

WELLOW PARISH COUNCIL
Wellow Village Hall – 18 November 2002
(7.00 p.m. – 8.53 p.m.)

PRESENT: Mrs Perry (Chairman); Mr Bloore, Mr Harris, Mrs Kittow, Mr Noble,
 Mr Overton-Hore and Mrs Simpson

Apologies for absence were received from Mr Austin, Mr Gentle, Mr Moody
 and Mr Thaxter

150. **PLANNING**

(a) Current applications: RESOLVED that comments be made to the planning authority as indicated on the following applications:

TVS.03983/4	Montague House, Canada Road - increase in width of previously approved garage towards the house by one metre	Supported
TVS.04103/ 13	Ferndown Farm House, School Road - Outline: Erection of one 4-bedroom dwelling and reinstatement of access to Ferndown Farm House from Old Farm Copse and erection of detached garage for Ferndown Farm House (new application – earlier application withdrawn)	No objection
TVS.09824	Shootash Poultry Farm, Salisbury Road - Outline: Change of use of land from agricultural to residential	Wellow would prefer Romsey Extra Parish Council to respond as the site is primarily within their area
TVS.09824/1	Shootash Poultry Farm, Salisbury Road - change of use of existing poultry farm buildings to B1 and B8 uses	Wellow would prefer Romsey Extra Parish Council to respond as the site is primarily within their area
TVS.AG. 94	Kitts Merries Farm, The Frenches - erection of barn to be used for hay storage (permitted development – consultation on siting and appearance)	No objection

(b) Planning decisions: Members noted the decisions set out in paper 2A accompanying the agenda (shown as an appendix in the minute book).

(c) Viridor Appeal – land at The Triangle, Ridge: Members received a report on the progress of this appeal hearing. The Chairman would be presenting evidence on behalf of the Parish Council on 21 November.

151. AFFORDABLE HOUSING

Gordon Richardson of Community Action Hampshire attended the meeting to discuss an affordable housing scheme for Wellow.

As Rural Housing Enabler, Mr Richardson was able to offer independent advice and help. Assistance included approaches to landowners, liaison with the planning authority and the conduct of a housing needs survey. With regard to the latter, statistics from the Joint Housing and Joint Transfer Registers were tabled which indicated an established need for low cost housing in the Wellow area. Nevertheless, Test Valley had advised that a formal needs survey would be required if an 'exception' scheme was pursued. The only cost to the Parish Council would be the delivery of the survey forms.

Mr Richardson felt that a development of around an acre would be appropriate, providing 8 or 9 units. As always, the cost of land was an important factor; in this respect there appeared some prospect of a more realistic price being offered for future land acquisitions.

Members reviewed the sites identified for further investigation by the Housing Working Group in June and endorsed by the Council in July (minute 70 refers). It was agreed that these sites should form the basis of further partnership work with Community Action.

RESOLVED that details of the agreed sites be passed to Gordon Richardson for further investigation.

152. BURIAL GROUND – APPLICATION FOR RESERVED PLOT

The Clerk reported an application for a reserved grave space from a resident of Romsey (Mr NA). The applicant had formerly lived in Wellow but only for a relatively short period.

RESOLVED that the application be refused.

153. REVIEW OF PARISH BOUNDARIES

The Borough Council had published draft proposals for parish boundary changes prior to seeking formal Government consent. The changes included those proposed earlier by Romsey Extra Parish Council and accepted by Wellow. These involved East and West Lodges at Embley Park (moving to Wellow), Tollgate Cottage Gardeners Lane (moving to Romsey Extra) and a small piece of land at the corner of Ryedown Lane and Gardeners Lane (moving to Wellow). Comments were invited by 1 December 2002.

RESOLVED that the Council supports the boundary changes as proposed.

154. NEW RIDE-ON MOWER

The Clerk reported that an order had now been placed for the ride-on mower. The new machine, together with the trailer when purchased, could be stored at Hatches Farm at a cost similar to the charge for the tractor and gangmowers. However, Mr Harris offered at the meeting to provide storage facilities free of charge.

RESOLVED that the offer from Mr Harris be accepted with thanks.

155. **BUXTON LAND**

A letter from Hampshire Highways confirmed that there was no objection to the proposed footbridge across the ditch in Canada Road for access to the Buxton land. It was agreed that the bridge should include a handrail on both sides to assist persons crossing.

RESOLVED that the footbridge and stile be constructed in accordance with the specification from Ashley Browning approved under minute 83/8/02.

156. **BUS SHELTERS**

The Clerk reported that an order had now been placed for the new bus shelter opposite Hatches Garage. The order for the shelter opposite the Post Office was being delayed pending notification to the landowner adjacent to the site. In respect of the replacement Whinwhistle shelter, information was awaited from Atkins concerning proposed works to the layby.

157. **WEST WELLOW COMMON**

The Chairman reported on a complaint from a Canada Common resident about the lack of notification of the gorse clearance works presently being undertaken under the Management Agreement. In this respect, it was noted that the proposals had been included in a recent edition of the Parish Newsletter. With regard to any further work to be undertaken by the Groundsman, the intention was to await completion of the current contract work in order to assess the position.

158. **PARISH COUNCIL PUBLICITY**

The Chairman reported that the next edition of the Parish Newsletter was currently being prepared.

159. **PARISH COUNCIL FINANCES**

(a) Income: Members noted the following income received since the last meeting:

	£	VAT	£
Tennis fees	277.23	48.52	325.75

(b) Accounts: RESOLVED that authority be given for the following payments:

Cheque No	Payee	£	VAT	£
001639	B&Q (Purchase of ride-on mower) (Cheque already drawn – purchase authorised under minute 144(1)/11/02)	611.91	107.09	719.00
001640	Susan Tillyer (November salary)	74.24	0.00	74.24
001641	Joyce Pidgley (Salary, 28/10 – 1/12)	46.40	0.00	46.40
001642	Cynthia Merrey (Tennis agent's fee, November)	19.16	0.00	19.16

001643	Jeffrey Benham (Salary (3/11 – 9/11) + travel)	21.12	0.03	21.15
001644	M Derrick (Clerk’s salary + painting materials for Groundsman and cleaning materials for Hatches Farm pavilion)	725.87	12.74	738.61
001645	Playground Management Services (Play area inspection charges, incl out of sequence fee)	303.00	53.03	356.03

(Note: Cheque 001638 cancelled)