

KINGSLEY PARISH COUNCIL

Minutes of the meeting held on Thursday 26th September 2013 at 7.30pm In the Kingsley Centre

Present: Cllr. C. Rigden - Chairman
Cllr. B. Lazenby
Cllr. L. McCorkindale
Cllr. T. Scrivener
Cllr. D. Comber
Cllr. C. Pearson
Clerk K.Nana Yonko

In attendance: 7 members of the public
District Councillor David Ashcroft

14.86 Chairman's Opening Remarks

Cllr Rigden welcomed the members of the public and advised the position of the fire exits.

14.87 Apologies for Absence

None

14.88 Declarations of Personal/Prejudicial Interest

None

14.89 Public Question

A member of the public asked if a visit vicar for cremation would be authorised at St Nicholas Chapel. Cllr Rigden said that this will have to be looked at.

Cllr Rigden confirmed that members of the public would be allowed to make statements or ask question in regards of the following items:

7 – Planning

8 – St. Nicholas Chapel & Cemetery

10 – Commons, Village Greens and Rights of Way

Cllr Rigden introduced Mr Martin Jones, Manager of Lafarge Tarmac

Mr Jones reminded the meeting of the tragic death of a young 22 years old man from Fleet who died in August following a fall in the Kingsley busy quarry which has a 6 years planning currently.

Mr Jones confirmed that the coroner's investigation will take place on 13th November 2013.

Tarmac has done an initial formal investigation to review the security on site especially at summer time. Visits to schools in Alton have been done by manager to make youngsters aware of the danger.

The parish has suggested putting an article on the parish website and in King's World around May 2014 to point out the danger of visiting this site.

Cllr Mc Corkindale mentioned that SITA UK Ltd was granted a planning permission to extract sand and restore the Bridges Land site at Kingsley Quarry to an agricultural field. However, for various reasons, the site has remained unrestored for several years. But following consultation with the landowner, they are now proposing to restore the site with a slightly higher level that originally permitted. This would involve the submission of a new planning.application.

14.90 Approval of the Minutes of the Meeting held on 25th July 2013

The minutes of the last meeting held on Thursday 25th July were approved as a true record of the meeting and duly signed.

Proposed – Cllr. Lazenby

Seconded – Cllr. Scrivener

All agreed unanimously.

14.91 Matters Arising

None

14.92 Planning

Applications ongoing:

**21066/026 Bakers Farm Nursery, Main Road, Kingsley, Bordon, GU35 9NJ
Removal of occupancy condition imposed under S52 agreement to 21066/001**

This application is on-going.

**53152/002 Land to the West of Dean Farm, Main Road, Kingsley, Bordon
Installation of 250kw (installed capacity) photovoltaic solar energy generating facility, comprising solar arrays and ancillary equipment (including inverters, substation and mounting frames)**

This application has been approved.

**22495/008 Burningsams, South Hay Lane, Kingsley, Bordon, GU35 9NW
Two storey extension to the rear**

This application is on-going.

**54616/002 Land West of, Farnham Road, Bordon
Change of use of land from agricultural to equestrian (to include riding lessons, keeping and breeding of horses) retention of sand school, mess room and hay barn**

This application has been refused.

**20136/044 Land south and east of Service Station, Farnham Road, Bordon, GU35 0QP
Change of use of vacant land to hand car was facility**

This application has been refused.

**54941 Land South of Main Road, Kingsley, Bordon
Change of use of land for stationing of a mobile home for residential purposes for a single gypsy pitch with creation of new access off main road, track and associated hard standing, treatment plant and amenity block (FUL)**

This application is on-going.

**27396/043 Old Park Farm, Main Road, Kingsley, Bordon, GU35 9LU
To be a hay storage barn. To sustain the current hay business and replace a rented barn which is now not available. Portal framed barn**

This application has been approved.

**53984/002 Unit 8 Kingsley Business Park, Main Road, Kingsley, GU35 9LY
Removal of condition one of 53984 to allow permanent change of use to car repairs (B2 USE)**

This application has been approved.

New application:

Enforcement Appeal EC/51617/002 Land West of, Sickles Lane, Kingsley, Alton

Following a detailed discussion, the Council agreed unanimously to support the EHDC enforcement notice served re breach of planning regulations. It was also agreed to note that it would have objected to the 'hay barn' being used as an aircraft hangar, if a planning application for this had been submitted, due to the proximity of the landing strip to the bridleway and footpath.

It was agreed that Cllr McCorkindale will propose a suitable response based on the discussion at the meeting for the councillors to approve by email and the Clerk to submit to EHDC.

Post meeting note: The response agreed following the meeting is reproduced at annexe 1 to these minutes for information.

Enforcement Appeal EC/37724/011 Land at Dean Farm, Main Road, Kingsley, Bordon

Following a detailed discussion, the Council agreed unanimously to strongly object to this appeal and to support the EHDC enforcement notice to remove the structures installed without planning permission.

It was agreed that Cllr McCorkindale will propose a suitable response based on the discussion at the meeting for the councillors to approve by email and the Clerk to submit to EHDC.

Post meeting note: The response agreed following the meeting is reproduced at annexe 2 to these minutes for information.

55095/001 4 Bakers Barn, Oakhanger Road, Kingsley, Bordon, GU35 9NJ

Listed building consent for external alterations to clad an outbuilding to form shed, moving of a fence and internal alterations to outbuilding to form four car ports. Kingsley Parish Council approves of the return of the "cart sheds" to their original condition, but lack the expertise to comment on the other matters.

37484/003 Westerkirk, Main Road, Kingsley, Bordon, GU35 9ND

Resubmission of previous application, scheme to incorporate non material amendments. First floor extension to rear, single storey extension to side, conversion of garage and workshop to living accommodation, detached garage to front.

The Council submitted a 'no objection' response to the previous application and saw no reason to change this response for the resubmitted application. It was agreed to submit the same comments as per the previous application.

52258/002 The Old Piggery, Main Road, Kingsley, Bordon

Two detached dwellings with covered parking, new access. landscaping and associated works

Following discussion it was agreed unanimously to support this application.

It was also agreed to submit the same comments as per the previous withdrawn application.

These comments are reproduced at annexe 3 for information.

SDNP 13/02740 2 Orchard Cottages, Oakhanger Road, Bordon, Hants GU35 9JP

Following a presentation of the facts in this application by Cllr McCorkindale and detailed discussion, it was agreed unanimously too strongly object to this application.

It was agreed that Cllr McCorkindale will propose a suitable response based on the discussion at the meeting for the councillors to approve by email and the Clerk to submit to EHDC.

Post meeting note: The response agreed following the meeting is reproduced at annex 4 to these minutes for information.

14.93 St. Nicholas Church & Cemetery

Cllr Pearson confirmed that she met on 20th August with the Architect Richard Ashby at St Nicholas Chapel to look at the damp on east wall, the roof tiles and the balcony. She is still waiting for a quote and the survey for the balcony.

All councillors agreed to have the second and last full cut of the year at St Nicholas Cemetery.

14.94 Transport, Highways and Road Safety

Cllr Lazenby confirmed that the repairs on pavements towards the Allotment site had been done. He mentioned that he saw earlier in the year workmen clearing the footpaths alongside the B3004 through Worldham therefore the clerk was asked to send an e-mail to Worldham Parish clerk to know who was carrying out the work and ask for advice.

Cllr Lazenby also mentioned that a meeting should be held in the next few months with Headley Parish Council in regards of the efficiency of the speed limit reminder sign.

14.95 Commons, Village Greens and Rights of Way

Upper Green:

Cllr Lazenby confirmed that we had received quotation for repairs on the damaged equipment from Playsafe.

It was suggested that some of the work was to be instructed on the multi-unit and aerial runway. However advice needs to be requested to get better type of wood to last longer for the suspension bridge and to get some sort of protection for the flat swing poles bottoms which seem to be damaged by trimmer/lawnmower.

Proposed: Cllr Lazenby

Seconded: Cllr Comber

All agreed unanimously

Cllr Lazenby mentioned that we were still waiting for English Landscape to come back to us in regards of the dragon teeth before starting any work on them.

Cllr Rigden confirmed that the picnic table will be funded by EHDC and County Councillor Mark Kemp Gee. The clerk was asked to contact Andy Cox who provided a quote in February this year to install it.

Lower Green:

The clerk was asked by Cllr McCorkindale to send a request for quotation to the usual contractor Paul Grace to cut Lower Green.

14.96 Community Resilience

No report.

14.97 Environment and Biodiversity

Cllr Scrivener confirmed that 4 to 6 black bags of rubbish are collected from the side of the main road on each litter picking day.

14.98 Sports Recreation and Leisure

No report

14.99 Kingsley Village Forum

Cllr Pearson mentioned that the next meeting will be held on Wednesday 23rd October 2013

15.01 Parish Plan

It was agreed to contribute to the expenses towards hall hiring and catering for the parish plan meeting which will be held on Friday 25th October 2013 at the Kingsley Centre. Cllr Rigden confirmed that the contribution requested was £100.00.

Proposed: Cllr Lazenby

Seconded: Cllr Scrivener

All agreed unanimously, except for Cllr Rigden who abstained.

15.02 Housing, Business & Commerce

Cllr McCorkindale confirmed that she attended a meeting in Petersfield in regards of the future housing plan and that she was shocked to hear that no housing was to be planned until 2028.

15.03 Communications

The correspondence received this month was listed by the clerk and circulated to all councillors prior to the meeting.

Website: Cllr Scrivener confirmed that the website is still in process and that he shall meet up the clerk shortly at the Kingsley Centre for a brief training session.

15.04 District Councillor

David Ashcroft confirmed that the joint core strategy was out for consultation, decision will be made in January 2014 before adopting it.

He also mentioned that there is a new committee dealing with rural broadband and that the first meeting will be held on Friday, 27th September 2013.

15.05 Procedures, Finance and Payments

The current balance was noted as £17,892.47

It was agreed to renew the clerk's contract at the same salary but increase the expenses to £1.00 from October 2013

Proposed: Cllr Rigden

Seconded: Cllr Comber

All agreed unanimously

Cllr Rigden confirmed that the audited has been completed and no matter was raised.

Payments made in August & September 2013

15/08/13	HMRC	PAYE PERIOD TO 05/08/2013	77.00
27/08/13	KARINE YONKO	CLERK AUGUST 2013 EXPENSES 0005/2013-14	32.00
27/08/13	PLAYSAFE PLAYGROUNDS	INV 4628 SEE SAW REPAIRS (PAYMENT POSTPONED FROM END JULY)	252.00
30/08/13	KARINE YONKO	CLERK AUGUST 2013 SALARY	246.40
16/09/13	KARINE YONKO	CLERK SEPTEMBER 2013 SALARY	246.40
17/09/13	HMRC	PAYE PERIOD TO 05/09/2013	61.60
27/09/13	KARINE YONKO	CLERK SEPTEMBER 2013 EXPENSES 0006/2013-14	39.65
27/09/13	EUROFFICE	INV 2086949 OFFICE STATIONERY	44.46
27/09/13	BDO LLD	INV 1207021 AUDIT COMMISSION	120.00

Date of Next Meeting of Kingsley Parish Council

The next Parish Council Meeting will be held on Thursday 24th October 2013 at 7.30 pm at The Kingsley Centre.

There being no further business the meeting closed at 10:00pm

CHAIRMAN DATE

Enforcement Appeal EC/51617/002 Land West of, Sickles Lane, Kingsley, Alton

Kingsley Parish Council supports the EHDC enforcement notice served re breach of planning regulations.

Farmers are given special rights re planning matters that allow buildings to be built in the countryside that would not be allowed for a non-farming activity. Planning Application 51617 was given permission as the farm owner said he needed a new hay barn. It is to be noted that the barn built does not match the specification as there is a shiny steel roof that shines out in the sunshine from afar, whereas the specification stated the roof would be green.

The application also stated: "The new proposals would not affect the local trees, hedgerows or planting and in addition there would be adequate screening provided by the existing landscaping of to(sic) the proposed farm buildings. There would be no new alternations to the existing landscaping due to the location."

It can be seen that about 50 metres of hedgerow and trees have been removed alongside footpath 27 so that there is direct access from the "landing strip". Furthermore a small pond shown on the application has been considerably enlarged and a small copse associated with the pond has been removed. The spoil from the pond was laid over the field used as a landing strip so as to level the land. All of this destructive "landscaping" is at odds with the design and access statement.

It must also be noted that the access to the "hay barn" is not as in the planning application using a farm track alongside footpath 20 and then inside a field parallel to footpath 27. The access now comes along footpath 27 and then across it to access the "hay barn".

Should there have been a planning application for an aircraft hangar Kingsley Parish Council would have objected suggesting this was contrary to policy GS3.

Although not relevant to this planning appeal we feel we need to comment on the use of the light aircraft as it indicates an indifference to local surroundings and local people. The rules on the landing of aircraft are that landing is allowed wherever a pilot considers it safe to do so. In this case Mr McCarthy fees it is safe to land his aircraft alongside a well-used bridleway and then cross a well-used footpath in order to access his hangar. The bridleway and footpath feature on one of the three suggested walking routes in the Exploring Kingsley leaflet. A site can be used as a landing strip up to 28 days in a year. The plane owner is to be self-monitoring and to stop once the 28 days have passed. Locals are used to seeing the aircraft and enduring the noise and many have seen it being stored in the "hay barn", underlining the breach in planning control.

Kingsley Parish Council would have further objected to this structure being used as an aircraft hangar due to the proximity of the landing strip to the bridleway and footpath.

Mr McCarthy has objected that 1 month is too short a time in order to stop using his "hay barn" as an aircraft hangar, but given no reason for such a stance. We consider the time adequate.

Enforcement Appeal EC/37724/011 Land at Dean Farm, Main Road, Kingsley, Bordon

Kingsley Parish Council strongly objects to this appeal and support EHDC in their enforcement notice to remove the structures installed without permission.

Background: Mr and Mrs Edney purchased an area of land that had previously been used occasionally for the grazing of a horse. Kingsley Parish Council received a number of complaints, both from locals and visitors to the area, with regard to the numerous earthworks, the various structures, the parties, the noise, the riding of scramble bikes, the use of shotguns, mostly regarding the behaviour of the new owners with their parties and large number of cars parked.

Objection details

- 1) The land itself is of modest size and deemed high risk of flooding by the Environment Agency denoted as “flooding from rivers or sea without defences” and coloured dark blue. The application incorrectly highlights there is no risk of flooding. In fact in times of heavy rainfall the whole area is flooded to knee height and at times can be flooded for days at a time. Hence there is great concern as to the use of the site as “a smallholding”. The site is only suitable to be used as previously for occasional grazing use, when there is a dry spell.
 - 2) Despite the inclusion of what the applicant advises they hope to do, rather than what actually occurs, there remains insufficient evidence that the site is a viable small holding.
 - 3) It is total unsuitable for an agricultural use with crops and thus pointless to have a poly tunnel.
 - 4) Access: there is no vehicular access to the site – the only pedestrian access being along footpath 7 b.
Until recently there was a gate and a stile alongside showing definitely only a pedestrian access.
Despite the application stating there are no new parking spaces a large area has been covered with hard core allowing parking for several cars.
As the site has no lawful vehicular access – but can be approached by walking from the car park by Kingsley Pond, this hard core should be removed and the site restored to grass in this area.
 - 5) Whilst the application states the site is for agricultural use, local residents have found it seems to be only for recreational use, with parties, BBQs, outside lighting, portable facilities. The site has been subject to a large number of engineering operations, not included in this application. This includes drainage ditches and the large parking area as above, which all represent an undesirable encroachment into the countryside. Furthermore trailer loads of rubbish have been delivered to the site for burning, some of which appears to be builder’s rubbish, where the bonfires have had large plumes of black smoke.
 - 6) There is now a summerhouse and toilet on the site, completely unnecessary for the supposed agricultural use of the site, thus giving the appearance of a domestic site, not suitable for this rural site.

The proposed buildings and development of the site are completely out of proportion for agricultural use of a site of about 1 acre in extent.

On the basis of the above Kingsley Parish Council object to the appeal and the unnecessary buildings and polytunnel removed. The proposals do not comprise “sustainable development” by reason of harm to the local landscape and local environment and as such do not accord with of the National Planning Policy framework.

**52258/002 The Old Piggery, Main Road, Kingsley, Bordon
Two detached dwellings with covered parking, new access. landscaping and associated works**

Kingsley Parish Council supports this application.

The site is at the centre of the village and is considered unsightly. 82% of respondents in the recent Parish Plan surveys would 'support' or have 'no objection' to the development of existing sites, and comments returned with the surveys support the development and tidying up of this specific site. There are four area of concern: 1) the detail of the finish of the houses is lacking - with EHDC to approve following samples being submitted. Is it possible that the Parish Council could also be included in this process so as to protect the appearance of this significant site? We would like these two large houses to have features linking them back to their agricultural past. 2) there is an area to be retained in the ownership of the present owner and remain "agricultural ". Can this be conditioned to be correctly maintained so as not to detract from its surroundings? 3) the access way is steeply banked and should be subject to HCC section 278 approval. The Parish Council is concerned that this banking should be gradual enough to allow a push chair to pass over the new access way. 4) Concerns have been raised concerning safety relating to the new proposed access onto the very busy B3004, often with traffic greatly exceeding the 30mph speed limit. The Parish Council looks to the expertise within EHDC and HCC to fully evaluate this risk to insure the highest possible levels of safety are provided.

SDNP 13/02740 2 Orchard Cottages, Oakhanger Road, Bordon, Hants GU35 9JP

Kingsley Parish Council strongly objects to the application.

There are two areas of concern: the size of the new house compared to the existing when newly built and the effect on the two surrounding houses of similar in style to 2 Orchard Cottage with weatherboarding and flat roofs.

This new application has suggested not the entire house as now was built originally and hence the suggested new house is slightly smaller than that in the previous application SDNP/13/02740/FUL

The drawings for the original house were actually included in the pre application advice earlier in 2013, but presumably not studied by the officer at that time, as the advice would appear to be incorrect. It is clear that the original house included a car port, not a garage, and none of the “red” area included in drawing number JSR/J936. We understand the present owner converted the car port to living accommodation.

The original house is shown to have internal dimensions of the main part of 23 feet x 16 feet. The wall thickness scaled up is 11 inches. The original house was thus 7.29m x 5.43 with the addition of a porch 2.89m x 1.52m. Hence per storey 44 m² leading to an original size of 88 m².

The applicant has suggested a different figure based on a rectangle from the GIs survey. The house is not a rectangle.

As the site is in a rural area policy H16 is applicable, whereby a property of this original size can be extended no more than 50% of the original house as at prior to 1974. Hence the application fails in that the new size of 178.8 m² is 103% bigger than the original. The maximum size of a new house should be 132 m².

We also consider that the other half of the pair of semidetached cottages will then look strange in the neighbourhood, with their house immediately on the boundary and no longer symmetrical, which would then detract from the surrounding area.

There is also some concern as to the suggestion of a new septic tank for Dolphins, the neighbouring house, in Dolphin’s garden. The deeds for Dolphins state they have the use of a septic tank in the garden of 1 Orchard Cottage. They have not given their permission to this change.