

**WELLOW PARISH ANNUAL GENERAL MEETING**

Wellow Village Hall: 23 May 2011 6.45 – 10.00 pm

Wellow Room

Present: Mrs Perry (VP) (part Chair), Ashley Browning (AB) (Chair), Mr Derrick (MD), Mr Noble (RN), & Mrs Ratcliffe

Attending: Clerk (CM), County Councillor Mr R Perry, Borough Councillors: Mr G Bailey & Mr A Gentle. Mr T Cater & Mr M Harris

Apologies:

**ACTION**

VP thanked the Clerk for all her help and support.

**APOLOGIES** as above

**1 APPOINTMENT OF CHAIRMAN INCLUDING SIGNING DECLARATION OF ACCEPTANCE**

**RESOLVED:** that Ashley Browning is appointed to Chairman of the Parish Council for the year 2011/12. AB then signed the Declaration of Acceptance of Office, countersigned by the Clerk.

AB thanked VP in behalf of the parish Council and the village for her long service on the Parish Council and for keeping everyone in check.

**2 APPOINTMENT OF VICE-CHAIRMAN**

**RESOLVED:** that Ray Noble is appointed to Vice Chairman of the Parish Council for the year 2011/12.

**3 DECLARATIONS OF ACCEPTANCE OF OFFICE**

AB, MD, RN and AR signed the Declaration of Acceptance of Office and each form was countersigned by the Clerk.

**4 DECLARATIONS OF INTEREST** Registers of Financial Interests and Items on the Agenda  
None declared. All to sign the Notification by Member of a Local Authority of Financial and Other Interests and return to the Clerk.**ALL****5 MINUTES**

**RESOLVED:** Minutes of 11<sup>th</sup> April 2011 to be signed by Chairman as a correct record.

**AB****6 MATTERS ARISING**

The Clerk reported that the Verderers had responded that they would keep an eye on the grazing. MD asked what the Verderers payment was for. AB replied that it was in the management plan for the Common.

**7 DISTRICT/COUNTY COUNCILLORS' REPORTS**

Roy Perry congratulated the new Parish Councillor and the Borough Councillor present. As Church warden he thanked AB for a recent problem he had sorted out at the Burial Ground. Further he reported that interviews were taking place at the end of July for a replacement vicar to be in place by the end of the year. Highways will be undertaken a major resurfacing of Whinwhistle at Ryedown Road. He expressed concern over the state of the verges in Wellow. Finally he mentioned there is to be a further minerals consultation.

Gordon Bailey congratulated the new Chairman and Councillors. He reported that Test Valley had issued a new Corporate plan for the next 4 years.

Tony Gentle thanked everyone and reported that he was pleased to be on the National Park as the Test Valley representative.

AB thanked Tony Gentle for his long and appreciative service as a Parish Councillor. MD thanked Gordon Bailey for his service to the Parish Council.

**8 APPOINTMENT OF PARISH COUNCIL REPRESENTATIVES**

**RESOLVED:** that the following be appointed representatives of Wellow Parish Council for the time being:

Wellow School	vacant
Village Hall	vacant

Test Valley Association of Parish Councils (TVAPC)	Mike Derrck & Ray Noble
Hampshire Association of Local Councils (HALC)	Chairman & Vice Chairman
Commoners Defence	Vacant
New Forest Panel	Ray Noble
Fire Safety – Hatches Farm and Lower Common Road Pavilions	Council
Play Area Safety	Council
Lower Common Road Pavilion Replacement	Council
Burial Ground	Ashley Browning
Common Management	Ashley Browning
Play Area Replacement	Council
Newsletter / Website	Council Agenda item
Tennis Club Liaison <i>now Hatched Farm</i>	Council
Cricket Club Liaison <i>now Recreation Ground</i>	Council
Football Club Liaison <i>now Hatched Farm</i>	Council
Planning Committee	Council
Footpaths and Licensed Sites	Vacant
New Forest Association	Ashley Browning
New Forest North East Quadrant	Ashley Browning

## Agenda

### 9 PLANNING & GENERAL PURPOSES COMMITTEE

a. **RESOLVED:** Minutes of 11<sup>th</sup> April 2011 received/agreed. (Appx 1)

AB

b. **New applications:**

**RESOLVED** that comments be made on applications as indicated below:

CM

<u>Application</u>	<u>Site and details</u>	<u>WPC view</u>	
<u>NFNP</u> 96434/11	<b>The Pines, Canada Road, West Wellow</b> Garage	Recommend Permission	
<u>TVBC</u> 11/00834/FULLS	<b>Brooklands Farm, Romsey Road, East Wellow</b> The replacement of two no. outbuildings	<b>No Objection</b>	
11/00882/FULLS	<b>2 Peartree Close, West Wellow</b> Single storey extension to the side of the house. To be part flat roof and part tiled roof. Infill front porch with UPVC door and window (existing porch roof to be retained)	<b>No Objection</b>	
<u>NFNP</u> 11/96223/FULL	<b>c. Decisions:</b> <u>Details</u> <b>Blackhill Farm, Blackhill Road, East Wellow</b> One and two storey rear extension; extension to outbuilding	<u>Decision</u> GRANT subject to conditions	<u>WPC View</u> <b>Recommend Permission</b>
96221	<b>The Pines, Canada Road, West Wellow</b> Extension and renovation of existing bungalow	GRANT subject to conditions	<b>Recommend Permission</b>
<u>TVBC</u> 10/01591/FULLS	<b>Home Farm, Embley Lane, East Wellow</b> Part demolition and part conversion of redundant farm/industrial buildings to provide four residential units (2 x 1-bed, 1 x 3-bed and 1 x 4-bed), upgrading of site access road, provision of sewage treatment plant and associated landscaping	PERMISSION subject to conditions and notes	<b>No Objection</b>

10/01702/FULLS	<b>1 Forest Edge Park, Gardeners Lane, East Wellow</b> Retrospective application for erection of fence	PERMISSION subject to conditions and notes	<b>No Objection</b>
10/02700/FULLS	<b>Plot 1 Forest Edge Park, Gardeners Lane, East Wellow</b> Retrospective application for the removal of section of earth bund between Forest Edge Park and Hallswood	PERMISSION subject to conditions and notes	<b>Objection</b>
10/01592/FULLS	<b>Home Farm Embley Lane East Wellow</b> Demolition of redundant industrial buildings and redevelopment of the site to provide four live/work dwellings (3 x 3-bed and 1 x 4-bed) each with dedicated work premises, upgrading of site access road, provision of sewage treatment plant, and associated landscaping	Withdrawn	<b>No Objection</b>
11/00611/LBWS & 11/00570/FULLS	<b>Wellow Park House, Ryedown Lane, East Wellow</b> Demolition of north west porch and vestibule. Construction of 1 and half storey extension adjoining and matching existing kitchen wing with glazed verandah supported on decorative wrought steel frame. Introduction of glazed link passage and south facing dormer at first floor	CONSENT PERMISSION subject to conditions and notes	<b>No Comment</b>
10/01632/FULLS	<b>Woodington Farm House, Woodington Road, East Wellow</b> Remove existing house and outbuildings and replace with new dwelling, garage and pond	REFUSED *	<b>Support</b>
<p>*1. The proposed replacement dwelling and ancillary landscape works, by virtue of its scale, elongated span, bulk, massing and proximity to mature trees on the site will result in a development that has a greater visual impact from public vantage points in the immediate vicinity than the original dwelling and will detract from the rural character and appearance of this countryside location. The development would therefore be contrary to PPS1 - Delivering Sustainable Development; PPS7 - Sustainable Development in Rural Areas; and Test Valley Borough Local Plan (June 2006) policies SET03 (Development in the Countryside), SET11 (Replacement Dwellings in the Countryside), DES01 (Landscape Character); DES05 (Layout and Siting), DES06 (Scale, Height &amp; Massing) &amp; DES08 (Trees &amp; Hedgerows).</p> <p>2. The submitted Biodiversity Assessment identifies the presence of bats at the site. However in the absence of clear evidence to identify the number and type of species that are present at the site or how the site is being used by such protected species it is not possible to identify or secure sufficient mitigation measures. The proposed development is therefore considered to be contrary to PPS9 - Biodiversity and Geological Conservation and Test Valley Borough Local Plan (June 2006) policies ENV01 (Biodiversity &amp; Geological Conservation), ENV05 (Protected Species) and DES09 (Wildlife &amp; Amenity Features).</p>			
11/00645/FULLS	<b>Hatches Farm, Foxes Lane, West Wellow</b> Continued Storage of touring caravans	PERMISSION subject to conditions and notes	<b>No Objection</b>
11/00623/FULLS	<b>The Gazings, Gazing Lane, West Wellow</b> Extension of the communal car park onto an existing lawned area. Removal of small part of raised flowerbed opposite the lawned area to facilitate parking manoeuvres.	PERMISSION subject to conditions and notes	<b>No Objection</b>

- d. **RESOLVED:** That the Council delays a decision on a new planning procedure for the council until further members are co-opted on.

- a. **RESOLVED:** That the Council approves the Accounts for the Year Ended 31 March 2011 including the Statement of Assurance.
- b. **RESOLVED:** That the Council updates its Bank Mandate to reflect the change in council and the Chairman plus one other councillor may sign cheques.
- c. **RESOLVED:** That the payment schedule below received & agreed and endorsed by members :

CM

Chq No	Details	Net	VAT	Total
003339	P Reynolds – Internal Audit 2010/11 Final	150.00	0.00	150.00
003340	Hampshire Archives Trust – Donation towards purchase - Wellow 19 <sup>th</sup> Century Picture Album	500.00	0.00	500.00
003341	K D Steer – Cleaning of Office April	20.00	0.00	20.00
003342	Test Valley Borough Council – Non Domestic Rates Cricket Club	649.50	0.00	649.50
003343	Cathedral Works Organisation – Repairs to War Memorial	700.00	140.00	840.00
003344	First Serve Tennis Courts Ltd – final works to courts	1927.50	385.50	2313.00
003345	South East Employers – Membership 2011/12	185.00	37.00	222.00
003346	Wellow Village Hall – Hire April – July 2011	82.50	0.00	82.50
003347	Sembcorp Bournemouth water Ltd - LCR	49.37	0.00	49.37
003348	E A Hatch – Hedge and Clear compost LCR	850.00	0.00	850.00
003349	AJ Harder – Landscaping wk to Burial Ground	126.00	0.00	126.00
003350	Laura Davies – May Salary	82.21	0.00	82.21
003351	Carol McFarland – May Salary & Expenses	909.15	7.49	916.64
003352	Southern Water – Wastewater Nov – May LCR	83.24	0.00	83.24
<b>Receipts:</b>				
500031	Wellow Tennis Club – reimburse court	1927.50	0.00	1927.50
500032	Wellow Youth Football – Pitch Fees Jan - Mar	166.67	33.33	200.00
500032	Mrs Stephens – Memorial Mr S Stephens	110.00	0.00	110.00
500033	Cheater – Burial J Lee	120.00	0.00	120.00
500033	Cheater – Burial J A Smith McKee	135.00	0.00	135.00
500034	Allstone – Memorial J E Page	110.00	0.00	110.00
500035	Cheater – Burial Ashes Janet B Stokes	135.00	0.00	135.00

- d. **RESOLVED:** That the Clerk obtains a further quote from the existing Insurance Provider Allianz. If it matches Came and Co the Council is to remain with Allianz.
- e. **RESOLVED:** That the Council disposes of the Tractor.  
It was confirmed that the gangs had been taken by a scrap dealer.

CM

## 11 ENVIRONMENT

- a. Other Matters:

The Clerk reported that Testway Housing had inspected the oak tree in the rear garden of 6a Gurnays Mead and had stated it was not of immediate concern, however, they had only inspected from the outside the garden. They pointed out that the trees on the Recreation ground were of more concern. AB to check. It was reported that a gate had been in the hedge between 2 recreation Cottages and the Recreation ground without Council permission. The Clerk to write to occupants.

AB

CM

## 12 SPORT &amp; LEISURE

- a. Management of Football at Hatches Farm:

It was agreed in principle that subject to the terms of an agreement that Wellow Youth Football Club take over the maintenance of pitch 2 for a one year period initially. It was also agreed in principle that Wellow Soccer Academy take over the maintenance of pitch 1 for a one year period initially.

- b. Update on the Play Area Replacement at the Recreation Ground at Lower Common Road: 05  
 AB reported that quotes were still being sought and that it might be possible to get together with other parishes to gain a group discount. He went on to say that it was important that the play area was on a level well drained site.
- c. Report from Representatives: Nothing reported.
- d. Renewal of Cricket Club Lease: CM  
 The Clerk to copy lease to all Parish Council Members for comment and also to Adam Overton-Hore.
- e. Other Matters:  
 It was reported that an adder had been spotted at the Recreation Ground.
- 13 CORRESPONDENCE**  
 List of correspondence/consultations received & noted by members – items of interest available to members as required. It was agreed that apologies be sent to the 9<sup>th</sup> Romsey (west Wellow) Scout AGM on 24 May 2011 & Test and Itchen Countryside Access Plan Working Group on 17 June 2011. MD & RN to attend the TVAPTC AGM on 26 May 2011. CM MD RN
- 14 HIGHWAYS**  
 a. Other Matters: It was reported that the ford in Foxes Lane needed attention.
- 15 DELEGATES' REPORTS**  
 Nothing reported.
- 16 MEETING DATES 2011/12**  
**RESOLVED:** That the Calendar of Meeting attached be agreed. (Appx 2)
- 17 ANNUAL PARISH MEETING 21 APRIL 2011 - FEEDBACK**  
 The Clerk to circulate the APM minutes. CM
- 18 REMOVAL OF PRESS AND PUBLIC: POST OF GROUNDSPERSON/MAINTENANCE OPERATIVE**  
**RESOLVED:** That the next item be held in private, there were no members of public or press in attendance.  
**RESOLVED:** That AB and RN meet with Jeff Benham to clarify his position following his meeting with VP & GB. AB RN
- 19 OTHER BUSINESS AT CHAIRMAN'S DISCRETION**  
 It was agreed that for the time being AB and AR retain their existing planning areas and the rest to be split between MD & RN. It was agreed that a notice of the 7 vacancies be placed all around the village and website and for co-option to take place at the next meeting. CM

---

*Public participation at this meeting: Mr Overton-Hore in attendance.*