

MINUTES OF THE PARISH COUNCIL MEETING

Wednesday 20th July 2022, 7pm, Mapledurwell & Up Nately Village Hall
Present Parish Councillors Hugo Cubitt (Chairman), Tom Horsey, Kevin Rafferty
Colin Robertson. Clerk Susan Turner.

1 WELCOME AND APOLOGIES

Apologies Alison Stent, Martin Carfrae.

2 PUBLIC SESSION No members of the public present.

3 MINUTES OF PREVIOUS MEETING of 18th May AGM agreed and signed.

4 DECLARATIONS OF INTEREST in items on the Agenda, none

5 REVIEW OF PARISH ASSEMBLY General feedback that it went well, but needed more people. Attendance was 13, plus four councillors and clerk. There was some useful discussion and variety of opinion, mostly related to planning. Noted that PCSO Andy Jones made a good presentation. Reports and discussion were recapped in the June *Villager*.

TO RECORD – Thanks to PCSO Andy Jones for attending as outside his area.

6 PLATINUM JUBILEE REVIEW

Jubilee Beacon event and hog roast at the Village Hall. Successful event, great turnout, good weather. There was a draw to light the beacon. Noted the tug-of-war was won by Up Nately.

TO RECORD thanks to all who contributed and attended.

7 PARISH COUNCIL EMAIL ADDRESSES

Proposal for Parish Councilors to adopt an email address exclusively for Parish Council business. Agreed for consideration and up to each Parish Councillor if they wish to adopt.

8 PLANNING – Parish planning update – as circulated – **APPENDIX I.**

.1 New applications for consideration

22/01257/RET (Validated 20 Jun 2022) 2 Canalside Cottages, Heather Lane, Up Nately. Conversion of garage to living accommodation (Retrospective).

Tom Horsey discussed with neighbours. No objection from near neighbours or from Up Nately. Parish Council – No objection.

22/01545/ROC (Validated: Tue 14 Jun 2022) Blaegrove Barn, Blaegrove House, Up Nately. Variation of condition 1 of 19/01711/FUL to amend drawing numbers to allow for enlargement of dwelling, alterations to fenestration and addition of first floor.

*The Parish Council made no objection to the original application to convert the barn to a dwelling. This further application an example of 'planning creep'. The PC requested this application be reconsidered as the proposal is less sympathetic to the agricultural nature of the barn and its setting. Also requested native planting and boundary hedging. **APPENDIX II.** (Presently no other comments on the BDBC website.)*

.2 Application for Development Control of 8th June 2022

21/00427/FUL 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.

The Parish Council spoke in opposition to this application due to the urbanising impact on the site and on the nature of the area around the pond. **APPENDIX III.** The application was recommended for approval by the Case Officer and referred to Development Control due to the number of objections. It was approved by (large) majority with some abstentions.

.3 Local Plan Update – 'Housing numbers challenge'

i. Reg 18 The Economic Planning & Housing Committee (EPH) of 9th June unanimously declined to accept the LPU Draft Reg 18 Consultation Document, and the recently published Water Cycle Study (WCS).

ii. Housing Numbers Cabinet of 5th July considered a referral from Full Council of 24 March 2022: '7. Local Plan Update Housing Figure: The Council resolves to request that Cabinet explores the Chelmer Housing Projection Model, informed by legal advice, to ensure that the emerging local plan meets the legal tests of compliance and soundness when these tests are applied independently at the Examination in Public in 2024 and subsequently by the Secretary of State.'

iii. Published Local Development Schedule now shows Reg 18 Consultation Autumn/Winter.

- .4 Water Cycle Study** – Presentations on the Water Cycle Study and a preliminary Transport Impacts Review, from consultants AECOM and Jacobs respectively, were heard by Economic Planning Housing Committee (EPH) on Monday 18th July. There was insufficient time to cover all issues and discuss in detail so written questions requested, via officers.

9 HIGHWAYS & VILLAGE MAINTENANCE

- .1 Up Nately Green** Clearing and fencing works completed. Future discussion required with Martin Gosling as to the routine maintenance. To arrange an event for the 'Green' to be opened officially.

- .2 Ponds** – Maintenance contract cutting schedule

i. Up Nately pond – Schedule for grass to be cut seven times a year, the Chairman noted the pond was better for being cut less frequently.

ii. Mapledurwell pond – naturally wetter area. Martin Gosling noted grass grows more vigorously. Present schedule trialling 14 times a year (as opposed to previous 20). Martin reported (22nd June): 'The pond is ok – I cut it all last week, was very long and unable to pick up grass with box as it was so thick but now it's cut and drying out it should be fine.'

- .3 Village Hall Grounds**

TO RECORD Thanks to tree warden John Maclean for regularly watering the Jubilee tree.

NOTED Week commencing Monday 18th June (very hot days Monday and Tuesday, 36-37 degrees C), Martin Gosling took extra water (additional to his contract, to be invoiced). Martin also cut the headlands same week.

- .4 Pavillion** Wasp's nest beside outside toilet door – treated Tuesday 12th July.

- .5 Barrier Fence at Five Lanes End** Funding application submitted to Countryside Services Friday 10 June by Upton Grey Parish Council. Requires an up-to-date supporting quote.

- .6 Allotments** Colin Robertson reported all well, the bees doing well. The allotments now have a waiting list. On list of jobs, the box over the water metre needs replacing.

- .7 Watercress beds** Noted the water level very low at present.

TO RECORD – The 20-year lease with Corpus Christi finally signed and dated 11th July 2022. The lease registration with Land Registry likely to take 12 to 18 months.

10 FINANCE

- .1 Payments since last meeting**

10	Clerk – Salary May	£342.00
11	Martin Gosling – Contract May	£348.00
12	Gallagher – Insurance PC & VH	£1,272.34
13	FouracreFencing – Up Nately Land	£4,966.20
14	Clerk – Expenses 2021-22	£216.00
15	Bates solicitors – Watercress beds (land registry)	£640.00
16	Loxley – Watercress Beds lease (legal - surveyor, land agent)	£2,760.00
17	Villager – Print & Editor 2021-22	£766.80
18	Martin Gosling – Contract June	£348.00
19	Clerk – Salary June	£290.40
20	HMRC – PAYE-Apr-May-June	£51.60
21	PCS (Peter Chivers) – Wasps nest pavilion	£60.00

- .2 Accounts to date** – as circulated **APPENDIX IV**. Balance at £8,546.77

.3 Budget**CIL income**

Income Five Oaks & Heather Cottage	£7,085
Income Gamekeepers	£7,848
Total income	£14,933.70

Recent project expenditure

Expend – <u>Up Nately Land</u>	<u>£7,226.18</u>
Expend – Village Hall Grounds	£1,511.33
Expend – Allotments project	£1,934.00
Expend – Frog Lane drainage & verges	£946.25
Expend – Watercress Beds	£2,840.00
Total <u>Mapledurwell</u>	<u>£7,231.58</u>
Total expend	£14,457.76

11 FURTHER UPDATES AND REPORTS

- .1 Greywell Road pavement M3 to A30.** Kevin Rafferty logged on HCC website that the pavement again very overgrown, pedestrians forced to walk in the road.

TO RECORD – HCC cleared the pavement two days later, Clerk to convey thanks via County Cllr Elaine Still.

- .2 Local Policing** The Parish has little evident policing coverage.

PCSO Andy Jones attended the Parish Assembly, his report included that:

'PCSO Andy Jones is a Rural South Officer, he recognises the policing issues of our parish align with Rural South and will cover when he can. But Mapledurwell & Up Nately is part of the Basing Area and so should be policed by Basingstoke Town. Andy has discussed with the Basingstoke Sergeant. Our assigned officers should be:
 - PC Ren PARMAR renu.parmar@hampshire.police.uk
 - PCSO Lucy OLLERENSHAW lucy.ollerenshaw@hampshire.police.uk'

ACTION To discuss with Ward Councillors and make contact with Basingstoke East.

12 NEXT MEETINGS AND PARISH ASSEMBLY

Third Wed of month, 7pm 21st September, 16th November.

Meeting closed at 8.15pm with thanks to all present

For signature (p3 of 3) Date

M&UN PARISH PLANNING UPDATE – 20 JULY 2022

APPENDIX I

New / recent applications – since last meeting

[22/01257/RET](#) (Validated: Mon 20 Jun 2022) 2 Canalside Cottages, Heather Lane, Up Nately. Conversion of garage to living accommodation (Retrospective)

[T/00223/22/TCA](#) (Approved 20th July) Crosswater Cottage, Frog Lane. T1 OAK - To reduce x2 large boughs by 4m overhanging garden T2 PINE - Fell hung up dead tree. T3 ASH - Fell. *Response ref Tree Warden - No objection.*

[22/01545/ROC](#) (Validated: Tue 14 Jun 2022) Blaegrove Barn, Blaegrove House, Up Nately. Variation of condition 1 of 19/01711/FUL to amend drawing numbers to allow for enlargement of dwelling, alterations to fenestration and addition of first floor. *Response requesting applicant reconsiders this application. No other comments on website.*

[22/01433/HSE](#) (Validated 20 May) Hungry Lodge, Down Lane Mapledurwell. Erection of part two-storey part first-floor extension; demolition and replacement of entrance porch; new solar panels on existing roof. *Response: No objection*

Applications pending / recently decided

[22/01267/HSE](#) and [22/01268/LBC](#) (Pending, Validated 03 May 2022) Blaegrove House, Blaegrove Lane Up Nately. Installation of replacement windows and external doors. *Response: No objection*

[22/01088/PIP](#) (Granted 7th June) Land To The North Of Parrotts, Greywell Road, Mapledurwell. Permission in principle for the erection of 1 no. dwelling.

APP/H1705/W/21/3289616 (Appeal – dismissed 13th June 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. *Nothing apparently happened since May, guess waiting for a slot at DC.*

[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](#) (Pending, 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]. *Holding objection from HCC*

[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](#) (Granted 10 June, ref DC 8th June) 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.

APPENDIX II



Curtis McVeigh
Basingstoke & Dean Borough Council

13th July 2022

22/01545/ROC Blaegrove Barn, Blaegrove Lane, Up Nately.

Variation of condition 1 of 19/01711/FUL to amend drawing numbers to allow for enlargement of dwelling, alterations to fenestration and addition of first floor

MAPLEDURWELL & UP NATELY PARISH COUNCIL COMMENTS

1. This proposal is for considerable alteration to the approved application 19/01711/FUL for the conversion an agricultural building.
2. 'Blaegrove Barn' is within the Up Nately Conservation Area. Its conversion impacts on the setting of the adjacent Grade II listed Blaegrove Cottage, and also Blaegrove House with its cartshed ranges, stable block and granary, all Grade 2 listed. The Conservation Area Appraisal says of the Blaegrove Farm complex that: 'The group is evocative of the rural traditions of the village and, therefore, makes an important contribution to the architectural and historic interest of the Conservation Area.' And re Blaegrove Cottage 'The prominence of this building results in it being particularly important in defining the special character of the area.'
3. It has been confirmed by the Conservation Officer that 'Blaegrove Barn' should be treated as a non-designated heritage asset.
4. The approved application for conversion employs a light touch and retains much of the outward character and appearance of an agricultural building as per the submitted Planning Statement, and Design, Access & Heritage Statement. The Officer Report for 19/01711/FUL notes that 'the conversion is sensitive, utilising the existing features of the building...'. 'No extensions or alterations are required to the building apart from minor fenestration works, and recladding and reroofing of the building... Amended plans also received relocating the northern tie beam back to its original position... The proposals would require a small extension to accommodate a bin store and cycle shed... this is considered minor...'
5. The Officer's Report also make reference to the requirement for good design, specifically that: 'Paragraph 130 of the NPPF further emphasises that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area.'
The Parish Council argues this amended proposal not to be of good design, instancing the haphazard arrangement of new roof lights to the rear, but in particular the overly suburban arrangement of doors and windows. These dominate what was the 'barn' frontage presented in the approved plans, and which also – with the positioning of the posts (as the post 'foot sill' plan supplied) – related to the original open frontage of the building.
6. Crucial to the previous approval was the impact on heritage assets – on the barn itself as a non-designated heritage asset – and particularly on the Conservation Area and surrounding listed buildings.
The Case Officer Report for 19/01711/FUL references the NPPF requirement for the development to enhance its immediate setting and improve the character and quality of an area... and also that 'the effect of an application on the significance of a non-designated heritage asset should be taken into account... In relation to the presence of a Listed Building which lies to the west of the site... when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation.'
7. The Parish Council believes that this amended proposal detracts from the agricultural nature of the building and therefore its setting, and so the nature of the conservation area and surrounding listed buildings.
8. The Parish Council is not opposed to the conversion of this agricultural building in principle, it made no objection to the original application, but requests this present proposal be reconsidered.
9. Also, re the Landscaping Plan, to request native planting, native boundary hedging.

Susan Turner, Clerk to Mapledurwell & Up Nately Parish Council

APPENDIX III



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 - DRAFT

1. This application site is valuable 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 built 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

APPENDIX IV

INCOME M&UN 2022/23 - 18 JULY												
Balance brought forward from April 1st 2022												£11,917.43
Date	Description	Precept	VH Insurance	Grants	Rec / grass cutting	Allotments	Bank interest	CIL	VillageH contra	VAT-2021/22	VAT-2022/23	TOTAL
03/04/22	Half precept	£5,152.50										£5,152.50
03/04/22	BDBC - Grass cutting grant				£1,216.95							£1,216.95
20/06/22	BDBC - CIL - Gamekeepers							£6,292.97				£6,292.97
06/07/22	VAT reclaim									£1,585.46		£1,585.46
2021/22	Bank Interest						£0.28					£0.28
2021/22	VH contra (lease)								£5.00			£5.00

TOTALS		£5,152.50	£0.00	£0.00	£1,216.95	£0.00	£0.28	£6,292.97	£5.00	£1,585.46		£14,253.16
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Receipts and Payments Summary -	
Start balance	£11,917.43
Plus Income	£14,253.16
Less Expend	£17,623.82
End balance	£8,546.77

Bank reconciliation	
Business bank access	£2,511.68
Treasurer's	£6,035.09
BALANCE	£8,546.77

TREASURERS ACCOUNT 30-90-53 00320474
PARISH CNCL OF MAPLEDURWELL/UP NATELY

£ 2,511.68 Current balance

£2,511.68 Available funds ?

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BUS BANK INSTANT 30-90-53 02887900
PARISH CNCL OF MAPLEDURWELL/UP NATELY

£ 6,035.09 Balance

EXPENDITURE MAPLEDURWELL & UP NATELY PARISH COUNCIL – 2022/23 -18 JULY																			
Invoice date	Paid date	Payee	Description	BACS	Salary	Finance Admin	Expenses	Villager	Maintenance Grounds	Playground General	Allotments	Community	PROJECTS		VH contra	VAT	TOTAL		
													W/cress beds	UpN-Land					
1	01/04/22	01/04/22	21CC GROUP	Jubilee Beacon	BACS							£490.00				£98.00	£588.00		
2		20/04/22	Clerk	Salary April	SO	£342.00											£342.00		
3	28/04/22	28/04/22	Martin Gosling	Contract April 2022	SO				£290.00							£58.00	£348.00		
4	14/04/22	29/04/22	Steve Mills	Up Nately Land	BACS									£2,865.00		£573.00	£3,438.00		
5	28/04/22	04/05/22	Designer Metal	Tree guard	BACS							£240.00				£48.00	£288.00		
6	18/05/21	12/05/22	Castle Water	SE0030239174-Allot	DD						£32.42						£32.42		
7	05/05/21	12/05/22	Brenel Engraving	Tree plaque	BACS							£120.70				24.14	£144.84		
8	04/04/21	04/04/21	HALC (+NALC)	Subscription 22/23	BACS		£279.62										£279.62		
9	13/05/22	15/05/22	Play Safety Ltd	RoSPA inspecton	BACS					£80.50						£16.10	£96.60		
10		20/05/22	Clerk	Salary May	SO	£342.00											£342.00		
11	28/05/2022	28/05/22	Martin Gosling	Contract May	SO				£290.00							£58.00	£348.00		
12		31/05/22	Gallagher	Insurance PC & VH	BACS		£1,272.34										£1,272.34		
13	25/05/22	31/05/22	FouracreFencing	Up Nately Land	BACS									£4,138.50		£827.70	£4,966.20		
14		31/05/22	Clerk	Expenses 2021-22	BACS		£216.00										£216.00		
15		10/06/22	Bates solicitors	WaterCressBeds-LR	BACS								£540.00			£100.00	£640.00		
16		14/06/22	Loxley	WaterCressBeds-cost	BACS								£2,300.00			£460.00	£2,760.00		
17	14/06/22	14/06/22	Villager	Print& Editor 2021-22	BACS			£766.80									£766.80		
18	28/06/22	28/06/22	Martin Gosling	Contract June	SO				£290.00							£58.00	£348.00		
19		03/07/22	Clerk	SALARY June	BACS	£290.40											£290.40		
20		03/07/22	HMRC	PAYE-Apr-May-June	BACS	£51.60											£51.60		
21		18/07/22	PCS	Wasps nest pavilion	BACS					£60.00							£60.00		
		2022/23	VH	Lease (contra)												£5.00	£5.00		
TOTAL						£1,026.00	£1,551.96	£216.00	£766.80	£870.00	£60.00	£80.50	£32.42	£850.70	£2,840.00	£7,003.50	£5.00	£2,320.94	£17,623.82
Date	Date	Description	Description		Salary	Finance Admin	Expenses	Villager	Maintenance Grounds	Playground General	Allotments	Community	W/cress beds	UpN-Land	VH contra	VAT	TOTAL		

£17,623.82