Code of Conduct 2007)

Item 4– Reports of Subcommittees and meetings where the parish council is represented.

- i) **Traffic – report from the meeting held on June 24th at Selborne Village Hall with PC Warwick & A/Insp Plews.** Cllr Mrs. Carter said it was good to see so many councillors from Blackmoor and Selborne in attendance. The feedback that she received from the meeting was that the police were rather dismissive and said that Selborne did not have a speeding problem. More needs to be done to discourage drivers of overweight lorries from coming through the village. The clerk was asked to write to our local MP and copy to both the District and County Councils with a view to trying to change the law to get the fines increased or to make it a 3-point offence. Currently drivers would rather pay a £30.00 fine than pay the extra fuel needed to keep to the A roads. The Police also said that they do not tend to fine international drivers because the process involved in holding and charging them is not an economical use of taxpayers' money. Cllr Mrs. Carter will be meeting with Ken Thornber next Monday with Cllr Kemp and Cllr Ashcroft.
- ii) **Selborne Village Community Forum.** Cllr Mrs. Carter said the meeting had gone well but was unfortunately completely overtaken by the Plestor parking issue. Cllr Mrs. Carter said she would collate all the comments received and get the clerk to load them to the website. Any comments submitted via e-mail have been circulated to councillors. Of the e-mails circulated so far 7 disapproved, 2 were in favour and 2 wanted more information.
- iii) **Oakhanger Village Community Forum.** Cllr Mrs. Carter asked the Oakhanger councillors to set a date for their community forum, as Oakhanger was the only village not to have had a forum yet. Given that the idea had come about as result of requests from residents of Oakhanger to have more communication with the Parish Council, it was important to have a village forum soon. Cllr Goater said he did not have an evening free now until September. Cllr Mrs. Carter suggested in that case that the meeting may have to happen without him and asked Cllr McMeekan to set a date as soon as possible and let the council know so it can be publicised.

Item 5 – Matters arising from these and previous minutes.

- i) **Selborne Village Parking.** Cllr Mrs. Carter said a long list of suggestions had been put forward at the Forum and so these need to be followed up. A survey is also needed to look at who is actually parking in the spaces. She therefore proposed to postpone any decision on this until the September Parish Council meeting at Selborne. Cllr Ravenscroft said he would be away in September on holiday but said that he favoured the 2-hour waiting proposal but detailed consideration of how to enforce it would be necessary, probably including quotations from clamping businesses. Also, a report on who are the present long term users would be useful; if, as is reported, they include workers at the Wakes, the Wakes management should be approached immediately so that it can have time to consider other ways of satisfying their workers' need to park. The threat of a limit on parking might be enough for them to think seriously and find a solution.
- ii) **Traffic - Blackmoor and Oakhanger 30mph.** The proposal for Blackmoor consisted of an extension to the current 30mph in Drift Road and a new 30mph zone in Church Lane. It was **AGREED** that because it is a protected landscape the clerk should write to state that the Parish Council does not want large signage and although the housing density is low it would therefore be sensible to have just one continuous 30mph to reduce signage and increase road safety. Cllr Goater said that with regard to any proposal to extend the 30mph area in Oakhanger should be accompanied by a request for additional pinch point by Lions Field, which was part of the original proposal some years ago.

- iii) **Selborne Recreation Ground.** The playground had been finished and the grand opening was last Saturday, with the ribbon being cut by 2-year-old Tom Palmer. It was AGREED that the clerk could release payment for the playground as the grant monies are received. The clerk was happy to do this and there is currently £9000 funding which has been received. She did suggest that on the advice of HPFA 20% of the money be retained until the RoSPA report has been received and any snagging items that arise from that are dealt with. Cllr Dixon will prepare the child protection policy for approval at the next meeting. Cllr Mrs. Carter reported that the drainage on the Recreation Ground issue had not been progressed but Alan Todd has agreed to clear the ditch alongside the road "without prejudice" some time before the autumn. Finally, the bollards have not been progressed further but the clerk wished to refrain from obtaining further quotes until a meeting has been arranged with the Recreation Ground Committee to consider the future of the ground and who will be responsible for future works.
- iv) **Selborne Allotments.** Cllr Mrs. Carter reported that the plot holder who had agreed to take on the disused area to create a disabled plot, had costed out the work and it has come in at around £500.00. They therefore wondered if the council could look at possible funding sources to cover this work. Clerk to research. Cllr Dixon said he now had the signed lease from the school for their plot at Goslings.
- v) **Selborne War Memorial.** David Emmerson reported that the faculty agreement had now been received and as sufficient funds are now in place it is just a case of getting a start date from the contractors. This is currently looking likely to be around the 3rd or 4th week of August.
- vi) **Parish Communications.** The next parish newsletter is due out at the end of July. The clerk requested that all articles for inclusion be submitted to her by Wednesday 23rd July. Cllr Mrs. Carter proposed that following Mr. Thompstone's suggestion draft minutes would be published after they have been checked over by herself. The clerk confirmed that this would not be done to a deadline, as she cannot guarantee when they will be ready; it depends on her workload on any given month. Secondly, the minutes will be for public information only, not for scrutiny with a view to amendments. They are written by the clerk as an independent person and cannot be altered by members of the public. Cllr Mrs. Carter also wished it to be noted that minutes are a summary of what happened and not a word for word account of what was said, and this needed to be made clear to the public.
- vii) **The Butchers Shop, Selborne.** Cllr Kemp Gee introduced this item asking whether the Parish Council would consider taking a lease on the Butcher shop with a view to running it as a tourist information / parish information area, together with a clerks office in the back room. The building needs about £12,000 spending on it (without installing electricity) which can all be raised through grant applications which he would happily help secure. Councillors had many questions regarding insurance, liabilities, cost of electricity, running costs, length of lease and so on, all of which the chairman said could be answered in time. Cllr Kemp Gee was for now just looking for support for the principle which he could then take to the next meeting at the Wakes on the 24th July. There would not be any commitment at this stage, as he understood that all of these questions would need to be answered first. The meeting adjourned briefly to hear from Mr. Thompstone who said he had been involved with investigations into the building previously and the architect he had spoken to had suggested the costs to be considerably more than Cllr Kemp Gee had suggested. He said he wouldn't touch it with a barge pole until a proper survey had been carried out. Cllr Ashcroft said he welcomed the approach of Cllr Kemp Gee and suggested that the council considered "strong support for the principle." Cllrs voted on this with 9 in favour and 1 against.

Item 6 - District Councillors report. No report was received.

Item 6 – Goslings Croft Play Area. It was agreed that the clerk could write to EHDC to seek permission to erect a play area on their land to enable fundraising to go ahead. Communication would also be made with residents at Goslings to see if they would like to get together to consider design ideas and what they wanted from their playground. With regard to the legal issues on the area of Goslings Croft maintained by the Parish Council the clerk had forwarded an e-mail from the Parish Council solicitors (Bookers and Bolton) which stated that a sale of the land was imminent. The clerk was asked to write to Slaughter and May (Executors solicitors) direct to ask if any further measures can be taken by the parish council to secure the land for future use by the village, whether that be via purchase of the land or as a lease from the new owners.

Item 7 – Oakhanger Allotments. Cllr Goater said he had only received 2 requests from Oakhanger residents for allotments to date so this item need not be progressed at this time.

Item 8 – Proposed telephone box closures, Blackmoor and Oakhanger. The clerk was asked to submit a representation to EHDC stating that the council had no objection to the removal of the telephone facilities but would wish for the retention of the boxes as landmarks. The clerk will make a listings application for the Blackmoor box. It was noted that Cllr Ravenscroft was against this action as he thought the boxes were hideous.

Item 9 – Finance

- a) Current financial position as of 30th June 2008.
 - Deposit Account £3,965.88cr
 - Current Account £35,167.52cr

b) It was agreed that the following payments which had been requested since the last meeting be **APPROVED**.

- i) XXX Mrs. L Coney (Clerks Wages June)

- ii) £2.00 HALC (Accountability in Local Government booklet)
- iii) £81.97 Mrs. L Coney (Clerks expenses June)
- iv) £306.88 P.J Grace (Grasscutting May, June and Allotments)
- v) £817.80 Neptune (Dog bins, supply & install)
- vi) £18.90 Selborne Village Hall (Hall Hire)
- vii) £195.18 HM Revenue & Customs (Clerks Tax & NI Q1)
- viii) £17.97 Chairman's Allowance (playground opening)
- ix) £5.00 Community Action Hampshire (Chairman Newsletter training)

c) Blackmoor PCC £267.00 - Road signage towards St Matthews. Deferred to next meeting.

Item 10 – Correspondence. The Clerk listed in the agenda all items of paper correspondence received since the last meeting.

Item 11 – Any Other Business. In accordance with Local Council Administration there will be no resolution made on matters arising from this item. If action is required the matter will be placed upon a future agenda.

Cllr Ashcroft reported that the bridge at Dorton is now number one on the Rights of Way priority list and the work may be carried out at a much-reduced cost. Cllr Kemp Gee will follow up.

Cllr Ashcroft attended the Countryside Access Forum today and Cllr Mrs. Barnfield is working on the "lost ways" programme, which involves researching old maps to find any lost paths which could be reinstated to improve the Rights Of Way network.

Cllr Kemp Gee reported that the implementation of the 30mph extension at Gracious Street should happen very shortly.

Cllr Kemp Gee noted that he will be voting against the proposed new minerals and waste plans because of the new super quarry planned for Oakhanger.

Cllr Ravenscroft said he had been pestering David Smith for a date for the next liaison panel and minutes from the last meeting. Mr. Smith has been out to Chapel Farm recently to look at the current state of the site. Cllr Ashcroft said he thought the bund was disappearing.

Cllr Ashcroft has collected the bench from the Plestor. Most of it is rotten but hopefully some can be salvaged. He will speak to Milland Joinery to see if they can repair it.

Cllr McMeekan reported large vehicles coming through Oakhanger, some bringing in military equipment. Cllr Mrs. Carter said it was regrettable that no councillor from Oakhanger was able to attend the recent meeting with the traffic police to voice this concern. Councillors said that there was nothing they could do to prevent this, as they are perfectly legal if they are delivering to the village. If however they are just driving through it was suggested that a note was made of the number plates as well as dates and times. If it is a regular occurrence the traffic police will come out and stop them. Cllr Luty said this course of action had been successful in Blackmoor.

Item 12 - Date and Place of next meeting. – Wednesday 13th August 2008 at Blackmoor Village Hall 7:30pm

The meeting closed at 10:05pm

Date.....

Chairman.....