

STEEP PARISH COUNCIL

CHAIRMAN Mr Richard Coles

CLERK Mrs Jenny Hollington

Minutes of a meeting held on Monday 12th January 2009 at 7.30pm at Steep Village Hall

Present: Richard Coles (in the chair) Terry Cook Charles Gibson
Caroline Robinson Fran Box David Llewellyn
Nick Hurst

In Attendance:
Jenny Hollington (Clerk)
Michael Cartwright (County Councillor)
Jennifer Gray (District Councillor)

Stuart Neal (Community Support Officer)
John Lancaster (Senior Rural Housing Enabler, Community Action Hampshire)
Julia Potter (Community Action Hampshire)
Elizabeth Cartwright (Chairman, Housing Board)

There were 12 members of the Public present during the course of the meeting.

09/01 APOLOGIES – None received.

09/02 MINUTES OF THE LAST MEETING

The minutes of the previous meeting dated Monday, 3rd November 2008 were agreed as an accurate record.

09/03 DECLARATIONS OF INTEREST

Richard reminded the Councillors that any interests should be recorded.

09/04 PUBLIC COMMENT

- It was pointed out that when drawing up plans for the land adjacent to the Village Hall, consideration should be given to the fact that the bottom of the field is very boggy and the light extremely bad during the winter months – therefore any housing should be at the top of the field, as should allotments.
- It was queried whether there would be a Public Meeting to discuss the plans for affordable housing at the Village Hall site - Richard confirmed this would be arranged once plans have been drawn up.
- A question arose regarding a T.P.O. for the Oak Tree on the Hangars Way – Jenny Gray said that strenuous efforts had been made but as the tree is diseased, no T.P.O. can be issued. Jenny said that she would go to see the EHDC Heritage Officer again to see if there was a possibility that the tree could be pollarded as this would probably enable the tree to live for another 100 years.
- A celebration to mark 150 years of the Railway is being organised for Easter Monday, 13th April, in Petersfield. Among the many attractions will be steam trains, Victorian bikes and trams. All local schools will be invited to take part in a competition and children under 11 will receive a free publication.
- Stuart Neal, Community Support Officer, introduced himself and explained his role in the Community. He is working out of Petersfield and can be contacted on 08450 454545 or e-mail stuart.neal@hampshire.pnn.police.uk. He explained that his role is to deal with low level crime and that he will try to interact with groups such as Neighbourhood Watch and

provide feedback. It was agreed that the Clerk should forward Stuart's contact details to the website and village newsletter. Stuart then left the meeting.

09/05 COUNTY COUNCILLOR

Michael said that his budget for this year has now been spent.

In response to a query regarding the state of Steep roads, Michael said that he had no specific update at the moment.

09/06 DISTRICT COUNCILLOR

Jenny thanked Councillors who attended the Community Forum on 6th January for the presentation on Amendments to Householder Permitted Development Rights. A copy of the presentation has been e-mailed to the Clerk to be forwarded to all Councillors for information.

Jenny also said that the Appeal regarding land to the west of Gardener's Farm has been dismissed.

09/07 UP-DATE ON AFFORDABLE HOUSING

Richard introduced Julia Potter and John Lancaster from Community Action Hampshire:

Julia spoke briefly about potential sites for affordable housing in Steep. She said that of 9 initial sites, 4 have now been looked at in some detail. She confirmed that there are 18 households registered for affordable housing in Steep and said that if a scheme did get off the ground this number would go higher. Of the 420 houses in Steep there are 32 Affordable Homes (7.6%) which is quite low compared with other Parishes.

John said that the sketch plans for the site adjacent to the Village Hall showing 9 units would be available shortly and this would go some way to meeting the need in Steep. He confirmed that there will be a full exhibition and that the plans are not set in stone, but will start the debate! If necessary, other sites will also be considered.

It was commented that it was unfair to compare Steep with other rural parishes, as Bedales School covers a large area of the village and does provide affordable housing for its staff. Julia pointed out that this does not help provide housing for local young people.

David queried whether the site in Ridge Common Lane (recently re-visited by Julia, the District Councillor, a surveyor and himself) will now be re-considered. The surveyor has indicated that this site could support 10 units. David felt that use of the Ridge Common Lane site would enable the Village Hall site to be preserved for allotments and a green space. This would then alleviate the problem of road congestion and over-development on Church Road and unite the settled community who feel their interests are not being looked after. Julia said that the Ridge Common Lane site had initially been discounted as being too far outside of the village – it was better related to Stroud than Steep and too far from the Village centre.

The benefits of both the Village Hall site and the Ridge Common Lane site were discussed – Terry said that it was important that young people were at the heart of the village, to keep Steep School, the Village Hall and the Day Nursery alive. The results of the Village Questionnaire show that the majority of villagers are in favour of affordable housing and village open space and/or allotments on the Village Hall site, and that Ridge Common Lane should not be considered as an alternative. David said that there had been only 2% (5 votes) between questions (a) Affordable Housing and a Village Open Space (39%), and (b) Allotments and a Village Green (37%), and said that he felt that this was not enough for a mandate.

Elizabeth Cartwright said that in view of the high level of need, she was delighted to hear that Steep P.C. were in favour of Affordable Housing and suggested that both the land adjacent to the Village

Hall and the site at Ridge Common Lane should be considered. Jenny Gray endorsed this and said that she felt it was time to stop prevaricating and get on with it!

The Steep Marsh site was also briefly discussed. Julia Potter stated that this was not being viewed as an alternative but could possibly address the needs of Steep Marsh. David suggested that in that case Steep Marsh residents should not vote on uniquely Steep matters, such as affordable housing affecting only Steep, and vice versa. The Chairman said that it is the same Parish.

John Lancaster confirmed that Steep had undergone a more democratic process than any other Parish in respect of the Questionnaire and the evidence had been independently verified.

Richard thanked Julia and John for the up-date - they then left the meeting along with Jenny Gray, Michael and Elizabeth Cartwright.

09/08 UP-DATE ON PLANS FOR LAND ADJACENT TO THE VILLAGE HALL

Richard confirmed that he had met with the architect and given him the design brief. The plans should be ready by the middle of the month.

It was agreed that once plans are received an interim meeting of Councillors will be arranged to discuss them.

09/09 FREEDOM OF INFORMATION - DRAFT MODEL DOCUMENT

The draft document was discussed - it was agreed that as much information as possible should be displayed on the website. The Clerk will follow up with HALC any areas that still need clarification or input (e.g. policies). The document will be advertised on the website.

09/10 REPRESENTATIVE REPORTS

Common and Hangars: Terry said that he had received the Minutes from the Meeting at the Queen Elizabeth Country Park in which it was reported that the benefits of grazing had not been proven. This is good news for the Shoulder of Mutton (and is now in writing!).

The New Year's Day Hangars Walk went very well with about 60-70 people taking part. A photo of everyone at the Oak Tree should be appearing in the Petersfield Post.

South Downs National Park: David said that the Report from the Public Enquiry is now with the Secretary of State – a response has now been delayed until June this year.

Footpaths: It was agreed that the Clerk should draft a letter on behalf of the Parish Council to the Heritage Officer at EHDC regarding pollarding of the Oak Tree on the Hangars Way.

The seat in memory of Alec Guinness has now been installed in Steep Marsh.

Roads and Traffic: David had received a response to his letter regarding the state of Steep roads saying that work is being done on a priority basis but that there is no money available at the moment.

Work on the road through Steep Marsh is still due to be started before the end of March and work is also likely to go ahead soon on the road between the Harrow and Steep School.

Representatives of Hampshire Highways Department East met with the builders working at the development on the corner of Church Road and Mill Lane and it has been agreed that the footpath will be repaired at the builder's expense.

Steep Village Hall and War Memorial: Some flooding occurred at the War Memorial after torrential rain but disappeared within 24 hours - it was agreed that this should be monitored.

The new sound acoustics have been installed at the Village Hall and have made a tremendous improvement. The Film Club wished to thank the Trustees for agreeing to the work and cost.

09/11 UP-DATE ON PLANNING APPLICATIONS

Decisions made (3rd November – 12th January

<u>Planning Number</u>	<u>EHDC Deadline for Comments</u>	<u>Proposal</u>	<u>Address</u>	<u>Parish Council Input</u>	<u>EHDC Decision</u>
21819/001	15.10.08	First floor extension, conservatory to side and porch to rear	Wyldeewood, Farnham Road, Steep	No objection	Permission
23252/001	31.10.08	Removal of existing sunroom and erection of garden room in the same position	Springfield, Mill Lane, Steep	No objection	Permission
32520/023	11.11.08	Single storey unit for storage following demolition of temporary structure	The Court Yard, Pratts Lane, Steep Marsh	No objection	Permission
32520/024	11.11.08	Single storey extension to side	The Court Yard, Pratts Lane, Steep Marsh	Objection	Permission

Decisions New and Pending

50326/010	15.12.08	Steel framed building for use as horticultural storage, admin and office	Collyers, Ridge Common Lane, Steep	No objection	
27675/007	21.1.09	Construction of 20x40m riding arena	1 Steep Marsh Cottages, Steep Marsh		
26741/005	28.1.09	Two storey 5 bedroomed dwelling, annex and detached double garage following demolition of dwelling	Pine Court House, The Island, Steep		

09/12 FINANCE

The budget for 2009/10 had been previously circulated. It was proposed that the precept remain at £6,000 and this was agreed.

The request for a donation to CAB in Petersfield was considered – a sum of £300 was agreed.

Payments were made in accordance to the budget for salary, SLCC Annual Membership fee, hedge work and website costs.

09/13 CORRESPONDENCE RECEIVED:

Fran said that she had sent off for an Information Pack on Fly Tipping called “Stop the Drop”.

09/14 DATE OF NEXT MEETING

The next meeting will be held on Monday, 2nd March 2009 at 7.30 p.m.

The meeting closed at 9.15 p.m.