

Minutes of the Annual Meeting of Beech Parish Council held in the Village Hall on Monday 12th November 2018

PRESENT: Councillor David Woodroffe (Chairman)
Councillor Ruth Duffin
Councillor David Fazakerley
Councillor Ian Hardy
Councillor Daniel Gordon
Mrs Louisa Thomson – Clerk to the Council

Neighbourhood Plan Working Party members

18.139 APOLOGIES FOR ABSENCE

Apologies were received and accepted from Cllr Graham Webb.

18.140 CONFIRMATION OF MINUTES – UNANIMOUSLY RESOLVED

The Minutes of the Council meeting held on 15th October 2018, copies previously circulated, **Proposed as a true record by David Fazakerley, Seconded by Ian Hardy and signed by Chairman David Woodroffe.**

18.141 DECLARATION OF INTEREST – Councillor Ruth Duffin declared an interest in East Hampshire District Council Land Availability Assessment (LAA) workshop as she has a LAA application she also declared an interest in planning application 54482/002, Strathyre, 41 Medstead Road as it is a neighbour. Councillor David Woodroffe declared an interest in planning application 36974/004, 3 Cramptons as it is a neighbour.

18.142 EAST HAMPSHIRE DISTRICT COUNCIL WORKSHOP - Report from Councillor Graham Webb read by Councillor David Woodroffe. (Councillor Ruth Duffin left the meeting.)

Meeting with EHDC on LAAs in and around Beech Parish, 18 October 2018

Report by Councillor Graham Webb

Attendees: Alana Coombes, Tony Ransley, Tony Cohen (Neighbourhood Plan Working Group)
Graham Webb (Beech Parish Council)
Attendees from Alton and Bentley

1. EHDC explained the planning hierarchy: NPPF (2018) – EHDC Local Plan – Neighbourhood Development Plans.
2. The next iteration of the EHDC Local Plan will cover the 15 year period 2021 to 2036.
3. The annual requirement for housing completions in the District (over the period to 2036) has yet to be finalised as the Government is amending the formula by which it calculates these numbers. The eventual number will be imposed on EHDC by Government, and then EHDC must liaise with SDNP to determine what will be the annual housing completion requirement in those parts of the District outside the SDNP. EHDC also explained the penalties for delivering housing completion more slowly than the annual requirement demands.
4. EHDC will be allocating the strategic housing development sites (more than 1 hectare), focussing heavily on deliverability. This is a change: in the past, Neighbourhood Plans have been able to allocate all new housing sites in their area and specify their order of priority. In the future, Neighbourhood Plans may allocate non-strategic sites for housing development (less than 1 hectare), but they may choose not to allocate any sites at all.
5. EHDC's housing allocation process will consist of:
 - Collecting data/evidence on each LAA put forward;
 - Initial local consultation (of which today's event is the key element);
 - Analysis of each LAA in terms of type of development (housing vs employment); compliance with Local Plan; availability; viability (deliverability); and phasing (i.e. timing within the plan period to form a continuous adequate supply of new housing);

- Determining the suitability of each LAA in isolation; and
 - Determining the optimum programme: developing a specified set of LAAs over time to meet the Government-mandated annual housing completions. (More than one alternative is likely to be proposed).
6. Each of Alton, Beech and Bentley attendees then split into separate groups to discuss with an EHDC officer each of the LAAs in, and in the vicinity of, their area. Details of the LAAs are confidential at this stage. EHDC wished to be advised of:
- Any concerns that we would have about each LAA, in our case taking into account the policies developed so far in the draft Beech Neighbourhood development Plan; and
 - The broad ranking of the LAAs in Beech parish in terms of acceptability to residents, in light of the 2017 village questionnaire results and the draft Beech Neighbourhood Development Plan policies.

Note: EHDC has not yet made any decision as to whether any housing allocation will be made to Beech.

7. The results of today's consultation will form part of the evidence base that EHDC will use to analyse the LAAs.

(Councillor Ruth Duffin rejoined the meeting.)

Proposed David Fazakerley, Seconded Daniel Gordon, Unanimously Resolved to suspend Standing Orders so member of the Neighbourhood Plan Working Party can speak.

18.143 NEIGHBOURHOOD PLAN

The draft Neighbourhood Plan is ready to be presented to the Parish Council, the Parish Council will meet on Tuesday 27th November 2018 at 7pm to review the draft document.

The Working Party will chase Strategic Environmental Assessment (SEA) responses and feed through any Local Character Assessment consultation changes.

Proposed Daniel Gordon, Seconded Ian Hardy and Unanimously Resolved to reinstate Standing Orders.

- 18.144 CPRE HAMPSHIRE – RURAL AFFORDABLE HOUSING CONFERENCE – Report from Councillor Graham Webb read by Councillor David Woodroofe.

CPRE Hampshire: Rural Affordable Housing Conference, 6 November 2018

Report by Councillor Graham Webb

A morning of presentations and Q&A sessions, sponsored by Hampshire County Council, and attended by about 75 parish councillors, neighbourhood plan co-ordinators, district council officers and councillors, South Downs National Park officers, HCC officers and other interested parties.

Agenda

1. **National policy and how it affects Hampshire** – *Jo Lavis, Rural Housing Solutions (consultants)*
2. **The benefits of rural affordable homes** – *Andrew Potter, Hastoe Group (a specialist developer and manager of affordable homes on Rural Exception Sites)*
3. **Changing policy for the benefit of communities** – *Lois Lane, CPRE*
4. **Building homes through Housing Associations** – *Beverley Harding-Rennie, HARAH (Hampshire Alliance for Rural Affordable Housing, advisers to parish councils) & Karen Hillhouse, Hampshire Village Homes (a housing association)*

5. **Building homes through Community-Led Housing Trusts** – Catherine Kirkham, Action Hampshire (community action charity supported by HCC). This is the lady who has been giving the residents of Thedden Grange support to continue their project of “community living”.

Slides from each presentation will be made available by CPRE.

Interesting information arising

- “Affordable housing” is intended to be that which is not met by the market, and which (in any particular area) requires either (i) a mortgage of no more than 3.5 times gross annual average income, or (ii) annual rent payment of no more than 35% of net annual income.
- Types of affordable housing: (1) Affordable rent (= 80% of local market rent); (2) Social rent (cheaper than affordable rent – i.e. local authority or housing association housing); (3) Discounted sale price; (4) Starter homes (first time buyers only); (5) Rent-to-buy; (6) Shared ownership. All of these should be affordable housing “in perpetuity” under legal agreements.
- Sources of affordable housing: (1) Allocated sites (usually S106 agreed percentage of market developments); (2) Windfall sites; (3) Rural Exception Sites (RES).
- RES’s are generally just outside of settlement policy boundaries. They are, by definition, not sites allocated by the local authority, so house built on them don’t contribute to allocation targets (which doesn’t help their attractiveness to parish councils). **It seems that it is invariably a parish council that puts forward an RES in order to meet an identified local housing need that can’t be met any other way.** The builder (Hastoe) reckoned they determine the local demand for affordable housing by questionnaire, then halve it, to determine the appropriate number of houses to build.
- Nationally the use of RES’s has been low, principally because the price paid for the land is low (typically £12,000 per plot in this area, which is similar to the price of paddock fields, or typically one-third or less of market housing land value). Landowners tend to hold onto sites in case they can somehow manage to get a lot more money for a market housing development. **A key conclusion for CPRE is to try to make philanthropy “cool” for landowners, thus motivating them to sell land cheaply for these sites for RES’s.** (Conversely, local authorities have to pay full market price for sites for social housing).
- More complex deals may be needed to achieve an RES. For example, providing the landowner with a serviced market housing plot or a house to rent to employees (instead of a cash payment).
- RES housing is for “local” people. “Local” means a parish connection. If there are still spare houses on the RES then “local” cascades out to “a connection with an adjoining parish”, and lastly (if still spare housing on the RES) others can be housed.
- People looking for social housing should register on the Hampshire Home Choice website.
- Community Land Trusts (CLT) are a form of community-led housing, set up and run by ordinary people to develop and manage homes as well as other assets. CLTs are not-for-profit legal entities. CLTs qualify for Government funding to assist with various aspects of a housing project; in rural areas it is not uncommon for a parish council to set up a CLT to develop housing to meet a local need. CLTs promote shared housing schemes (e.g. a group of houses with a communal garden) to promote social interaction (e.g. for lonely people). This is why the Thedden Grange community is of such interest!

- CPRE now sees part of its mission to educate/persuade rural NIMBYs of the necessity for, and benefits of, affordable housing in villages (retaining young people and rural industry workers in the village, enhancing vibrancy etc).
- 18.145 VICTIM SUPPORT GRANT APPLICATION
Proposed Ruth Duffin, Seconded David Fazakerley, Unanimously Resolved to award £50 grant as requested.

18.146 PLANNING

Council considered five applications, comments forwarded to East Hampshire District Council:

(Councillor David Woodroffe left the meeting.)

- i) 36974/004 3 Cramptons, Beech **NO OBJECTION**
Proposed David Fazakerley, Seconded Ian Hardy, Unanimously Resolved.
 Works to trees subject to a Tree Preservation Order Proposal: Silver Birch (SB1) is in a dangerous state over mature and in decline. In recent storms very large branches broke off. Work - removal of tree. Plus full replant. Silver Birch two (SB2) - after pruning reduce crown radius to 3 metres with a final height of 20 metres. Fir - No work.

(Councillor David Woodroffe rejoined the meeting.)

(Councillor Ruth Duffin left the meeting.)

- ii) 54482/002 Strathyre, 41 Medstead Road **NO OBJECTION**
Proposed Ian Hardy, Seconded David Fazakerley, Unanimously Resolved.
 Works to trees subject to a Tree Preservation Order Proposal: Magnolia in rear garden – Reduce back lower horizontal lateral branches to prevent future branch failure and to leave with balanced natural shape in line with upper canopy. Crown thin by 10%, crown raise canopy to 1.8 metres and remove deadwood.
- iii) 54482/001 Strathyre, 41 Medstead Road **OBJECT**
Proposed David Fazakerley, Seconded Daniel Gordon, Unanimously Resolved.
 Two storey front extension and single storey rear extension.
Council feel that the double garage and associated accommodation at the front of the property is out of character with its neighbours, protruding well beyond the established building line.
- iv) Keepers Lodge, Basingstoke Road **NO FURTHER COMMENTS**
 NOTIFICATION OF PLANNING APPEAL – APP/M1710/W/18/3207627
 Retrospective permission for a timber framed barn for storage use including storage of farm vehicles, materials and use as a maintenance workshop (additional information received on 19/03/2018).
- v) 30021/066 Land at Lord Mayor Treloar Hospital, Chawton Park Road, Alton- **NO COMMENTS**
 NOTIFICATION OF PRE-DECISION AMENDMENT
 Consultation of Reserved matters application. Proposal: Reserved Matters application pursuant to outline application 30021/056 Development comprising 280 dwellings and a Country Park with access from Chawton Park Road with associated internal access roads, parking, landscaping, open space, footpaths and sustainable urban drainage (SuDS).
 (Appearance, landscaping, layout and scale to be considered) (additional information and amended plans received on 24/10/2018).

18.147 TRAFFIC CALMING

- i) **Proposed David Fazakerley, Seconded Ruth Duffin, Unanimously Resolved:** having reviewed the public consultation feedback to go ahead with the application.
- ii) **Proposed Ruth Duffin, Seconded David Fazakerley, Unanimously Resolved:** to approve the application fee of £250.

18.148 ACCOUNTS 2018/2019

Proposed Daniel Gordon, Seconded Ian Hardy and Unanimously Resolved: to approve the following payments.

a)	Clerk's Salary (November 18)	£683.15
b)	Clerk's Expenses (November 18)	£67.19
c)	Hampshire County Council Pension Contribution (November 18)	£145.80
d)	Clerk's Salary (December 18)	£683.15
e)	Hampshire County Council Pension Contribution (December 18)	£145.80
f)	HM Revenue & Customs	£4.47
g)	Beech Village Hall – NP meeting & PC meetings	£16.38
h)	DCK Accounting Solutions – Payroll processing (November & December)	£60.00
i)	Hampshire County Council – CFI application fee (if agreed item 12.)	£250.00

18.149 Confirmed the date of the next Council meeting as Tuesday 27th November 2018 at 7pm with public question time at 6.45pm.

CLOSURE OF MEETING

Chairman thanked all present for their attendance and closed the meeting at 8.00 pm.

Signed:

Chairman Beech Parish Council

date: 27th November 2018