



# Medstead Parish Council

## Minutes of the Full Council Meeting Wednesday 13<sup>th</sup> October 2021. Held at Medstead Village Hall

**Present:** Cllrs. Deborah Jackson (Chair), Graham Bennell, Charles Clark, Georgy Fuzzard, Andrew Jackson, Ken Kercher, Phil Quinlan, Mike (Ja) Smith, & Mike (Jo) Smith.

**Also in attendance:** Peter Baston (Parish Clerk).

	<b>ACTION</b>
<b>21.128 OPEN SESSION</b>	
i. Cllr Clark mentioned that the Clerk had received a communication from Consulo Ltd acting on behalf of The William Lacey Group, regarding their site at land off Boyneswood Road, who are asking for a meeting with the Parish Council to discuss their new application for the site. The Clerk was asked to respond to thank them for their offer but that at this stage as an application has not yet been submitted, the Council would not be meeting with Consulo Ltd.	<b>Clerk</b>
ii. Cllr Mike (Jo) Smith reported that the finger post by Soldridge Business Park is overgrown with ivy and has asked if the lengthsman upon his next visit could cut back and expose the sign again. Clerk to arrange.	<b>Clerk</b>
iii. Cllr Mike (Jo) Smith also suggested that a reserve budget provision should be considered to allow for the replacement of the dragons' teeth around the Village Green area in the years to come. This would be considered further by F&GP Committee at their next Committee meeting.	<b>F&amp;GP Committee</b>
iv. Cllr Andrew Jackson reported that the gate on bridleway 701 is rotten and requires replacing and had been reported on the HCC Rights of Way web site. Others were encouraged to report the problem to raise the priority with HCC.	
v. Cllr Deborah Jackson asked if the day worker or lengthsman could undertake a cut back of the undergrowth at Soldridge Pond. Clerk to arrange.	<b>Clerk</b>
<b>21.129 APOLOGIES FOR ABSENCE</b>	
EHDC District Councillors, May, Tennyson and Thomas.	
<b>21.130 DECLARATION OF INTERESTS</b>	
Cllr Mike (Ja) Smith declared an interest in agenda item 13a & 13b.	
<b>21.131 COUNCIL MINUTES</b>	
i. Subject to a change in min reference 21.126, the minutes of the Full Council Meeting held on 8 <sup>th</sup> September 2021 were proposed as a true record by Councillor Kercher seconded by Councillor Mike (Jo) Smith and would be signed by the Chairman once the amendment had been made.	<b>Clerk/ Full Council</b>

## ii. Matters Arising:

Minute #	Full Council Meeting Date	Action	Assigned to	Status	Comments
20.098(iii)	Sep-20	Signage at wildflower meadow.	Maintenance Committee	On Hold	To be considered further once Wildflower Meadow restoration work has been undertaken
20.151(iii)	Dec-20	Clerk to get all Council land not currently with a Land Registry Title to be registered.	Clerk	Outstanding	First Application (Five Ash Pond) sent to Land Registry (date). Cheque cashed but still awaiting final confirmation. October 2021 Full Council requested Clerk to continue with remaining applications (Soldridge Pond / the Knapp)
21.077		Flashing 20mph speed sign. Cllr Smith to contact HCC	Cllr Mike (Jo) Smith	Outstanding	
21.082(ii)	Jul-21	Maintenance Committee to consider replacement trees following above felling	Maintenance Committee	Outstanding	To be considered at October M'tce Committee meeting
21.082(iii) c		Clerk to set up a Facebook account as an information tool	Clerk	Outstanding	
21.100(ii)		F&GP Committee to consider Platinum Jubilee bench	F&GP Committee	Outstanding	To be considered by F&GP at their next meeting
21.100(iii)a	Aug-21	F&GP to review Clerk role & responsibilities	F&GP Committee	Outstanding	To be confirmed at Jan 2022 F&GP
21.108		Cllr Mike (Ja) Smith to report on shed plinth project	Cllr Mike (Ja) Smith	Outstanding	See 21.089 above
21.112(i)		Clerk to instruct day work contractor re stile on FP12	Clerk	Completed	
21.112(ii)		Cllr Andrew Jackson to liaise with Mulcock Trustees regarding possible funding for local foodbank	Cllr A Jackson	Outstanding	
21.112(v)		Clerk to liaise with day work contractor regarding new notice board fitting	Clerk	Completed	
21.112(vi)		Cllr Quinlan to report on HCC Report a problem vegetation cut back at LBR bridge area	Cllr Quinlan	Outstanding	
21.116(ii)		Clerk to contact successful tree surgeon re felling	Clerk	Completed	
21.116(iii) b		Clerk to draft a response to MVH re lease to be cleared by Chair	Clerk	Completed	
21.116(iii) b		Clerk to source quotes for solar bollards at MVH	Clerk	Completed	
21.116(iii) c	Sep-21	Clerk to respond to St Andrews PCC re maintenance agreement	Clerk	Completed	
21.123		Cllr Mike (Jo) Smith to sign off August bank reconciliation and to be approved by Full Council	Cllr Mike (Jo) Smith / Full Council	Completed	
21.124		Cllr Mike (Ja) Smith to report on the proposed work at the allotment site	Cllr Mike (Ja) Smith	Outstanding	Waiting for Allotment Association to hold a meeting to discuss the issue. Also see 21.089 & 21.108.
21.125 (i)		An extra pavilion key to be cut for the mowing contractor	Clerk	Outstanding	Waiting for new contract to be let.
21.126(ii)		Clerk to contact a member of the public to see if they would be willing to join the Pond working group. Group to then meet to agree a plan of action	Clerk / Pond Working Group	Completed	

## 21.132 COMMITTEE MINUTES AND REPORTS

### i. Planning Committee

Planning Committee met on 8th September 2021 and the minutes of that meeting have been circulated.

#### **Chairman's Report**

The big news would be the apparent revised thinking by EHDC in respect for the housing needs targets for the area and their open letter to Michael Gove MP, the new minister for Local Government, highlighting in particular the effect the South Downs National Park has on the housing numbers in the remaining 43% of the district.

In addition, as reported in the national press on 7th October, the Government are set to abandon proposals for an overhaul of the planning rules, the PM "pledging no homes on green field sites". It is far too early to speculate on what this might mean for Chawton Park Farm, but it might seem that the White Paper concerned may be altered, amended or maybe even replaced., and the need for 300,000 house a year may be reviewed. Watch this space!

On the home front there is nothing of any note to report that may be covered elsewhere, but can I take this opportunity to thank Cllr Jackson for chairing the last Planning Comm meeting in my absence.

The Steering Group for the Medstead & Four Marks Neighbourhood Plan have completed their review and the Clerks of both parishes had submitted the detail to EHDC.

ii. **Maintenance Committee**

**Chairman's Report.** There has been no meeting of Maintenance Committee since the previous Council meeting.

Sawscapes Play Ltd have started work on the repair and refurbishment of the children's play equipment on the Green. It is anticipated that this will have been completed by the time that Council meets.

Replacement notice boards have been erected by the Council's Daywork Contractor at Green Stile and Lymington Barns.

Under the terms of the mowing contract the Clerk has asked the contractor to undertake three further cuts of the Green during October, given the continuing growth of the grass. The cost will be at the agreed rate of £146.28 per cut.

The felling of the diseased ash trees on the Green will take place later this month, and the Clerk has arranged to meet the appointed contractor on site to agree the details beforehand.

iii. **Finance and General Purposes (F&GP) Committee**

a) **Chairman's report.**

No meeting held since last Full Council. The next meeting will focus on setting the draft budget for 2022-23, a task that the Clerk and Committee members have already started work on.

b) **Medstead Village Hall Lease Agreement.**

The Village Hall Committee have agreed to the revisions proposed in the latest draft of the lease agreement. These need to be fully incorporated with the necessary re-wording before sign off by both parties. Councillor Kercher mentioned that the original (and existing) lease is with the Custodian of Charities and therefore the Charity Commission have an interest in the land as well as the building. The Clerk was asked to contact Medstead Village Hall Committee to ask the to seek clarification from the Charity Commission on this issue , i.e. can the existing lease be surrendered and a new lease be entered into or will the Charity Commission have a continuing interest in the new lease once drawn up.

Clerk

c) **St Andrew's Churchyard Maintenance Agreement**

The latest version of the Closed Churchyard maintenance agreement (as approved by Council) has been returned to St Andrew's PCC and additional comments, such as greenery overhanging the road addressed. We have been advised that the redundant hedging plants will be cut back by a member of the Church. The Clerk was asked to contact the PCC to confirm that they are content with the Agreement.

Clerk

**21.133 MEDSTEAD PARISH COUNCIL CHAIRMAN REPORT**

I have received several communications from members of the public in relation to reporting noise disturbance and possible opinions on a planning application, all of which have been responded to accordingly. A resident has also highlighted that a strip of woodland behind the United Reformed Church and an adjoining field may be in the ownership of MPC.

Recent news from EHDC indicates that the decision to develop Chawton Park Farm as one of the two large development sites has been put on hold, with all the other proposed sites now being re-considered. This obviously has a potential significant impact on Medstead and neighbouring Four Marks and we will need to look for advice from our District Councillors.

#### **21.134 MEDSTEAD PARISH CLERK REPORT**

- i. Preparation for the interim audit due on 18<sup>th</sup> October with new internal auditor.
- ii. Preparation of the 2022/23 draft budget / precept for consideration by F&GP Committee in October.
- iii. South Town Rd path now cut back and also the scrub clearance around the village green perimeter.
- iv. Ash trees to be felled on 25<sup>th</sup> October. Meeting with tree surgeon on 22<sup>nd</sup> October to agree the exact felling work required.
- v. Day Work contractor installed new notice boards at Greenstile and Lymington Barn.
- vi. Parish Lengthsman visited Medstead on 4<sup>th</sup> October and undertook scrub clearance behind children's play area. Stile on FP12 cannot be repaired and has been reported to HCC ROW team to take forward the necessary action.
- vii. Playground repairs now almost completed by Sawscapes.
- viii. Agreed with both the Village Green mowing contractor and the Cemetery contractor that additional cuts would be required in October due to the continuing grass growth.
- ix. Attended a further meeting of the Pavilion / Parish Office project. Drafted communication to EHDC for CIL funding.
- x. Notification received from EHDC of a further £14.3k of CIL funding to be passed over to Medstead PC shortly.

#### **Cemetery Activity**

One burial

One transfer of grant of burial rights.

#### **Village Green Booking(s)**

None.

#### **21.135 EAST HAMPSHIRE DISTRICT COUNCILLOR REPORT – Cllr May**

The detailed report from Cllr May (previously circulated) contained information regarding the disruption of emptying bins around the ward due to the ongoing shortage of HGV drivers. He reported that the new bin calendars are available to download via the EHDC website.

A vast volume of emails related to the Chawton Park Farm development being part of the Option 2 of the Local plan, have been received. It is vital that there is a local plan to stop speculative building and at EHDC full council, after a long debate, it was good news with regards to Chawton Park Farm now being considered equally to all other sites and now will be evidence based to ensure the development site is chosen having considered all implications.

The long awaited new crossing is nearing completion and will now be a safe haven for children to cross the A31 at Lymington Bottom.

A lot of comments have been received on the verge cutting along the A31 and the impact of the rubbish that is sprawled along the carriageway. The Environmental officer

at EHDC said “ We do the litter pick after the cut because although the litter gets shredded, if you try to pick in long grass, you miss too much, and it looks dreadful afterwards anyway”.

More litter bins or recycling litter bins would not help, as any responsible person would use the existing bins or take it home. Less plastic packaging might make a difference. If there are any other areas where the litter is bad, report it via the “MyEHDC” portal (<https://my.easthants.gov.uk/>) on the website and it will go direct to Norse.

#### **21.136 CORRESPONDENCE**

- i. **Seeking Protection for the North Hampshire Downs.** A joint communication from Cliddesden, Ellisfield and Winslade Parish Councils was reviewed... Medstead PC are minded to support but would like to see the southern boundary amended to include the area around Four Marks and south Medstead included. Clerk to respond accordingly, including a map to highlight the suggested inclusion. **Clerk**
- ii. **Hampshire Police – September Crime Prevention Bulletin.** Noted by Council
- iii. **HALC AGM invitation.** Noted by Council but more information about location and format of the meeting is required from HALC.
- iv. **Land Sale.** A request has been received from a potential purchaser of the new house adjoining the Five Ash Pond who is seeking to purchase a 7.5m width strip of the adjacent Parish Council-owned land. It was agreed that this would not be considered and that the land was not for sale. The Clerk was asked to contact the person accordingly. **Clerk**  
Additionally, it was noted that a large amount of spoil had been deposited on the Parish Council land and the Clerk was asked to raise this with EHDC Enforcement to get the spoil removed by the developer. **Clerk**

#### **21.137 FINANCIAL MATTERS**

- i. The income and expenditure account for September 2021 was reviewed by Council and approved, nominated by Cllr Kercher and seconded by Cllr Mike (Jo) Smith.
- ii. The bank reconciliation(s) as at 31<sup>st</sup> August and 30th September 2021 having been signed off by Cllr Mike (Jo) Smith and Quinlan respectively was reviewed by Council, proposed by Cllr Deborah Jackson and seconded by Cllr Mike (Ja) Smith and approved.

#### **21.138 MEDSTEAD ALLOTMENTS MAINTENANCE**

- i. **Shed Plinth Extension.** Cllr Mike(Ja) Smith updated Council on discussions that had taken place regarding the changes to the shed plinth and he will sketch out some ideas for Maintenance Committee to consider at their next meeting. **Cllr Mike (Ja) Smith / Maintenance Committee**
- ii. **Water Tap Maintenance.** No further update.

### 21.139 S106/CIL FUNDED PROJECTS

- i. **Medstead Village Green.** A further supply of nematodes has been ordered from Bionema at Swansea University, and Southern Ground Care Ltd are ready to implant them in the whole of the Green when atmospheric and ground conditions are appropriate.
- ii. **Medstead Parish Office / Pavilion expansion.** The latest set of plans prepared by Hampshire Drawing Services which were approved by the Full Council at the last meeting, will now proceed to the planning application stage, with the Clerk to prepare a draft planning application for EHDC. Hampshire Drawing Services have agreed that Medstead Parish Council may use the latest set of plans in the application, without further charge. The Clerk has been advised by EHDC CIL Team that in February 2022, a formal application for EHDC held CIL funds could be made to fund the project.  
Cllr Clark also reminded Council that a fall-back position could be the Medstead Village Hall Committee Room which might be converted to afford the necessary accommodation for a parish office.  
**Clerk**
- iii. **Village Green Playground Repairs.** After consulting EHDC, it has been confirmed that CIL funding can be used to partly pay for the playground repairs alongside an EHDC Councillor grant and Medstead PC budget. At the next meeting of the Maintenance Committee, the latest RoSPA playground report will be reviewed.  
**Maintenance Committee**
- iv. **Footpath Link to Medstead School.** A site meeting in early November is being held with the HCC School Travel Planning team and the Community Team of EHDC with HCC Councillor Kemp-Gee also being invited to attend. Cllr Kercher and the Clerk will attend on behalf of Medstead Parish Council.  
**Cllr Kercher / Clerk**

### 21.126 MEDSTEAD VILLAGE PONDS

- i. **Five Ash Pond.** The Clerk had chased the agreed contractor who at present is working away but will agree a date upon his return.
- ii. **Medstead Village Pond.** The working group will meet shortly and Cllr Deborah Jackson will circulate a suggested date. Cllr Deborah Jackson thanked EHDC Councillor Tennyson for her valuable advice.  
**Cllr Deborah Jackson**

### 21.127 COUNCIL REPRESENTATIVES

- i. Cllr Kercher reported for **Medstead Sports Club** that sport in the Parish has now returned to normal. The Tennis Club were able to organise their internal competitions through the summer, with a well-attended "Finals Day" in September. The Table Tennis Club has begun to meet again and will be starting matches in the Winchester and District League later in October.

Cllr Quinlan reported that he had been approached by Mrs Helen Bennett who is looking to organise events to celebrate the Queen's Platinum Jubilee in 2022. It was agreed that she be invited to the next Parish Council meeting to see what is being considered. It was also thought that funding for such celebrations could come from the Wake Trust or from the Parish Council (Community Engagement budget) or EHDC Councillor grants. Councillor Bennell agreed to become the Parish Council representative on any such committee for the celebration arrangements.

Cllr Mike (Jo) Smith reported on **Speedwatch** activity where they have managed to get out twice a week. Extra volunteers are needed as there will shortly be a pool of seven left. He also asked for funding for a new tripod for the speed camera and was asked to complete a Parish Council grant application form for consideration at a future meeting.

**Cllr.  
Mike(Jo)  
Smith**

Cllr Charles Clark reported that following a meeting with representatives from both Four Marks PC & Medstead PC and others of the **Neighbourhood Plan Steering Group (NPSG)** on the 17th August at the Medstead Village Hall, work has been completed in respect of the response to Policy S27, namely the Strategic Design Policy Feedback for Medstead and Four Marks. Unfortunately, and for a variety of reasons, MPC representatives need not take an active part in this, mainly due to a lack of the knowledge and skill sets required. The final draft has been completed and forwarded on by the two Parish Clerks to the EHDC.

There were no further matters to discuss and the meeting was closed at 9.05pm.

**Signed Chairman .....** **Date.....**