

## **MINUTES OF THE PARISH COUNCIL AGM**

Wednesday 24 May 2023, 6.45pm, Mapledurwell & Up Nately Village Hall  
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 2023/24**

Hugo Cubitt re-elected Chairman for the coming year, proposed Alison Stent, agreed unanimously. Declaration of Office made, signed and counter signed by the Clerk.  
Election of Vice-chairman, proposed Tom Horsey agreed unanimously, subject to his agreement. Declaration on Office to be signed as soon as practicable.

**3 MINUTES OF PREVIOUS MEETING** of 16 March, agreed and signed.

**4 DECLARATIONS OF INTEREST** in items on the Agenda – none.

**5 REVIEW OF PARISH COUNCILLOR ROLES**

Agreed to continue with lead roles unchanged:

Hugo Cubitt: Police liaison, Friends' liaison, Mapledurwell planning, Mapledurwell pond, Tennis courts; Up Nately Green (joint).

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

Colin Robertson: Mapledurwell natural environment / conservation / highways; Allotments, Frog Lane 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 role – Footpaths Warden** Martin Carfrae agreed to continue as Parish Footpaths Warden with the thanks of the Parish Council.

**Non-councillor role – Tree Warden** The Chairman expressed huge thanks to John Maclean on behalf of the Parish for his many years of commitment to the Tree Warden role; and for the many extra trees he caused to be planted in the Parish. Thanks to Colin Robertson who has for the time being taken over as Tree Warden.

**6 FINANCE & GOVERNANCE**

**.1 2022/23 Payments and income to year end**

Payments since the last meeting of 16 March to year end

60	CR for PomonaFruits – QuinceTrees x 2	£58.45
61	CR for Conkers Stake & tie for Quince trees	£11.96
62	CR for Water Butts Direct – 4 x Butt & Water kits	£347.76
63	PGGM – Digger hire 22-Mar	£114.00
64	Martin Gosling – Contract Mar	£405.40
65	Clerk – Salary March	£342.00

Income of note since last meeting – VAT reclaim £5,859.61

Year end balance = £8,477.04

**.2 2022/23 Year end accounts APPENDIX I**

AGREED Unanimously and signed by Chairman and Clerk.

**.3 2022/23 Audit (AGAR 3) forms for approval and signing**

i Annual Governance Statements (S1)

AGREED by all; signed by Chairman and Clerk.

ii Accounting Statements (S2)

AGREED by all; signed by Chairman and Clerk.

iii BDO LLP conflict of interest form

AGREED by all that no conflict of interest with newly reappointed external auditor BDO LLP; form signed by Chairman and Clerk.

NOTED Internal audit scheduled w/c 12 June.

**.4 Notice of electors rights** to be published 02 June for period 05 June to 14 July.

For signature (p1 of 4) .....

**.5 023/24 accounts to date – APPENDIX II.**Payments to date

1	Martin Gosling – Contract April	£405.40
2	Clerk – Allowance 2022/23	£216.00
3	HALC – HALC/NALC-Subs 2023/24	£290.56
4	Clerk – Salary April	£365.60

Income to date

BDBC – Ward Cllr Community grant	£269.44
BDBC – Half precept	£5,420.63
BDBC – Grass cutting grant	£1,219.39
BDBC – CIL (Waterside, Frog Lane)	£3,706.26

Bank reconciliation to date = £17,823.54

**.6 Finance / budget report**

- i. PRECEPT 2023/24  
Budget for the year aimed to break even based on a Precept increase of 5% = total £10,841.25.  
The increase per household estimated be in the region of 3.5%.  
Estimated £36.15 per band D household, increase of £1.09 on this year.  
(Double this for band H and half for band A.)
- ii. CIL FUNDING OVER LAST TWO YEARS – 2021/22 and 2022/23 – received £14,948.39.  
£7,085.70 from two new houses Heather Row Lane, and £7,862.69 two new houses Gamekeepers.  
Spent in almost equal parts Mapledurwell & Up Nately.  
Mapledurwell  
- Work a Village Hall Grounds and Allotments – including cutting back / coppicing trees  
- replacing fence / guard rail and ditch crossing Mapledurwell pond  
- improving drainage and verge restoration by the allotment gates Frog Lane  
- Watercress beds (chalk stream) 20-year lease.  
Up Nately Green – clearing and fencing.
- iii. JUBILEE FUNDING With thanks to the Friends of St Mary's for grant contribution.
- iv. PARISH & TOWN COUNCIL INVESTMENT FUNDING 2022/23  
HCC funding via the Parish Council for Village Hall refurbishment / energy efficiency improvements.
- v. OTHER GRANT FUNDING  
- Thanks to County Cllr Elaine Still for a £500 grant towards current phase Chalk Stream planting.  
- Thanks to Ward Councillor Community grant for £269.44 for new water butts at the allotments.
- vi. PRECEPT-FUNDED EXPENDITURE – main areas of expenditure  
- Grounds maintenance at the Village Hall; and also Up Nately Green and around the Village Ponds.  
- Parish Council insurance, governance and audit – Villager – Clerk salary.
- vii. PARISH LENGTHSMAN HOURS – in 2022/23 mostly put towards clearing grips.
- viii. ADDITIONAL CIL FUNDING 2023/24 from two new houses Waterside, Frog Lane £3,706.26.

**.7 Insurance** Renewal quote received from Gallagher after three-year tie in. Last year's premium £1,272.34 Axa policy underwritten by Pen.

Quote from Hiscox Insurance from the 01 June 2023 to the 01 May 2024 = £1,538.43 an increase of £260 (just under 21%). The cover breakdown is as follows, the largest part of the premium being for the buildings insurance.

- Core Covers which includes Liabilities etc	£378.64
- Mapledurwell & Up Nately Village Hall	£790.82
- Sports Pavilion	£154.74
- Contents, Street Furniture & Playground Equipment	£164.23
(Approx 1/3 Village Hall (£54.23); 2/3 Parish Council £110)	
- Administration Fee	£50.00

Spilt core cover and admin fee equally gives

Village Hall @ 214.32 + £ 790.82 + £54.23 = £1,059.37

Parish Council @ 214.32 + £ 154.74 + £110.00 = £479.06

**.8 Grant funding**

- i. BDBC Strengthening Communities Grant scheme – [www.basingstoke.gov.uk/funding](http://www.basingstoke.gov.uk/funding).  
Open to 18 June. Applications up to £15,000 for projects to be delivered over 12 months.  
CRITERIA `This scheme does not fund capital costs. It is a revenue-only scheme.

Expenditure such as physical improvements or changes to premises and facilities is not eligible under this scheme.

'Funding can however be applied for to retain an existing staff member, recruit a new member of staff or increase working hours of existing staff where their activities are directed towards building the organisation's sustainability and/or enhancing services. Likewise, should an organisation decide to start the delivery of new services aimed at increasing income generation while addressing community needs, funding can be applied for to kick start delivery.'

NOTED No apparent funding opportunity for Parish Council or Village Hall at present.

## 7 ALLOTMENTS

### .1 Water supply to new plot

Proposals from Colin Robertson  
Option 1 – A permanent standpipe cost £1,200-1,400 + VAT. (A temporary 35m-40m hose needed in the meantime.) This option more efficient in the long run and achievable with the local CIL funding from the two new houses at Waterside.

Option 2 would be a more temporary solution installing a hosepipe extension for the season and splitting the water supply from the neighbouring standpipe.

AGREED Option 1 given that this is affordable due to additional CIL-funded income.

## 8 PLANNING

### .1 Parish planning applications and appeals – See Planning update **APPENDIX III**

#### i. New applications for consideration

[23/01271/HSE](#) (Validated 17 May 2023) 2 Blaegrove Cottages, Blaegrove Lane. Proposed extension to garage. Agreed no Parish Council comment.

[23/01236/FUL](#) (Validated 15 May 2023) Brockwell (Paddock and Stable) Andwell Lane. Erection of three dwellings and provision of landscaping.

NOTED **Brockwell** – The Parish Council submitted an objection response to the previous application 20/01723/FUL for eight houses on this site, raising several issues of concern. The previous application was refused by BDBC case officer and dismissed at Appeal. This new application is for three dwellings only but with scope for the service road to extend into the other half of the field should it be approved.

AGREED Issues previously raised, and the case officer's and Inspector's reasons for refusal and dismissal apply also to this application. Clerk to respond accordingly. **APPENDIX IV**

[23/01042/FUL](#) (Validated 18 May 2023) W A T Stacy And Partners Priory Farm Andwell. Demolition of two storage buildings/structures and the erection of two new barns. Agreed no Parish Council comment, parish councillors' view of this application generally positive.

[23/00962/TDC](#) (Validated 10 May 2023) Nunnery House, Tunworth Road. Application for Technical Details Consent relating to the design, access, landscape, services and scale of the barn in accordance with Permission in Principal ref 20/00009/PIP for conversion of agricultural building to 1 no. dwelling.

NOTED **Nunnery Barn** – discussed as follow – Clerk to respond accordingly.'  
The proposed conversion of 'Nunnery Barn' was approved at PIP stage by the Appeal Inspector on the basis that it would not have a detrimental impact on the Conservation area particularly on Tunworth Road (South) as the appearance of the barn from the public realm would be unchanged. 'Development Control Committee of 08 March refused on the basis of adverse impact on Conservation Area and neighbour amenity of light pollution and domestic intrusion due to the designed orientation of the building towards the road, contrary to previously expressed intent and the intent of the Inspector who approved the PIP Appeal. Also due to potential damage to boundary trees (tree roots) in immediate proximity of the proposed driveway. 'Planning officer advised the Committee that to approve subjection to condition (ie no windows to the south etc) would not work in this case as substantial change would be needed to the whole design of the building. 'This new application removes windows without changing the internal specification and so will not be of good design. Also some windows remain on the south elevation, and while the Parish Council appreciates that the visual impact on the road and on neighbour amenity is reduced compared to the previous application, impact remains. As such, the Parish Council continues to request refusal, and to request that the building be redesigned so that it is oriented away from the road with no windows, light pollution, domestic intrusion to the South of the building.'

**ii. Applications of note – pending or recently decided**

- Blaegrove Cottage (HSE and LBC) – Single storey rear extension including garden excavation works – to be considered by Development Control Committee of 07 June.
- Gamekeepers retrospective application for additional hardstanding – refused by case officer 03 May.
- Egg Yard – Application for additional three houses – further supporting documents with environmental impact assessments. Noting Parish Council objection re ‘development creep’ and proximity to Mapledurwell Fen (SSSI).
- Riverview House – extension for additional eight flats – further consultee responses and supporting documents. Noting Parish Council objection to all (total 17) flats being one-bedroomed, a concern supported by Old Basing Parish Council. However this is not an issue of concern to Planning, ongoing correspondence and additional information has been in relation to flood risk assessment and ecological impact.
- Hillside off Heather Lane – application for dog walking area – further consultee responses and supporting documents.

**.2 Tree (TCA) applications**

AGREED No objection to recent tree applications.

**9 VILLAGE HALL GROUNDS**

- .1 Football pitch** Clerk to seek update on Chineham Tigers’ proposals to improve the pitch.
- .2 Playground** Annual RoSPA safety inspection is due. Still waiting on completion of work, particularly to improve the surface of the balance beam.
- .3 Pavilion** Maintenance work – exterior brushing down, wood staining and painting completed. Agreed appearance much improved. Awaiting invoice.
- .4 Commemorative tree**

AGREED A further tree to be planted in the Village Hall grounds (memorial and coronation). A Small-leaved Lime (*Tilia Cordata*). To be purchased and planted in Autumn.

**10. FURTHER REPORTS / UPDATES****.1 Footpaths report**

Mapledurwell FP2 Footpaths warden conveyed a landowner request that walkers take the official route of FP2 (from the Old Post Office) across the field – and not walk around the edge which is ‘set aside’ for wildlife. Request to put out notice to residents (Whatsapp and *Villager*). However it was noted that a path needs to be cut through the crop – or a path through to be established and signed once the crop is cut.

Five Lanes End Chairman reported that – now the old fence around the Beech trees has been removed and not replaced – ‘off road’ drivers are increasingly cutting a route through the trees. The Friends have positioned logs in place of the fence.

- .2 Greywell Road Bus shelter** Work agreed to repair the Greywell Road bus shelter as per Parish Lengthsman report of 22 March: ‘The bus shelter is in reasonable condition except for the roof as you can see in the pics. This is repairable condition but would need new hardboard and felt for the roof and other bits n bobs, material would be circa £260 plus VAT and the labour circa £240 plus VAT.’ (The labour can be put to LM hours.)

**11. NEXT MEETINGS**

- .1 Parish Assembly** Basingstoke Canal Society unable to attend but Ward Councillors will speak on the new administration in BDBC.
- .2 Next Parish Council meetings** Usually third Wed of month, 7pm, Village Hall meeting room: 19th July, 20th Sept, November date for review nearer the time.

*Meeting closed 7.15pm with thanks to all*

For signature (p4 of 4) .....

APPENDIX I: ACCOUNTS TO YEAR END 2022/23

INCOME M&UN 2022/23 - YE														
Balance brought forward from April 1st 2022														£11,917.43
Date	Description	Precept	PTC investment fund	Grants	Rec / grass cutting	Allotments	Chineham Tigers	Refund	Bank interest	CIL	VillageH contra	VAT- 2021/22	VAT- 2022/23	TOTAL
03/04/22	Half precept	£5,162.50												£5,162.50
03/04/22	BDBC - Grass cutting grant				£1,206.95									£1,206.95
20/06/22	BDBC - CIL - Gamekeepers									£6,292.97				£6,292.97
06/07/22	VAT reclaim											£1,585.46		£1,585.46
28/09/22	Half precept	£5,162.50												£5,162.50
07/11/22	HCC-Village Hall energy grant		£5,000.00											£5,000.00
11/11/22	CIL refund							£35.00						£35.00
29/11/22	Chineham Tigers						£832.30							£832.30
05/12/22	Friends donation			£1,000.00										£1,000.00
21/12/22	HCC-Village Hall energy grant		£12,360.88											£12,360.88
03/01/22	Robertson Allotment					£32.19								£32.19
10/01/22	County Cllr Grant - Chalk stream			£587.20										£587.20
30/01/23	Grant BDBC			£699.00										£699.00
13/02/23	Tingey-Allotment					£32.19								£32.19
13/02/23	Lawrence-Allotment					£32.19								£32.19
14/02/23	Maskell-AllotmentApiary					£32.19								£32.19
14/02/23	McMurray-Allotment					£20.00								£20.00
20/02/23	Warner-Allotment					£32.19								£32.19
01/03/23	CarltonServicesUK							£948.00						£948.00
06/03/23	Lewington-Allotment					£12.19								£12.19
21/03/23	VAT reclaim												£5,859.61	£5,859.61
21/03/23	Chilman-Allotment					£20.00								£20.00
2022/23	Bank Interest								£26.82					£26.82
2022/23	VH contra (lease)										£5.00			£5.00
<b>TOTALS</b>		£10,325.00	£17,360.88	£2,286.20	£1,206.95	£213.14	£832.30	£983.00	£26.82	£6,292.97	£5.00	£1,585.46	£5,859.61	£46,977.33

Receipts and Payments Summary –	
Start balance	£11,917.43
Plus Income	£46,977.33
Less Expend	£50,417.72
<b>End balance</b>	<b>£8,477.04</b>

Bank reconciliation	
Treasurer's	£687.03
Business bank access	£7,790.01
<b>BALANCE</b>	<b>£8,477.04</b>

Interest			
April	£0.10	October	£0.34
May	£0.07	November	£1.15
June	£0.07	December	£3.49
July	£0.04	January	£10.11
August	£0.20	February	£7.34
Sept	£0.26	March	£3.65
		<b>Total</b>	<b>£26.82</b>

		TOTAL FIRST SIX MONTHS				£2,052.00	£1,621.96	£216.00	£766.80	£1,740.00	£135.00	£80.50	£27.02	£895.70	£3,400.00	£7,003.50			£2,064.34	£20,002.82	
		SECOND HALF YEAR – OCT 2022 – MARCH 2023				Salary	Finance Admin	Expenses	Villager	Maintenance Grounds	General	Playground Inspection	Allotments	Jubilee	W/cress beds	UpN-Land	Village Hal	VH contra	VAT	TOTAL	
InvDate	PayDate	Description	Description																		
33	28/10/22	28/10/22	Martin Gosling	Contract OCT	SO					£290.00										£58.00	£348.00
34		31/10/22	ST-for Namesco	Web domain x 2years	BACS		£17.99													£3.60	£21.59
35	OCT	31/10/22	Clerk	Salary OCT	BACS	£342.00															£342.00
36	04/10/22	02/11/22	Martin Gosling	Up Nately Land	BACS					£240.00										£48.00	£288.00
37		07/11/22	Bidwells for CC	Allotment rentcharge	BACS							£2.00									£2.00
38	28/11/22	28/11/22	Martin Gosling	Contract NOV	SO					£290.00										£58.00	£348.00
39	NOV	01/12/22	Clerk	Salary NOV	BACS	£342.00															£342.00
40	DEC	19/12/22	Clerk	SalaryDEC	BACS	£290.40															£290.40
41	J-A-S	19/12/22	HMRC	PAYE-Oct,Nov,Dec	BACS	£51.60															£51.60
42	23/12/22	23/12/22	PGGM	Digger Hire	BACS					£100.00										£20.00	£120.00
43	28/12/22	28/12/22	Martin Gosling	Contract DEC	SO					£290.00										£58.00	£348.00
44	03/01/23	12/05/22	Castle Water	SE0030239174-Allot	DD								£21.82								£21.82
45	09/01/23	11/01/23	ADS Builders	VH insulation	BACS												£2,291.67		£458.33		£2,750.00
46	03/01/23	11/01/23	Cosham Electrical	VH LED lights	BACS												£1,864.58		£372.92		£2,237.50
47	12/01/23	13/01/23	CarltonServicesUK	Air con / heating	BACS												£7,000.00		£1,400.00		£8,400.00
48	24/01/23	27/01/23	CarltonServicesUK	Air con / heating	BACS												£948.00				£948.00
49	JAN	27/01/23	Clerk	Salary Jan	BACS	£342.00															£342.00
50	30/01/23	30/01/23	Martin Gosling	Contract JAN	SO					£337.83										£67.57	£405.40
51	22/02/23	30/01/23	ICO	To check	DD		£35.00														£35.00
52	21/02/22	21/02/22	CPRE	Membership 2023	DD		£36.00														£36.00
53	16/02/23	27/02/23	CarltonServicesUK	Air con / heating	BACS												£7,790.00		£1,558.00		£9,348.00
54	28/02/23	28/02/23	Martin Gosling	Contract feb	SO					£337.83										£67.57	£405.40
55	24/01/23	01/03/23	Naturescape	Stream planing	BACS										£523.97					£104.80	£628.77
56	01/03/23	03/03/23	B&Mfencing	Allot fencing	BACS							£428.63								£85.73	£514.36
57	24/02/23	03/03/23	CR-Salike Lte	Coir matting-stream	BACS										£38.74					£7.75	£46.49
58	FEB	03/03/23	Clerk	SalaryFeb	BACS	£342.00															£342.00
59	02/23/23	02/03/23	PGGM	Digger hire 25-feb	BACS					£140.00										£28.00	£168.00
60	22/02/23	17/03/23	CR-PomonaFruits	Quince/Trees x 2	BACS							£49.50								£8.95	£58.45
61	02/23/23	17/03/23	CR-Conkers	Stake&tie-Quincetrees	BACS							£9.97								£1.99	£11.96
62	01/03/23	17/03/23	CR-Water Butts Direct	4 x Butt & Water kits	BACS							£289.80								£57.96	£347.76
63	22/03/23	22/03/23	PGGM	Digger hire 22-Mar	BACS					£95.00										£19.00	£114.00
64	28/03/23	28/03/23	Martin Gosling	Contract Mar	SO					£337.83										£67.57	£405.40
65	MARCH	31/03/23	Clerk	Salary March	BACS	£342.00															£342.00
		2022/23	VH	Lease (contra)																£5.00	£5.00
		<b>TOTAL</b>				£4,104.00	£1,710.95	£216.00	£766.80	£3,623.49	£710.00	£80.50	£828.74	£895.70	£3,962.71	£7,003.50	£19,894.25	£5.00	£6,616.08		<b>£50,417.72</b>
InvDate	PayDate	Description	Description		Salary	Finance Admin	Expenses	Villager	Maintenance Grounds	General	Playground Inspection	Allotments	Jubilee	W/cress beds	UpN-Land	Village Hal	VH contra	VAT	TOTAL		

## APPENDIX II – ACCOUNTS TO DATE

INCOME M&UN 2023/24 - 23 MAY												
Balance brought forward from April 1st 2023												£8,477.04
Date	Description	Precept	CIL	Grants	Rec / grass cutting	Allotments	Chineham Tigers	Bank interest	VillageH contra	VAT-2022/23	VAT-2023/24	TOTAL
03/04/23	BDBC Ward Cllr Community grant			£269.44								£269.44
24/04/23	Half precept	£5,420.63										£5,420.63
03/04/23	BDBC - Grass cutting grant				£1,219.39							£1,219.39
09/05/23	BDBC - CIL (Waterside, Frog Lane)		£3,706.26									£3,706.26
2022/23	Bank Interest							£8.34				£8.34
2022/23	VH contra (lease)								£5.00			£5.00
<b>TOTALS</b>		£5,420.63	£3,706.26	£269.44	£1,219.39	£0.00	£0.00	£8.34	£5.00	£0.00	£0.00	£10,629.06

£10,629.06

Receipts and Payments Summary –	
Start balance	£8,477.04
Plus Income	£10,629.06
Less Expend	£1,282.56
<b>End balance</b>	<b>£17,823.54</b>

£0.00

Bank reconciliation	
Treasurer's	£2,025.19
Business bank access	£15,798.35
<b>BALANCE</b>	<b>£17,823.54</b>

Interest

**TREASURERS ACCOUNT 30-**  
**PARISH CNCL OF MAPLEDUI**  
**£ 2,025.19** Currer

**£2,025.19** Available funds

[View your business overdraf](#)

**Earn interest**  
**By locking away yo**

If you have over £10,000 saved:  
 Term deposit options. Find out  
 and how quickly you want to be

**BUS BANK INSTANT 30-90-**  
**PARISH CNCL OF MAPLEDUI**  
**£ 15,798.35** Bal

EXPENDITURE MAPLEDURWELL & UP NATELY PARISH COUNCIL – 2023/24 -23 MAY																
FIRST HALF YEAR – APRIL TO SEPTEMBER 2023					Salary	Finance Admin	Expenses	Villager	Maintenance		Playground	Allotments	Village Hal	VH contra	VAT	TOTAL
Invoice date	Paid date	Payee	Description	Grounds					General							
1	28/04/23	28/04/23	Martin Gosling	Contract April					£337.83						£67.57	£405.40
2	2022/23	24/05/25	Clerk	Allowance 2022/23			£216.00									£216.00
3	17/04/22	23/05/23	HALC-5640	HALC/NALC-Subs 23/24		£290.56										£290.56
4	April	23/05/22	Clerk	Salary April	£365.60											£365.60
		2022/23	VH	Lease (contra)										£5.00		£5.00
				<b>TOTAL</b>	<b>£365.60</b>	<b>£290.56</b>	<b>£216.00</b>		<b>£337.83</b>					<b>£5.00</b>	<b>£67.57</b>	<b>£1,282.56</b>

**APPENDIX III M&UN PARISH PLANNING UPDATE – 24 MAY 2023****NEW / RECENT APPLICATIONS – SINCE LAST MEETING**

[23/01271/HSE](#) (Validated 17 May 2023) 2 Blaegrove Cottages, Blaegrove Lane. Proposed extension to garage.

[23/01236/FUL](#) (Validated 15 May 2023) Brockwell (Paddock and Stable) Andwell Lane. Erection of three dwellings and provision of landscaping.

[23/01042/FUL](#) (Validated 18 May 2023) W A T Stacy And Partners Priory Farm Andwell. Demolition of two storage buildings/structures and the erection of two new barns

[23/00962/TDC](#) (Validated 10 May 2023) Nunnery House, Tunworth Road. Application for Technical Details Consent relating to the design, access, landscape, services and scale of the barn in accordance with Permission in Principal ref 20/00009/PIP for conversion of agricultural building to 1 no. dwelling.

[T/00178/23/TCA](#) (Validated 10 May 2023) Yew Tree Cottage Tunworth Road. Beech tree - reduce crown back from the fabric of the property to leave no more than a 2-3m gap whilst maintaining shape.

[T/00168/23/TCA](#) (Validated 04 May 2023) Mapledurwell House Tunworth Road. T1 Laburnum - Fell dead tree adjacent to road.

[T/00167/23/TCA](#) (Validated 04 May 2023) Lumarden , Tunworth Road. T1 - Walnut - Crown lift to 2.5-3m above ground level T2 - Walnut - Crown lift to 2.5-3m above ground level. Reduce back from building to allow clearance of 1.5-2m. T3 - Beech - Remove deadwood. To reduce back x1 large low bough by approximately 5m overhanging neighbours property back to previously reduced point.

**APPLICATIONS PENDING / RECENTLY DECIDED**

[T/00144/23/TCA](#) (Approved 23 May) Hillcrest, Tunworth Road Mapledurwell. There are 4 Ash trees (identified on the attached GoogleMap) on the property which in the opinion of 2 licenced Tree Surgeons show preliminary signs of Ash Dieback Disease. In addition 2 of the trees have large wounds at the base. Permission is sought to fell the 4 trees, especially as construction of a new garage is planned in coming months. (Planning permission already granted). Felling after construction will prove more difficult and dangerous.

[23/00833/FUL](#) (Pending, Validated 11 Apr 2023) Addisons Farm House, Tunworth Road, Mapledurwell. Replacement of broken front gates, replacement gate posts, and wooden fencing to widen vehicle access and provide separate access; repair and replacement stock fencing and wooden gates (Part Retrospective).

[23/00725/FUL](#) (Pending, Validated 21 Mar 2023) Swan Hill Nursery, Greywell Road, Mapledurwell. Conversion of two storey tractor shed and storage building to residential annex to the main house. Addition of a stairwell on the side of the existing building to allow access to the upper floor.

[T/00120/23/TCA](#) (Approved 12 April) Rye Cottage, Tunworth Road. Horse Chestnut tree, approx. one third way up the garden, beyond the half hedge, by the boundary with Lanterns. Lowest branch hanging over neighbours property by 5-8 meters and intruding into a silver birch in neighbours garden. This branch to be back to trunk.

[T/00117/23/TCA](#) (Approved 12 April) Lanterns, Tunworth Road. T1 Willow: crown reduce by 3m leaving an approx. finished height of 15m with a crown spread (radius) of 15m and thin crown by 30%. T2 Sycamore: prune back branches encroaching the house roofline to give 3m clearance of the property.

[T/00086/23/TCA](#) (Approved 06 April) The Old Orchard, Tunworth Road T1 Ash: reduce height of approx 12m with a spread of 5m. T2/T3 Ash: reduce height to approx 12m with a spread of 7m. T4 to T8 Leylandii: reduce height to approx 9m with a spread of 6m.

[22/03417/FUL](#) (Pending, 28 Dec 2022) The Egg Yard, Greywell Road, Mapledurwell. Erection of 3 no. dwellings with associated parking utilising approved access. *Parish Council objection response:*

Continued

(Ecology impact docs etc now on the website.)

This site lies close to Mapledurwell Fen Nature Reserve, an SSSI and 'last fragment of what was once Mapledurwell Common'. The proposed development would further diminish the remaining green corridors and wildlife networks surrounding the SSSI.

Biodiversity, ecology, drainage strategy documents are missing from this application and Natural England seems not to have been consulted?

The adjacent development at the 'Egg Yard' (20/02124/FUL) was allowed on a brownfield site; this is greenfield land. And while situated between the M3 and A30 the site is part of open countryside which presently separates the rural village of Mapledurwell from the suburban spread of Old Basing and on into Basingstoke. Continuing 'development creep' / urbanisation is changing the nature of the area such that Mapledurwell is losing this sense of separation; leading to the merging of the identity of the individual settlements.

22/03317/HSE (Pending, 13 Dec 2022) Arlings Tunworth Road. Erection of replacement garage (including home office and arts and crafts room) outbuilding.

22/03307/HSE and 22/03308/LBC (scheduled DC 07 June) Validated 12 Dec 2022) Blaegrove Cottage, Blaegrove Lane Up Nately. Single storey rear extension. (Amended description – Single storey rear extension including excavation works to rear garden and erection of a new retaining wall.) Conservation objection re LBC

22/02818/ROC (Granted 06 April) The Egg Yard, Greywell Road, Mapledurwell. Variation of conditions 1, 3 and 10 of 20/02124/FUL to amend drawing numbers to allow for revised design and update to landscaping and finishes condition and removal of condition 11 relating to garages.

222/02710/PIP (Refused 23 March) Land Adjacent To Blaegrove House, Blaegrove Lane. Application for Permission in Principle for the erection of 1 no. dwelling.

22/02416/FUL (Pending 26 Aug 2022) Extensions to Riverview House including creation of an additional floor and a 3 storey rear extension to provide 9 additional one-bedroom flats. PC: Objection on basis all one-bed flats. Old Basing supportive in this objection (submitted response to this effect). Cllr Cubitt called to DC but no Committee date. Case Officer awaiting further information re flood prevention following EA further response 28 Feb. New supporting docs on website Mar/May.

22/02210/RET (Pending 05 Aug 2022) Priory Farmhouse. Variation of Condition 2 of 15/04301/FUL to allow continued use as Class E children's nursery to 31/08/2032. PC: no objection

21/01777/RET (Refuse 03 May) 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. Conservation response 22 Feb 2023

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. Further info including environmental impact assessment – new docs BDBC website October onwards – Latest consultation to 07 Feb - further consultee comments Mar/April/May



**APPENDIX IV**

23/01236/FUL (Validated 15 May 2023) Brockwell (Paddock and Stable) Andwell Lane.

**Erection of three dwellings and provision of landscaping**

## MAPLEDURWELL &amp; UP NATELY PARISH COUNCIL COMMENTS

1. This application site is part of a field in the Lyde Valley to the east of Andwell Lane, in the hamlet of Andwell and the Parish of Mapledurwell & Up Nately. The site has previously been used for horses and has an area of stabling and larger paddock.
2. The Parish of Mapledurwell & Up Nately is all in the Open Countryside.
3. Mapledurwell & Up Nately has no Neighbourhood Plan. For Parish Council purposes it has an agreed Parish Planning Statement which seeks to protect the rural nature of the Parish.
4. As noted in the Parish Council's response to 20/01723/FUL, Andwell Lane remains essentially rural in character. Policy SS1 sets out the intention to,
  - 'maintain the existing open nature of the borough's countryside... and resist the encroachment of development into rural areas'
5. Re the previous application 20/01723/FUL (APP/H1705/W/21/3289616), the Parish Council notes that the Appeal Inspector considered the whole site to be previously developed land. Also that he judged this to be an isolated location (ref Braintree) and therefore in this respect in conflict with Policies SD1, SS6a and NPPF Para 80.
  - '10. The existing development located adjacent to the appeal site is limited to a brewing company and a small handful of dwellings. These are separated from any larger areas of development by a considerable distance. Further, I observed that to both the north and south of the appeal site Andwell Lane is a narrow, unlit countryside lane. This gives the appeal site and the cluster of development a clear sense of remoteness.
  - '13. For the reasons above, particularly due to its limited scale, it is my judgement that the small cluster of development adjacent to the appeal site is not a settlement for the purposes of determining whether the appeal site would result in isolated homes in the countryside. Consequently, the scheme would be remote from any settlement, leading to new isolated homes in the countryside.
  - '20. Given all of this, I consider that, overall, the inappropriate location of the proposed development significantly weighs against the scheme.'

This current application 23/01236/FUL is for a portion of the original site; the argument regarding location is therefore the same.

6. Regarding the nature of the area, character and appearance, the Appeal Inspector,
  - '...observed that Andwell Lane has a largely rural character being narrow and bordered by mature trees and vegetation, often with glimpses of wider open fields and woodland, particularly when approaching from the north.'

Regarding the Appeal proposal he said:

'The proposal would remove one of a number of existing fields that, in my view, make a moderate contribution to the rural character of the area, particularly to the north of the existing built development. This would result in harm to the area's distinctive river valley character, given the presence of the Lyde River to the west which is visible in many places along Andwell Lane close to the appeal site... the scheme would be clearly evident through the vegetation from Andwell Lane. Further, the buffer to the ancient woodland to the east would do little to mitigate the urbanising effect of the proposal and when viewed from Andwell Lane would be largely obscured by the proposed dwellings.'

This proposal 23/01236/FUL is for three detached dwellings fronting a new service road off Andwell Lane, and while there is a difference in scale to the previous application the urbanising impact remains – an intrusion of domestic build form, and associated light and noise pollution and suburbanising structures, form and hard standing, into a rural landscape. Also, while only this application can at present be considered, the scope for the service road to extend into the other half of the field is evident.

continued...

continued... page 2 of 2

Policy EM1 Landscape says that:

'Development will be permitted only where it can be demonstrated, through an appropriate assessment, that the proposals are sympathetic to the character and visual quality of the area concerned.'

Also EMI (h) specifically mentions

'The character of the borough's rivers and tributaries, including the River Loddon and Test, which should be safeguarded.'

(Noting the Local Plan does not specifically mention the Lyde which – as a tributary of the Loddon and part of the Loddon and Lyde Valley Character Area – is a valuable chalk stream and River in its own right.)

And noting para 6.11:

'It is also important to be aware of the broader implications of gradual change through the cumulative effects on character, particularly in terms of the impact on more small-scale or local features.'

7. Impact on the local sense of place should also be considered in terms of the setting of the Grade II listed Andwell Mill.
8. In terms of the river (chalk stream) valley location, the Parish Council would also refer to points made in its response to the previous application:
  - i To note Landscape Policy EM1: '(e) ...paying particular regard to trees, ancient woodland, hedgerows, water features such as rivers and other landscape features and their function as ecological networks.' It can be argued here that more efficient use of this land is in nature recovery and sustaining wildlife corridors.
  - ii The sites lies within an east-west corridor of ancient woodland (adjacent to Mill Wood ancient woodland) and SINC's with Hook Common SSSI to the east and Mapledurwell Fen SSSI, and Hatch Nature Reserve, to the west.  
Considering Local Plan Policy EM4: Biodiversity, Geodiversity and Nature Conservation' :
    1. (e) There will be no loss or deterioration of a key habitat type, including irreplaceable habitats and (f) There will be no harm to the integrity of linkages between designated sites and key habitats.
9. The Parish Council recognises that BDBC is marginally short of its five year land supply. However this proposal departs significantly from Policy and, in all of the above, the Parish Council believes the harm from the proposal will substantially outweigh any benefits.