

## MINUTES OF THE PARISH COUNCIL AGM

Wednesday 18th May 2022, 7pm, Mapledurwell & Up Nately Village Hall

Present Parish Councillors Hugo Cubitt (Chairman), Kevin Rafferty

Colin Robertson, Alison Stent; Clerk Susan Turner.

### 1 WELCOME AND APOLOGIES

Apologies Tom Horsey

### 2 ELECTION OF CHAIRMAN

AGREED Unanimously to re-elect Hugo Cubitt as Chairman for 2022/23.

Declaration of Office made and signed, witnessed by Clerk.

### 3 MINUTES OF PREVIOUS MEETING of 16th March 2022, agreed and signed.

### 4 DECLARATIONS OF INTEREST in items on the Agenda, none.

### 5 PARISH COUNCIL LEAD ROLES

AGREED as follows:

Hugo Cubitt: Police liaison, Friends' liaison, Bonfire committee chairman; Mapledurwell planning, Mapledurwell pond, Tennis courts maintenance & membership; Up Nately Village Greenspace (joint).

Tom Horsey: Up Nately planning / environment / conservation / highways / rights of way; Up Nately pond committee chairman; Up Nately Village Greenspace (joint).

Colin Robertson: Mapledurwell environment / conservation / highways; Allotments, Frog Lane former watercress beds / chalk stream.

Kevin Rafferty: Finance, insurance; Playground and playground inspection, Mapledurwell rights of way.

Alison Stent: Village Hall liaison; Recreation ground and pavilion, Mapledurwell parish maintenance.

NON-COUNCILLOR ROLES Footpaths Warden Martin Carfrae; Tree Warden John Maclean.

### 6 ACCOUNTS & AUDIT 2021/22

#### .1 Year End Accounts including pages for Audit – as circulated, **APPENDIX I**

AGREED by all, signed by Chairman and Clerk. Year end balance £11,917.43.

Final payments since last meeting to year end

59	Clerk Salary March 2022	£342.00
60	Martin Gosling maintenance contract March 2022	£348.00

Review of Annual Accounts – General expenditure is in line with budgets and forecasts.

CIL funding is being made use of for projects in both Villages.

#### .2 AGAR (2) – Annual Governance Statements (S1)

AGREED by all, signed by Chairman and Clerk, **APPENDIX II.I**

#### .3 AGAR (2) – Accounting Statements (S2)

AGREED by all, signed by Chairman and Clerk, **APPENDIX II.II**

#### .4 External Audit Exemption Certificate form

AGREED by all, signed by Chairman and Clerk, **APPENDIX II.III**

### 7 FINANCE & GOVERNANCE 2022/23

#### .1 Payments to date this year

1	21CC GROUP – Jubilee Beacon	£588.00
2	Clerk Salary April	£342.00
3	Martin Gosling – Maintenance Contract April	£348.00
4	Steve Mills – Ground works, Up Nately Land	£3,438.00
5	Designer Metal (Suffolk) Tree guard	£288.00
6	Castle Water SE0030239174 – Allotments	£32.42
7	Brunel Engraving Co – Tree plaque	£144.84
8	HALC (+NALC) Subscription 22/23	£279.62
9	Play Safety Ltd – RoSPA inspection	£96.60

For signature (p1 of 3) .....

**.2 Accounts to date** – as circulated. Balance at 15th May 2022 = £12,729.57  
Received first half of Precept £5,152.50 and grass cutting grant for year £1,216.95.

**.3 Insurance** This will be the third year of a three-year tie-in via Gallagher. Documents as circulated, Axa policy underwritten by Pen.  
Premium (including IPT and all fees) for Parish Council and Village Hall will be £1,272.34.  
(Premium last year 2021/22 = £1,171.51; premium 2020/21 = £1,138.84.)

Decision made two years ago to stay with Came and Co (now bought out by Gallagher) – despite quite a bit of searching, due to:

- 1 An established bonfire & fireworks agreement (despite not being in theory compliant with distance to dwellings requirements)
- 2 the Gallagher policy continues to provide joint PC / VH insurance which elsewhere hard to find and does – or did two years ago – still bring an overall saving.

NOTED Insurance to be renewed via Gallagher.

**.4 The Parish Council Code of Conduct** is presently as the BDBC Code of Conduct 2012.  
On 24 March 2022 BDBC approved a new Code of Conduct for Councillors – in turn based on the LGA Model Code of Conduct – which will be implemented following the local elections as from 9 May 2022.

Legislation does not require Parish Councils to adopt the Code of Conduct of their principal authority but the Committee on Standards in Public Life 'acknowledges there are merits in achieving consistency'.

AGREED Unanimously to adopt the New Model Code of Conduct.

BDBC circulated the new Code plus additional documents:

- A flowchart on Interests **APPENDIX III** which is contained in the LGA Guidance on the new Code, and
- Social media guidance for councillors.

## 8 WATERCRESS BEDS LEASE

The 20-year lease from Corpus Christi for the former Frog Lane Watercress Beds has been agreed and signed. Parish Councillor concerns regarding paragraph 12.4 of the Lease prohibiting Parish Council objection to any potential planning application relating to the Landlord's property neighbouring the site have been addressed.

The fixed fee from Bates Solicitors for registering the lease is £500 plus Land Registry Fee £40 plus VAT.

Legal fees from Corpus Christi solicitors Loxley's have increased by c£1,300 from the original estimate (though original estimate was for a seven-year lease). Some of this is covered from contribution by Corpus Christi as agreed.

Loxley's summary of costs:

Landlord's Legal Costs	£2,000
Landlord's Surveyor's Costs	£1,300
Deduct Landlord's Contribution	£-1,000
Total	<u>£2,300 plus VAT</u>

ACTION Clerk to query increase in costs.

## 9 PLANNING – Parish planning update – as circulated – **APPENDIX IV**

### .1 New applications for consideration

22/01267/HSE and 22/01268/LBC (Validated 03 May 2022) Blaegrove House, Blaegrove Lane Up Nately. Installation of replacement windows and external doors. Parish Council response: No objection.

22/01088/PIP (Validated 12 Apr 2022) Land To The North Of Parrotts, Greywell Road, Mapledurwell. Permission in principle for the erection of 1 no. dwelling. Parish Council response: No objection.

Noting no objections from immediate neighbours. Noted comments from Biodiversity that 'Key Issues: Proximity to woodland and hedgerows. The site has no ecological designations or other intractable major ecological considerations so is acceptable in relation to Planning

Principle. It is in proximity to Lowland Mixed Deciduous Woodland a Priority Habitat but impacts to this would be a matter for the Technical Details submission as would other aspects such as the species mitigation and Biodiversity Net Gain.'

**.2 Application for Development Control**

21/00427/FUL (for DC 8th June, Validated 22 Feb 2021) Nunnery House, Tunworth Road. Erection of 1 no. 4 bed dwelling, detached garage, vehicular and pedestrian access, servicing and landscaping on land to north of Nunnery House.

Discussion

- Even with the latest revision, I still feel it's of an overly urban nature.
- The proposal goes against the intention of the Parish Council's own Planning Statement to: 'maintain the character of the Conservation Areas together with the rural and agricultural aspect of the Parish.' This is particularly important given the two new houses close by at the Gamekeepers, which I really do think have spoiled the landscape in that part of the village.
- Reference the latest drawings, I don't see that this changes anything in relation to the comments we submitted previously.
- Given its size, scale, parking, associated paraphernalia and hard fencing, it represents a huge destruction of environmentally valuable green space (and loss of trees) in a central, important area of the village. It would also have a significantly adverse impact on the character of the Conservation Area, and loss of visual amenity for the village and from the nearby footpaths west of the proposed site.
- With the addition of the two new houses at the Gamekeepers, approving Nunnery House in addition would significantly and detrimentally add to the urbanisation of (this part of) the village which I believe should be strongly resisted.

AGREED The Parish Council will speak at Development Control Committee in opposition to the application. Clerk to represent the Parish Council. **APPENDIX V**

**.3 Local Plan Update – 'Housing numbers challenge'**

To be discussed at Parish Assembly. The LPU Spatial Strategy (Site selection) to be discussed by BDBC EPH (Economic Planning and Housing committee) meeting of 9th June.

**.4 Parish Assembly**

AGREED A Parish Assembly is not the correct forum to discuss individual's planning applications and this if need be will be discouraged.

**10 FURTHER REPORTS**

**Playground inspection** RoSPA have just recently make their annual inspection of the playground, report dated 13th May 2022. Last year the inspection was in November, but going forward it will be in May of each year. A number of minor very low risk defects have been identified, Harvey Simpson continues to work on the playground maintenance.

**11 NEXT PARISH COUNCIL MEETINGS**

Third Wed of month, 7pm 20th July, 21st Sept, 16th Nov.

*Meeting closed at 7.25pm with thanks to all present*

For signature (p3 of 3) ..... Date .....



APPENDIX I.II: YEAR END ACCOUNTS

The screenshot shows a Lloyds Bank account interface. At the top, there are browser tabs for 'World at One - 16/03/2022' and 'Lloyds Bank - Account Over'. The address bar shows 'https://securebusiness.lloydsbank.com'. The user is identified as Mrs S. Turner, last logged on 12 March 22 at 08:20 AM. The account is for the Parish Council of Mapledurwell/Up Nately. The main content area features a 'Lloyds Bank Academy' promotion and a 'Treasurers Account' with a current balance of £1,072.62. Below that is a promotion for a business savings account that can be opened with as little as £1. At the bottom, a 'Bus Bank Instant' account is shown with a balance of £11,534.81. A summary box in the bottom right corner provides a breakdown of year-end accounts: Clerk Salary March 2022 (£342.00), Martin Gosling contract (£348.00), and a total of £382.32 at Year End.

- Clerk Salary March 2022 £342.00  
 - Martin Gosling contract £348.00  
 =  
**£382.32** at Year End

## APPENDIX I.III: YEAR END ACCOUNTS

<b>Mapledurwell &amp; Up Nately Parish Council</b>		
2021 / 2022 Bank Reconciliation - AUDIT SHEET		
Receipts and payments summary		
1	<b>Balance brought forward from 2021/22</b>	<b>£14,533.46</b>
2	<b>Plus Income</b>	<b>£15,694.16</b>
3	<b>Less Expenditure</b>	<b>£18,310.19</b>
4	<b>Balance to take over to 2022/23</b>	<b>£11,917.43</b>
Reconciliation – YEAR END		
5	<b>Business Instant Access</b>	<b>£11,534.81</b>
6	<b>Treasurers (Cheque)</b>	<b>£382.62</b>
7	<b>TOTAL ACCOUNTS</b>	<b>£11,917.43</b>
8	<b>Balance to take over</b>	<b>£11,917.43</b>
<p>Chairman ..... <i>Date 18th May 2022</i></p> <p>Susan Turner, RFO ..... <i>Date 18th May 2022</i></p>		



## APPENDIX I.IV: YEAR END ACCOUNTS

**2021/2022 Audit Year Significant Variations - AUDIT SHEET**

Difference between current and previous year greater than both 10% and £100  
in Section 1, boxes 2, 3, 4, 5, 6, 9 and 10

	Item	Previous Year 2020/21	Current Year 2021/22	Difference	Diff %
1	Balance Brought Forward	£9,147.03	£14,533.46	£5,386.43	58.89%
2	Annual Precept	£9,732.00	£10,024.00	£292.00	3.00%
3	Total Other Receipts	£14,303.43	£5,670.16	<b>£8,633.27</b>	-60.36%
4	Staff Costs	£3,787.20	£4,104.00	£316.80	8.37%
5	Loan interest/capital repayments	£0.00	£0.00	£0.00	NA
6	Total other payments (excl salaries)	£14,861.80	£14,206.19	<b>£655.61</b>	-4.41%
7	Balance carried forward	£14,533.46	£11,917.43	<b>£2,616.03</b>	-18.00%
8	Total cash and short term investments	£14,533.46	£11,917.43	<b>£2,616.03</b>	-18.00%
9	Total fixed assets and long term assets	£99,546.26	£100,801.10	£1,254.84	1.26%
10	Total borrowings	0	0	0	NA
11	Trust funds	NA	NA	NA	NA

**Box 3 Total other receipts**

Explanation for variation of	<b>£8,633.27</b>	<b>2020/21</b>	<b>2021/22</b>	<b>Difference</b>
Insurance - Village Hall contribution		£741.23	£0.00	<b>£741.23</b>
Additional Village Hall payment made in error - to be refunded		£511.91	£0.00	<b>£511.91</b>
Grass cutting grant		£1,183.00	£1,195.00	£12.00
Grant - County Cllr devolved budget		£500.00	£500.00	£0.00
Other grants / donations (Friends)		£1,680.00	£500.00	<b>£1,180.00</b>
CIL allocation		£7,085.70	£1,569.72	<b>£5,515.98</b>
Recreation - Football - Chineham Tigers pitch hire		£636.00	£777.90	£141.90
Allotments		£204.90	£155.34	<b>£49.56</b>
Returned funds		£116.00	£192.00	£76.00
Village Hall rent (contra arrangement)		£5.00	£5.00	£0.00
Vat reclaim		£1,638.72	£773.73	<b>£864.99</b>
Bank interest		£0.97	£1.47	£0.50
	<b>totals</b>	£14,303.43	£5,670.16	<b>£8,633.27</b>

Chairman ..... Date 18th May 2022

Susan Turner, RFO ..... Date 18th May 2022

**APPENDIX II.I: AUDIT FORMS (AGAR)****Section 1 – Annual Governance Statement 2021/22**

We acknowledge as the members of:

**MAPLEDURWELL AND UP NATELY PARISH COUNCIL**

our responsibility for ensuring that there is a sound system of internal control, including arrangements for the preparation of the Accounting Statements. We confirm, to the best of our knowledge and belief, with respect to the Accounting Statements for the year ended 31 March 2022, that:

	Agreed		
	Yes	No	
1. We have put in place arrangements for effective financial management during the year, and for the preparation of the accounting statements.	✓		<i>prepared its accounting statements in accordance with the Accounts and Audit Regulations.</i>
2. We maintained an adequate system of internal control including measures designed to prevent and detect fraud and corruption and reviewed its effectiveness.	✓		<i>made proper arrangements and accepted responsibility for safeguarding the public money and resources in its charge.</i>
3. We took all reasonable steps to assure ourselves that there are no matters of actual or potential non-compliance with laws, regulations and Proper Practices that could have a significant financial effect on the ability of this authority to conduct its business or manage its finances.	✓		<i>has only done what it has the legal power to do and has complied with Proper Practices in doing so.</i>
4. We provided proper opportunity during the year for the exercise of electors' rights in accordance with the requirements of the Accounts and Audit Regulations.	✓		<i>during the year gave all persons interested the opportunity to inspect and ask questions about this authority's accounts.</i>
5. We carried out an assessment of the risks facing this authority and took appropriate steps to manage those risks, including the introduction of internal controls and/or external insurance cover where required.	✓		<i>considered and documented the financial and other risks it faces and dealt with them properly.</i>
6. We maintained throughout the year an adequate and effective system of internal audit of the accounting records and control systems.	✓		<i>arranged for a competent person, independent of the financial controls and procedures, to give an objective view on whether internal controls meet the needs of this smaller authority.</i>
7. We took appropriate action on all matters raised in reports from internal and external audit.	✓		<i>responded to matters brought to its attention by internal and external audit.</i>
8. We considered whether any litigation, liabilities or commitments, events or transactions, occurring either during or after the year-end, have a financial impact on this authority and, where appropriate, have included them in the accounting statements.	✓		<i>disclosed everything it should have about its business activity during the year including events taking place after the year end if relevant.</i>
9. (For local councils only) Trust funds including charitable. In our capacity as the sole managing trustee we discharged our accountability responsibilities for the fund(s)/assets, including financial reporting and, if required, independent examination or audit.	Yes	No	N/A
			✓

\*For any statement to which the response is 'no', an explanation must be published

This Annual Governance Statement was approved at a meeting of the authority on:

18/05/2022

and recorded as minute reference:

MINUTE REFERENCE  
6.2

Signed by the Chairman and Clerk of the meeting where approval was given:

Chairman

SIGNATURE REQUIRED

Clerk

SIGNATURE REQUIRED

**Other information required by the Transparency Code (not part of the Annual Governance Statement)**

The authority website/webpage is up to date and the information required by the Transparency Code has been published.

Yes	No
✓	

ENTER PUBLIC ADDRESS <http://www.mapledurwellupnately.co.uk>



## APPENDIX II.II: AUDIT FORMS (AGAR)

## Section 2 – Accounting Statements 2021/22 for

## MAPLEDURWELL AND UP NATELY PARISH COUNCIL

	Year ending		Notes and guidance
	31 March 2021 £	31 March 2022 £	
			<i>Please round all figures to nearest £1. Do not leave any boxes blank and report £0 or Nil balances. All figures must agree to underlying financial records.</i>
1. Balances brought forward	9,147	14,533	<i>Total balances and reserves at the beginning of the year as recorded in the financial records. Value must agree to Box 7 of previous year.</i>
2. (+) Precept or Rates and Levies	9,732	10,024	<i>Total amount of precept (or for IDBs rates and levies) received or receivable in the year. Exclude any grants received.</i>
3. (+) Total other receipts	14,303	5,670	<i>Total income or receipts as recorded in the cashbook less the precept or rates/levies received (line 2). Include any grants received.</i>
4. (-) Staff costs	3,787	4,104	<i>Total expenditure or payments made to and on behalf of all employees. Include gross salaries and wages, employers NI contributions, employers pension contributions, gratuities and severance payments.</i>
5. (-) Loan interest/capital repayments	0	0	<i>Total expenditure or payments of capital and interest made during the year on the authority's borrowings (if any).</i>
6. (-) All other payments	14,862	14,206	<i>Total expenditure or payments as recorded in the cashbook less staff costs (line 4) and loan interest/capital repayments (line 5).</i>
7. (=) Balances carried forward	14,533	11,917	<i>Total balances and reserves at the end of the year. Must equal (1+2+3) - (4+5+6).</i>
8. Total value of cash and short term investments	14,533	11,917	<i>The sum of all current and deposit bank accounts, cash holdings and short term investments held as at 31 March – To agree with bank reconciliation.</i>
9. Total fixed assets plus long term investments and assets	99,546	100,801	<i>The value of all the property the authority owns – it is made up of all its fixed assets and long term investments as at 31 March.</i>
10. Total borrowings	0	0	<i>The outstanding capital balance as at 31 March of all loans from third parties (including PWLB).</i>
11. (For Local Councils Only) Disclosure note re Trust funds (including charitable)	Yes	No	N/A
			✓
			<i>The Council as a body corporate acts as sole trustee for and is responsible for managing Trust funds or assets.</i>
			<i>N.B. The figures in the accounting statements above do not include any Trust transactions.</i>

I certify that for the year ended 31 March 2022 the Accounting Statements in this Annual Governance and Accountability Return have been prepared on either a receipts and payments or income and expenditure basis following the guidance in Governance and Accountability for Smaller Authorities – a Practitioners' Guide to Proper Practices and present fairly the financial position of this authority. Signed by Responsible Financial Officer before being presented to the authority for approval



SIGNATURE REQUIRED

Date

16/05/2022

I confirm that these Accounting Statements were approved by this authority on this date:

18/05/2022

as recorded in minute reference:

MINUTE REFERENCE 6.3

Signed by Chairman of the meeting where the Accounting Statements were approved

SIGNATURE REQUIRED

## APPENDIX II.III: AUDIT FORMS (AGAR)

### Certificate of Exemption – AGAR 2021/22 Form 2

To be completed by smaller authorities where the higher of gross income or gross expenditure did not exceed £25,000 in the year of account ended 31 March 2022, and that wish to certify themselves as exempt from a limited assurance review under Section 9 of the Local Audit (Smaller Authorities) Regulations 2015

There is no requirement to have a limited assurance review or to submit an Annual Governance and Accountability Return to the external auditor, provided that the authority has certified itself as exempt at a meeting of the authority after 31 March 2022 and a completed Certificate of Exemption is submitted no later than 30 June 2022 notifying the external auditor.

#### MAPLEDURWELL AND UP NATELY PARISH COUNCIL

certifies that during the financial year 2021/22, the higher of the authority's total gross income for the year or total gross annual expenditure, for the year did not exceed £25,000

Total annual gross income for the authority 2021/22: £15,694 R.A.MOUNT £00,000

Total annual gross expenditure for the authority 2021/22: £18,301 R.A.MOUNT £00,000

There are certain circumstances in which an authority will be unable to certify itself as exempt, so that a limited assurance review will still be required. If an authority is unable to confirm the statements below when it cannot certify itself as exempt and it must submit the completed Annual Governance and Accountability Return Form 3 to the external auditor to undertake a limited assurance review for which a fee of £200 +VAT will be payable.

By signing this Certificate of Exemption you are confirming that:

- The authority was in existence on 1st April 2018
- In relation to the preceding financial year (2020/21), the external auditor has not:
  - issued a public interest report in respect of the authority or any entity connected with it
  - made a statutory recommendation to the authority, relating to the authority or any entity connected with it
  - issued an advisory notice under paragraph 1(1) of Schedule 8 to the Local Audit and Accountability Act 2014 ("the Act"), and has not withdrawn the notice
  - commenced judicial review proceedings under section 31(1) of the Act
  - made an application under section 28(1) of the Act for a declaration that an item of account is unlawful, and the application has not been withdrawn nor has the court refused to make the declaration
- The court has not declared an item of account unlawful after a person made an appeal under section 28(3) of the Act

If you are able to confirm that the above statements apply and that the authority neither received gross income, nor incurred gross expenditure, exceeding £25,000, then the Certificate of Exemption can be signed and a copy submitted to the external auditor either by email or by post (not both).

The Annual Internal Audit Report, Annual Governance Statement, Accounting Statements, an analysis of variances and the bank reconciliation plus the information required by Regulation 15(2), Accounts and Audit Regulations 2015 including the period for the exercise of public rights still need to be fully completed and, along with a copy of this certificate, published on the authority website/webpage\* before 1 July 2022.

By signing this certificate you are also confirming that you are aware of this requirement.

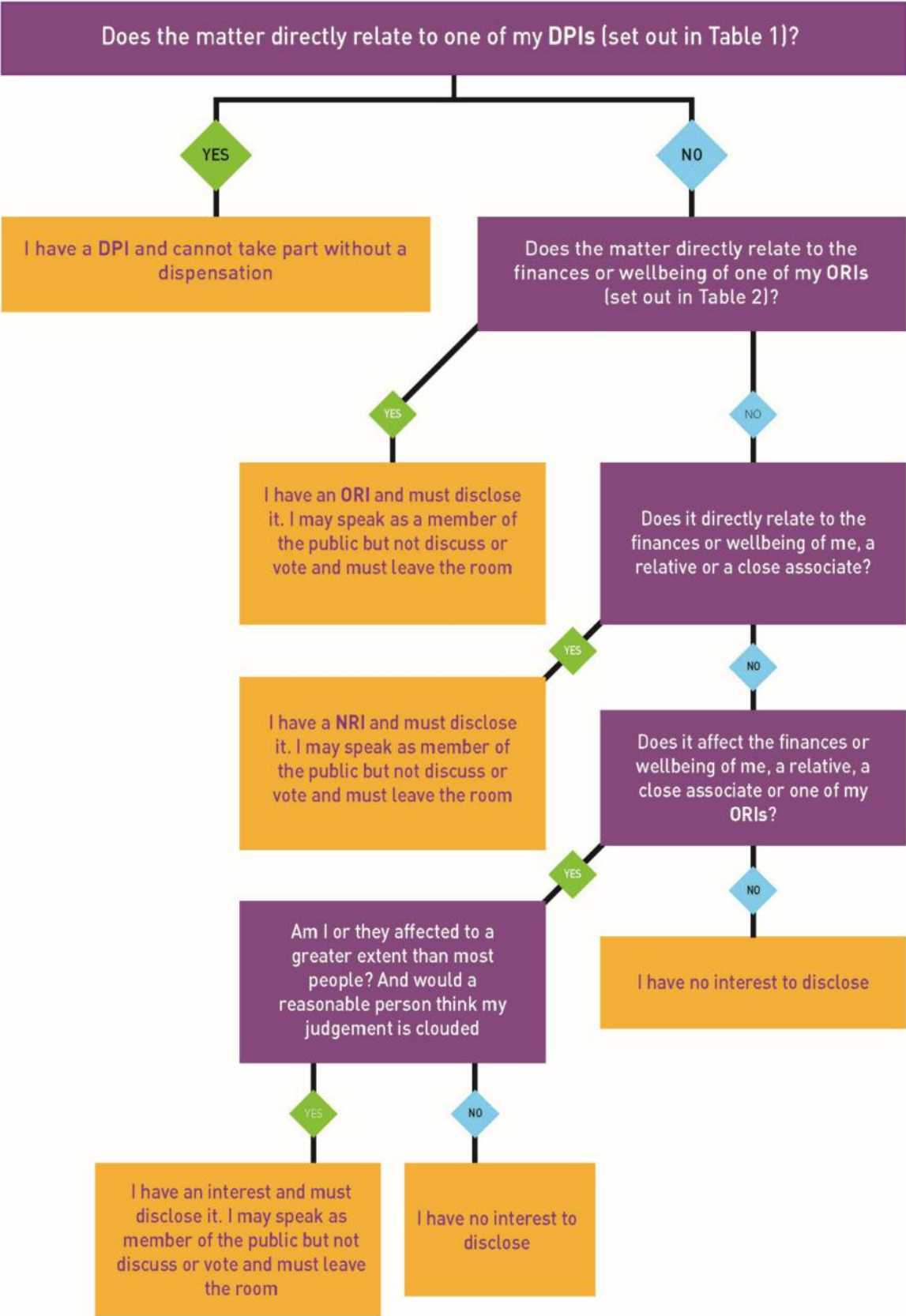
Signed by the Responsible Financial Officer	Date	I confirm that this Certificate of Exemption was approved by this authority on this date:	
SIGNATURE REQUIRED	18/05/2022		18/05/2022
Signed by Chairman	Date	as recorded in minute reference:	
SIGNATURE REQUIRED	18/05/2022	6.4	MINUTE REFERENCE
Generic email address of Authority	Telephone number		
clerk.mapledurwellupnately@parish.hants.gov.uk	TEI 07 51 57 770 60	IBER	

\*Published web address:

ENTER PUBLICLY AVAILABLE WEBSITE/WEBPAGE ADDRESS  
<http://www.mapledurwellupnately.co.uk>

**ONLY this Certificate of Exemption should be returned EITHER by email OR by post (not both) as soon as possible after certification to your external auditor, but no later than 30 June 2022. Reminder letters incur a charge of £40 +VAT**

**APPENDIX III: FLOWCHART ON COUNCILLOR PECUNIARY INTERESTS**



**APPENDIX IV****M&UN PARISH PLANNING UPDATE – 17 MAY 2022****New applications for consideration**

[22/01267/HSE](#) and [22/01268/LBC](#) (Validated 03 May 2022) Blaegrove House, Blaegrove Lane Up Nately. Installation of replacement windows and external doors

[22/01088/PIP](#) (Validated 12 Apr 2022) Land To The North Of Parrotts, Greywell Road, Mapledurwell. Permission in principle for the erection of 1 no. dwelling.

**Applications pending / recently decided**

[APP/H1705/W/21/3289616 \(Appeal](#) – start date 31 March 2022) 20/01723/FUL Brockwell (Paddock and Stable) Andwell Lane. Eight dwellings with new service road and improved access from the highway.

[T/00125/22/TRQ2](#) –‘I acknowledge receipt of the TPO request, from the Mapledurwell Parish Tree Warden for trees on Tunworth Road (South), the reference number is above. The tree officers considering the request are Rhodri Jones and Frank Wright.’

[22/00676/FUL](#) (Pending, Validated 03 Mar 2022 ) High Field View, Frog Lane. Erection of a new bungalow the existing concrete garage currently located at the north end of the land.

[22/00635/ADV](#) (Pending, Validated 25 Feb 2022) The Hatch. Display of 1 no. externally illuminated totem sign, 1 no. illuminated painted individual letter building sign, 2 no. non-illuminated double sided post signs, 1 no. non-illuminated single sided post sign, and 1 no. illuminated single sided post sign.

[22/00630/FUL](#) and [22/00678/LBC](#) (Pending, Validated 25 Feb 2022) The Hatch. Minor internal and external alterations, redecoration and repairs to building; new signage; erection of 2 no. pergola, including fixed seating and external fire; erection of external bar servery; partial resurfacing of car park and installation of new gates; replace existing bridge; repaving, new bollard lights and arbors; demolition of existing garden sheds / structures and erection of new shed; new island patios with festoon lighting to garden; new fencing and associated works.

[22/00212/TDC](#) Validated 17 Feb 2022) Nunnery House Tunworth Road. Application for Technical Details Consent for conversion of an agricultural building to 1 no. dwelling and new vehicular access from Tunworth Road in accordance with Permission in Principle 20/00009/PIP [Allowed at Appeal].

[21/01739/LBC](#) (Pending, Validated 14 Jul 2021) Arlings Tunworth Road. Replacement of all existing windows and exterior doors with new like for like design windows and doors.

[21/01777/RET](#) (Pending, Validated 24 May 2021) The Gamekeepers. Laying of hardstanding to provide access to the cesspit for the pump-out lorry and to enable the dray lorry to make deliveries clear of the highway; the hardstanding also to serve as additional parking to serve The Gamekeepers; provision of 7 No. low-level, bat-friendly downlighters within the landscaped margin.

[21/00827/FUL](#) (Pending, Validated 20 Apr 2021) Land Opposite Hillside, Heather Lane. Change of use of land to form secure dog walking area and off road parking area for 2-3 cars. Erection of gate and 1.8m fence around perimeter of site. Replace existing shed.

[21/00427/FUL](#) (for DC 8th June, Validated 22 Feb 2021) Nunnery House, Tunworth Road. Erection of 1 no. 4 bed dwelling, detached garage, vehicular and pedestrian access, servicing and landscaping on land to north of Nunnery House.

[21/00107/PIP](#) (Refused 19 April) The Farm, Tunworth Road. Application for Permission in Principle for the residential development for a maximum of 9 dwellings.



## APPENDIX V: NUNNERY NEW HOUSE AT POND - RESPONSE TO DC OF 8TH JUNE

Erection of 1 no. 4 bed dwelling, detached garage, vehicular and pedestrian access, servicing and landscaping on land to north of Nunnery House.

Susan Turner speaking for Mapledurwell & Up Nately Parish Council

1. This proposal is for open green space at a focal point of Mapledurwell's Conservation Area.
2. Policy EM10 of the current Local Plan discusses how local distinctiveness – of landscape and built environment – is fundamental to creating a 'sense of place'.
3. The recent Settlement Study for the Local Plan Update, assessed the Village of Mapledurwell in terms of its build form – its cohesion and character, and relationship to key services – to determine whether or not it was suitable to be categorised as a 'Category 4' settlement as per Policy SS5 and so be assigned a Settlement Policy Boundary.  
Mapledurwell was scoped out of the study due to – I quote – the sporadic nature of the settlement - the village is dispersed in character - the surrounding area is very rural in nature, particularly to the southern part of the village – the built form is broken up by land in agricultural use or undeveloped countryside.  
For these reasons Mapledurwell was considered unsuitable for a settlement boundary and therefore arguably unsuitable in character for planning 'infill' to be encouraged. It remains in the Open Countryside.
4. This application site is at the edge of the 'Southern half' of the settlement by the village pond - also central to an extensive network of lanes, byways and public footpaths which converge here. The pond and its surrounds is a focal point for local amenity and a stopping point for the many walkers and cyclists who enjoy the sense of here, being in the countryside, at the very edge of the countryside, with open views and a largely traditional landscape.
5. It is not the case that Mapledurwell has not recently seen new housing, or that this Parish Council is opposed to all. In the last couple of years five new houses have been approved within the locality, three of which are within 150m, plus a further close-by dwelling at application stage.
6. With regards to this application site, it is recognised that Key Issues are the impact on landscape character and visual amenity as per Policy EM1. The Landscape officer noted that the proposed development will have an impact on the character of the area, and requested detailed landscaping scheme and maintenance plan as a matter of condition should the committee be minded to approve. In this eventuality the Parish Council strongly endorses the Landscape Officer's comments and request for condition.
7. However the Parish Council considers this location too important and the impact too great for 'mitigation' and condition to be successful. As evidenced by the application, the dwelling seeks to be as large as possible – with garage, hard standing, car parking, hard fencing, plus the domestic paraphernalia and light pollution. While recognising that some revision has been made to the initial 'off the shelf' design, the proposal remains of a size and 'overly urban nature' that necessarily dominate the site and its setting. Parish Councillors feel that, in particular given the cumulative effect of two new houses recently built close by at the Gamekeepers, this newbuild would significantly and detrimentally urbanise this southern part of the village.
8. Considering Social Value in planning, rural villages make a contribution as destinations for outdoor recreation and so in supporting health and wellbeing. As EM10 advocates local distinctiveness in making an important contribution to the quality of life of residents and visitors', the NPPF notes the 'desirability of maintaining an area's prevailing character and setting'. And the 'desirability of new development making a positive contribution to local character and distinctiveness'. Where a positive contribution is not made, it would seem contrary to the NPPF and Local Policy EM10 to allow new development to urbanise our rural villages such that they lose their rural distinctiveness and sense of place.
9. The application Planning Statement notes that: 'The site has been neglected due to being surplus to requirements and needs new use.' In the context of Policy, and Settlement Study as described, this should not necessarily mean it is the right place to put a new house.  
The NPPF also recognises – at 11. Making effective use of land – that: 'some undeveloped land can perform many functions, such as for wildlife, recreation, flood risk mitigation, cooling/shading, carbon storage or food production.'
10. Taken on balance the value of green space here – preserving the unique and rural character of the location – versus the contribution of one new house alongside its acknowledged impact – the Parish Council requests that this application be refused.

Thank you