

**Minutes of the Meeting of Froxfield & Privett Parish Council held at  
Froxfield Village Hall on Thursday 13<sup>th</sup> October 2016 at 7.30pm**

Present: John Ellis (Chairman), Peter Doyle, (Vice Chairman) Richard Moss, David Rymer, Philip Madgwick, Dave Redding and Tim Passingham In attendance Helen Marsh the Clerk and 4 members of the public.

**1.8.16 Apologies for absence** Apologies were received from Matt Povey and Nick Drew

**2.8.16 Comments from the public or press**

A member of the public asked if the parish council could make an official complaint to BT Openreach about the poor broadband signal and speeds, although new cabling had been installed to their nearest exchange at the Steep this had, if anything, made the signal worse. Cllr Redding explained that he is planning to trial the service that EE are due to launch around November and will report back with the results.

A concern was raised regarding roadside hedges not being cut and fallen trees removed from opposite Wheeler's Farm. The parish council will shortly be writing to hedge owners to ask for them to be cut back.

**3.8.16 Approval of the minutes** The minutes of the meeting of 8<sup>th</sup> September 2016 were agreed and signed.

**4.8.16 Matters Arising** – there were no matters arising

**5.8.16 Declarations of Pecuniary Interest** Cllrs Ellis and Madgwick declared an interest in 9c

**6.8.16 Bonfire and Fireworks** Kate Allen went through the arrangements for bonfire and firework display. The date had been set for Sunday 6<sup>th</sup> November, St John's Ambulance will be in attendance, the Village Hall will be selling refreshments, Classic Fireworks will provide the display and the councillors agreed to sponsor the fireworks which will be in the region of £800 although some of this would be offset by monies received from the refreshments and the gate. The clerk was asked to contact Cllr Drew to ask if he would be in a position to provide a grant.

**7.8.16 Report from District Councillor** Cllr Drew was not present

**8.8.16 Report from County Councillor** Cllr Clark was not in attendance

**9.8.16 Planning**

Cllr Rymer provided information, including background information, on all the following applications which, were discussed by the councillors

- a) SDNP/16/03607/FUL Venthams Farm, Change of use from agricultural to B8 storage, external flues to front and side, steps to front entrance. The parish council resolved to OBJECT to this retrospective application.

The Parish has previously considered other similar applications and has generally objected to the proposals on the basis of the user being alien to those normally considered to satisfy the objectives of Policy CP6. Such applications have been concluded with temporary consent being given to a named user but other factors have promoted such an outcome namely being a more sustainable location such as being positioned on a road offering good communication links.

Whilst the objectives of Policy CP6 are respected it is the parish council's understanding that diversification schemes should make use of redundant farm buildings not those that still have a use and have been merely set aside to foster other opportunities. Further, it is understood that users of such buildings should have an association with either agriculture, forestry or green tourism and that they have a realistic opportunity of providing a benefit to the local economy and in particular assist the national park in conserving, enhancing natural beauty, wildlife and cultural

heritage. The user of the building is a company called Wicked Wicker, which appears to buy in wicker furniture and distribute the same from sales generated, by the Internet and an existing customer base.

The location of the application site is in a non-sustainable location meaning that principle road links are via narrow country lanes giving rise to road safety concerns.

The application is in conflict with Policy CP6 on many counts but in particular to paragraphs A, C and D.

If officers are minded to consent to the retrospective application the parish council would like to think that consideration be given to the following.

1. The consent is in favour of the applicants tenant's name only. It should be made quite clear that the user is a specific company or individuals and for it to be for the same trading activity as their financial accounts will show. It should not be in the name of individuals who could obviously diversify their business interests
  2. Consideration should be given to the type and size of vehicles allowed to collect or deliver to the application site.
  3. Consideration should be given to the hours of operation of the business being 08.00 to 17.30 Monday to Friday, 08.30 – 13.00 on a Saturday and no operation on Sundays or Bank Holidays. This is to protect the quiet enjoyment of the neighbours adjacent to the application site and those that live close.
  4. That the permission be temporary for a period of no more than two years.
- b) **SDNP/16/04608/HOUS Greycroft**, Stoner Hill Road, detached double garage and rooms in roof space to include 2 dormer windows to front and external staircase. It was resolved NOT TO OBJECT subject to the 50% rule not being succeeded. Conditions added that use of the proposed building to be ancillary to the main dwelling house and should not be sublet sold separately etc. to avoid two dwellings being created and for the applicants to be made aware that they must make provision for the parking of building contractors vehicles within the application site during the course of the works.
- c) **SDNP/16/04734/FUL Oaklands Mobile Home**, Blackmore Lane, two storey detached dwelling following demolition of existing dwelling. Cllr Ellis left the meeting; the council resolved NOT TO OBJECT with the following observations.  
If the outcome of the application is to permit the parish council would like to think that officers will consider the following points.
1. That the decision has appropriate agricultural ties attached.
  2. That all PD Rights will be removed as the application is for a property on the upper limit of what would normally be reasonable for an agricultural works house.
- d) **SDNP/16/04735/HOUS/LIS Guiles House, Broad Way**, 2 storey extension with single storey link, re-roofing existing conservatory following demolition of existing single storey rear extension. It was resolved NOT TO OBJECT with the following observation: Depending on the outcome of this application and on the assumption it will be positive could a note be included on the decision notice that the applicant should make provision for contractors parking as the road outside the application site is narrow and bordered by Froxfield Green which cannot under any circumstances be used for parking of vehicles
- e) **Planning Policy** Cllr Rymer presented a redraft of the Planning Policy and outlined the Introduction, objectives and procedure on how the parish council consider all applications. The draft will be circulated to all councillors for discussion and potential adoption at the next meeting.
- f) **Report on Meeting with EHDC of 10<sup>th</sup> October 2016**. The meeting had been postponed by EHDC with a new date being set for November 10<sup>th</sup> at 12noon.

#### 10.8.16 Report on Playground/ Recreation Ground

- a) **Playground works and issues update** Cllr Ellis reported that today he had been informed of an accident in the playground. Some two weeks earlier a child had sustained a broken arm in

an accident that occurred on or near the slide following children pouring water on the slide. The child's parent confirmed that responsibility for the accident fell with the child.

- b) **To receive weekly playground inspection copies** the copies were duly received
- c) **Hedge Cutting Quote** Cllr Ellis said he would arrange for the hedge to be cut with a flail and thereafter tidied up.

**11.8.16 BOAT Updates**

- a) **Green Lane** It was resolved that the repair works would continue with further funding being applied for at from Small Grant's Scheme
- b) **Ridge Top Lane** It was agreed that the work should be carried out subject to weather.

**12.8.16 Broadband** no further discussions

**13.8.16 Road Issues**

- a) **Hedge Cutting Radian** the hedge overhanging the corner opposite the shop had been cut by Radian. Cllr Ellis to look at the trees overhanging the larger of the two car parks in Dellfield. The clerk would go back to Radian to ask them to have a further look at the trees overhanging the road in High Cross Lane near the junction with Ivyhouse Lane
- b) **Hedge Cutting** The councillors will complete the list of hedges that need cutting
- c) **Road Surface Issues** the clerk will report a pothole in Stoner Hill Road and ask for white line to be repainted on the junction of Old Litton Lane.

**14.8.16 Finances**

- a) **Financial Statement including agreeing and signing cheques** Cheque numbers 300458–300461 were agreed and signed.

**15.8.16 Correspondence**

- a) **Warren Barn** A notice of adverse possession had been received from the Land Registry. After some discussion it was agreed that Cllr Doyle would write a response.

**16.8.16 Lengthsman** the clerk to add grip cleaning near Froxfield Green to the list

**17.8.16 November/December meeting Dates** It was agreed that the next meeting would be held on 24<sup>th</sup> November with no meeting in December.

**Future Agenda Items** No additional agenda items

There being no further business the meeting closed at 9.45pm.

**Signed**..... **Dated**.....  
Chairman