

## DRAFT MINUTES OF THE PARISH COUNCIL MEETING

Wednesday 15 March 2023, 7pm, Mapledurwell & Up Nately Village Hall  
Parish Cllrs Hugo Cubitt (Chairman), Kevin Rafferty, Colin Robertson, Alison Stent.  
Clerk Susan Turner. Martin Carfrae (Footpaths Warden)

- 1 **WELCOME AND APOLOGIES** Apologies Tom Horsey
- 2 **PUBLIC SESSION** no members of the public present.
- 3 **MINUTES OF PREVIOUS MEETING** of 18 January agreed and signed
- 4 **DECLARATIONS OF INTEREST** in items on the Agenda – none.
- 5 **PLANNING**
- .1 **Parish planning applications and appeals** See Planning update **APPENDIX I**
- Application for consideration**  
22/03307/HSE and 22/03308/LBC (Validated 12 Dec 2022) Blaegrove Cottage, Blaegrove Lane. Single storey rear extension. Amended description to include garden works and retaining wall.
- NOTED Objection from Conservation Officer, and this application is scheduled for Development Control Committee of 12th April. The Parish Council has previously commented on applications in Blaegrove Lane re their impact on heritage assets – the Up Nately Conservation Area and listed buildings. Re listed building consent to defer to Conservation who is unhappy with the impact of the further extension and design of the extension.
- Recent decisions of note**
- 22/02935/TDC (Refused 10 Mar – Development Control meeting of 08 March) Nunnery House, Tunworth Road. Technical details consent relating to the design, access, landscape, services and scale of the barn in accordance with Permission in Principle ref 20/00009/PIP for conversion of agricultural building to 1 no. dwelling.  
The application was 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 the potential damage to boundary trees (tree roots) in immediate proximity of the proposed driveway.
- 21/00107/PIP APP/H1705/W/22/3306530 (Dismissed 02 March). The Farm, Tunworth Road.  
Application for Permission in Principle for the residential development for a maximum of six dwellings (Refused by BDBC case officer 19 April 2022.)
- NOTED The Appeal Inspector’s comments on maintaining a rural gap; plus the importance of heritage assets and their settings.  
Extract from the Inspector’s Decision Notice  
5. The appeal site is near to a Conservation Area and a listed building. In line my statutory duty under sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, I have had special regard to the desirability of preserving these heritage assets and their settings.  
11. The appeal site, which comprises a green and undeveloped field, is surrounded by dense hedgerow. Its green characteristics in this regard help contribute to the attractive and verdant character of the village and its wider setting. Given that there are scatterings of residential development to its north, east and south, the appeal site also constitutes a particularly important gap in built form on the approach to the village, which helps amplify its rural setting.  
12. The introduction of residential development in this location would fundamentally undermine the site’s countryside character. Notwithstanding the retention of the perimeter hedgerow, it would give rise to an urbanising effect which would diminish its rural credentials. The development would also eradicate the important gap in built form on the approach to the village, which would fundamentally alter the sense of rurality within this aspect of the village.  
15. The appeal site sits adjacent to The Farm, and as an undeveloped field, it helps contribute to the rural and agricultural character of this property and its setting.  
16. The appeal site is also located in close proximity to Mapledurwell House, which is a grade II listed building dating back to the 18th century. The significance of this building partly derives from

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its historic setting as a manorial farmstead within a scattered settlement.

22. The concept of sustainable development underpins the entirety of the Framework. Paragraph 130 of the Framework is also explicit that new development should function well and add to the overall quality of an area, highlighting the need for it to be visually attractive and sympathetic to local character and surrounding built environment. Paragraph 189 goes on to highlight the importance of heritage assets as an irreplaceable resource, and says that these should be conserved in a manner appropriate to their significance.

23. The content of the Framework therefore reflects the sustainability, landscape and heritage principles of the Local Plan in terms of new residential development. Even accounting for the Framework's objective of boosting the supply of housing and the Council's housing land supply position, the conflict between the proposal and the relevant policies of the Local Plan should therefore be attributed significant weight in this appeal.

Conclusion

25. The development would conflict with the development plan as a whole and there are no other considerations, including the provisions of the Framework, that outweigh this finding. Therefore, for the reasons given, the appeal should be dismissed.

## **.2 Tree Warden**

TO RECORD – Thanks and appreciation from the Parish Council to John Maclean for his many years' work, time, contribution, enthusiasm as Tree Warden for the Parish. And to express the Parish Council's very best wishes for a good and speedy recovery.

AGREED with thanks to Colin Robertson, that he should take on the role of Tree Warden.

## **.3 NPPF consultation – Response submitted.**

## **6 VILLAGE MAINTENANCE & HIGHWAYS**

### **.1 Parish Lengthsman grip clearing**

Lengthsman day with digger – Saturday 25 Feb – Cleared grips on Greywell Road in vicinity of Canal Reach and into Andwell Lane; also north M3 to A30; and cleared mouths of grips Tunworth Road above Gary's Farm.

Re the holding ditch on Greywell Road, the bend near Pennybridge, the digger not large enough, insufficient reach, to complete the task. Larger digger – booked for March.

### **.2. Greywell Road bus shelter** Maintenance/viability check booked with Lengthsman.

### **.3 Allotments**

i One new allotment plot is being created, with thanks to Colin Robertson for project managing, and to the work of the Community Payback Team.

Community Payback (four-man) team visit of Thursday 09 March. Cleared new plot of vegetation. Next visit Thursday 16 March for digging over and fencing.

The new plot will require a water connection, received two quotes for standpipe, Colin Robertson to prepare a proposal.

ii New water butts to be purchased with thanks to Ward Councillor Community Grant funding of £269.44. (See also 8.3 Finance.)

iii Two Quince trees planted (as per recommendation by Hampshire and Isle of Wight Wildlife Trust to add fruit trees to the allotment site).

NOTE Apiary article to go into *April Villager*.

**.4 Chalk stream** A lot of water coming through at the moment, the areas planted two years ago looking good. Thanks to County Cllr Elaine Still for her grant of £587 toward the next phase of planting.

### **.5 Footpaths report**

Mapledurwell FP30 Footpaths Warden has logged the stile by M3 on the HCC website. Off Andwell Lane – down steps, the tree growing above it and the stile at an awkward angle.

Five Lanes End The old fence installed some 15 years ago has been completely removed. (Beyond 'patching up' and posts rotten.) The area looks much better without the fence and at the moment no obvious signs of vehicles driving among the Beech trees. Some trees (and previously the fence) so close to the track that vehicles in any case are driving over their roots – at least one side. To monitor the situation for the time being. (Again noting in Upton Grey Parish.)

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**7 VILLAGE HALL GROUNDS**

- .1 Leaf clearing and community payback** Visit TBA.
- .2 Village Hall gutters** Thanks to Martin Gosling for quickly responding to Village Hall request to clear. Previously cleared just before Christmas – as noted – filled up again from leaves and moss layering the roof.
- .3 Playground Inspection report** (March) Thanks to Kevin Rafferty – **APPENDIX II**. New 'no dogs' notices needed.
- .4 RoSPA Inspection Certificate** about to lapse. Question raised as to whether any benefit in taking the further course required to renew. Clerk to contact RoSPA.
- .5 Pavilion** Maintenance work has been started (but weather continues wet).
- .6 Tennis courts** Re users sweeping the courts, new notice and new brush required.

**8 FINANCE & GOVERNANCE****.1 Payments since last meeting** (18 January)

47	CarltonServicesUK – VH Air con / heating	£8,400.00
48	CarltonServicesUK – VH Air con / heating	£948.00
49	Clerk – Salary Jan	£342.00
50	CPRE – Subscription 2023	£36.00
51	Martin Gosling – Contract Jan	£405.40
52	ICO – Data protection register	£35.00
53	CarltonServicesUK – VH Air con / heating	£9,348.00
54	Martin Gosling – Contract Feb	£405.40
55	Naturescape – Wetland plants (chalk stream)	£628.77
56	B&M Fencing – New allotment fencing	£514.36
57	Salike Ltd – Coir matting (chalk stream)	£46.49
58	Clerk – Salary Feb	£342.00
59	PGGM – Digger hire (grips 25th Feb)	£168.00

**Income of note since last meeting**

BDBC grant for projector (Village Hall)	£699.00
CarltonServicesUK Air con / heating (refund)	£948.00

**Income expected before Year End** – VAT reclaim £5,859.61

**Income outstanding** – Village Hall insurance contribution.

**.2 Accounts to date** **APPENDIX III** – Reconciliation = £3,853.35**.3 Grant funding**

Ward Councillor Community Grant £269.44 for water butt has to be claimed once the items purchased. (This expected income into into next financial year).

Received Ward Councillor grant intended for Village Hall projector in error – to keep in Parish Council account to offset Village Hall energy overspend.

BDBC Coronation grant fund is open to end March. Village Hall have requested contribution to their 'Big Help Out' litter pick (rubbish event) barbecue.

**9 FURTHER REPORTS****.1 Coronation event** As above, the Village Hall are hosting a Big Help Out event before the weekend, and then a Coronation quiz night afterwards.

Agreed not to look to hold an additional weekend event, many people away. Problem with 'memorabilia' leads to creation of more unwanted items which not in keeping with sustainability ethos. 'Coronation tea towels' suggested, possibly to give out at Parish Assembly, or potential to support the Pub or Brewery cafe with an event. The Brewhouse cafe is thought to be hosting an event, Kevin Rafferty to contact them.

**.2 Flooding by Cob Tree cottages** Alison Stent reported blocked gullies, localised flooding, potholes and generally bad state of road on Hantsweb. Noting potholes have been done.**.4 HALC EGM** Report from HALC's March Newsletter:

'Hampshire ALC held a hybrid Extraordinary General Meeting on Thursday 23rd February 2023, to consider the adoption of revised Articles of Association. The Articles of Association are the governing documents of our limited company. There were 59 delegates in attendance (15 face to face and the remainder online), 52 of whom were eligible to vote as there is only one vote per council. We would

like to take this opportunity to thank all of those who attended.  
The Companies Act treats changes to articles as a special motion, which requires 75% of eligible members to vote in favour of the change. Although on the night a significant majority (64%) of votes were in favour of accepting the revised articles put forward by the directors, it did not reach the 75% required by the Companies Act.  
'The matter will now be returned to the Hampshire ALC Board, to consider what further action, if any they wish to take, and we will report back to Members in due course.'

**9 NEXT MEETINGS**

- .1 AGM / Parish Assembly** Wednesday 24th May.  
Brief AGM from 6.45 to 7.15pm in meeting room. Main business to elect Parish Council Chairman for coming year 2023/24.  
Parish Assembly 7.30pm start (set up before the AGM).  
The Basingstoke Canal Society invited to speak on 'The last five miles'.  
To feature in April and May *Villagers*.
- .2 Further meetings this year** Usually third Wednesday of month, 7pm, Village Hall meeting room: 19th July, 20th Sept, November date tbc.

*Meeting closed at 8.30pm with thanks to all*

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## APPENDIX I M&UN PARISH PLANNING UPDATE – 12 MARCH 2023

### NEW / RECENT APPLICATIONS – SINCE LAST MEETING

[T/00086/23/TCA](#) (Validated 02 Mar 2023) 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.

### APPLICATIONS PENDING / RECENTLY DECIDED

- [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:* 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 12 April) Validated 12 Dec 2022) Blaegrove Cottage, Blaegrove Lane Up Nately. Single storey rear extension. **Conservation objection re LBC, impact of further extension AND DESIGN OF EXTENSION. Reconsultation letter 09 March on amended description including garden works and retaining wall.**
- [22/03228/ROC](#) (Granted 01 Feb, Validated 30 Nov 2022) Nunnery House, Tunworth Road. Variation of condition 1 of 21/00427/FUL to amend plan numbers to allow for revised design adding rear extension to the ground floor.
- [22/02935/TDC](#) (Refused 10 Mar – DC 08 March) Nunnery House, Tunworth Road. Technical details consent relating to the design, access, landscape, services and scale of the barn in accordance with Permission in Principle ref 20/00009/PIP for conversion of agricultural building to 1 no. dwelling.
- [22/02818/ROC](#) (Pending 21 Oct 2022) 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.
- [22/02710/PIP](#) (Pending 17 Oct 2022) Land Adjacent To Blaegrove House, Blaegrove Lane. Application for Permission in Principle for the erection of 1 no. dwelling. **Conservation recommends refusal. One neighbour objection. Comment submitted by PC in objection to impact on heritage assets.**
- [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.**
- [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](#) (Pending, Validated 24 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.**
- ### APPEAL DISMISSED
- [21/00107/PIP](#) **APP/H1705/W/22/3306530 DISMISSED 02 MARCH.** The Farm, Tunworth Road, Mapledurwell. Application for Permission in Principle for the residential development for a maximum of 6 dwellings (Refused by officer 19 April 2022 BDBC.)

**APPENDIX II****KEVIN REPORT – PLAYGROUND ROUTINE INSPECTION – MARCH 2023**

MAPLEDURWELL VILLAGE HALL/RECREATION AREA

Date: 14/03/2023 Time: 06.45

Harvey has now completed most of the work on the playground area:

Items remaining are the removal of the concrete in the area near the slide and cross cuts on one set of balance beams.

**Fencing:** Wooden fencing in good condition, one post, near the corner closest to the village hall is loose and may need re-seating. The three posts furthest from the village hall, opposite Oak Tree Cottages, are now very loose, though the fence is not in danger of falling down. Perhaps the posts should be re-seated. Similarly, the end post on the side by the tennis courts is very loose.

**Wire fencing,** furthest from the village hall, has several loose posts, but I am unsure whether this is the responsibility of the Parish Council.

**Litter Bins:** There were several sweet wrappers, a wet wipe and a plastic cup to be collected from the grounds. The area is now clear of rubbish. I have emptied the bin inside the fenced area, which contained only a few items of rubbish.

**Signage:** Legible and clean (Coronavirus advice) and 'No Dogs' signs on the gateposts to the entrance.

**Swings (1):** In good condition, surfacing in good condition, yellow safety barriers all firmly grounded and in good condition. However, see under 'Soft Surfaces'.

**Swings (2):** There is some slight cracking in the underside of the rubber seat on both swings, I do not think this is an immediate problem, but I will continue to monitor. That apart, the swings are in good condition, surfacing in good condition, yellow safety barriers all firmly grounded and in good condition, see under 'Soft Surfaces'.

**Rotating Item:** In good condition, surfacing in good condition, though vegetation is growing through the surface in some places.

**Rocking Items (2):** In good condition, surfacing in good condition, though vegetation is growing through the surface in some places.

**Slide:** In good condition, the housing at the top of the slide has been cleared of leaves and wood-chippings. The concrete is no longer exposed and will be removed once there is dry weather. The wooden surround to retain the wood chippings has begun to deteriorate in one corner and will need replacing. Also, two of the support post are rotten and there is an exposed bolt.

**Climbing & Agility Items:** Some of the standing posts are loose and may need re-seating

**Balance Beams & Stepping Logs:** One In good condition. The second has cracks along the top. I will monitor. Harvey is awaiting a new cutter for his router to complete the necessary cross cuts on this set of balance beams.

**Seating:** the bench is in good condition but the seats on the picnic table are a little loose and one has a broken edge, this has deteriorated since last inspected and will probably need to be replaced in the near future.

**Gate:** in good condition.

**'Soft' Surfaces:** There is a significant amount of moss on the 'soft' surfaces around both sets of swings; the rotating items and the rocking items. These surfaces may need to be treated.

I will talk to Harvey about a possible timescale for completion of the outstanding work.

Name of Inspector: K M Rafferty

