

**ELLISFIELD PARISH COUNCIL**  
**MINUTES OF THE MEETING OF THE COUNCIL**

**Date:** Wednesday 2<sup>nd</sup> December 2015. **Time:** 8:00pm

**Venue:** Memorial Hall, Ellisfield

**Present:** Tim Guinness Chairman  
Victoria Reed  
David Richards  
Wendy Simson Clerk  
PC Reid  
Two members of the public

**Apologise:** Caroline Cazenove Vice Chair  
Gavin Park-Weir  
Rose Taplin

**41 Apologies for Absence**

The Chairman informed the Parish Council that three apologies had been received from Councillors Park-Weir and Taplin and the Vice Chair. The Vice Chair suggested she may be able to attend later and did arrive for the last points of the agenda. The Chairman thanked Councillor Reed to attending the meeting having just returned from holiday making the Council quorate.

**42 Minutes of the previous meeting**

The Chairman asked the Councillor to confirm that they had read and approved the minutes of the meeting held on 20<sup>th</sup> October 2015. They were agreed and the Chairman signed the copy for the records.

**43 Matters arising**

**Register of member interest** – The Clerk confirmed that all register of member’s interest had now been submitted to Basingstoke & Deane.

**Litter pickers** –The Councillors had not received the map showing the two litter picking routes.

**Action:** Clerk to forward again

**Swing brackets** – The Clerk confirmed that a credit note had been received for the brackets purchased from Lappet to repair the swings. The postal charge was still outstanding and had been included in the payments to be made.

**Missing sign** – Councillor Richards confirmed that the sign at Bell Lane has been re-installed.

**Broadband speed** – As Councillor Park-Weir wasn’t able to attend the meeting it was agreed to carry this point to the next meeting. The Chairman informed the Council that both Wield and Bentworth Parish Councils had worked with a company called “Red Raw” who had used booster on farm buildings etc to get a better signal into the area. As the route passed over the Ellisfield area it was hoped that it may offer a solution to providing some high speed

broadband to the lower half of Ellisfield who are linked to the Herriard Green box which is too far away to provide it

**Action:** Councillor Park-Weir to update at next meeting

**Welcome packs** – it was confirmed that this is up to date but there was a home for sale on Lower Common which will require a pack when the sale is completed.

**Letter to Police Commissioner** – The Councillors agreed on the letter prepared by the Chairman, which was then signed.

**Allotments** – Payments have been received from all the allotment holder except Mr & Mrs Gould. The agreement for Mr T Gilvear along with the invoice has yet to be sent as the up to date version was believed to be in the paperwork returned from the previous Clerk.

**Action:** Clerk to send outstanding invoice

**Action:** Clerk to bank cheques in the Allotment account

**Action:** Clerk to send receipts to all allotment holders

**Highways** – Councillor Richards has chased the Highways Team again about this as some of the pot holes have been filled including some on the Axford Road by Kit Lane.

**Action:** Councillor Richards to report at next meeting

**Notice Board at Bell Lane** – It is agreed that the slabs in front of the notice board need to be moved back about 12” to allow people to stand on them and read the documents.

**Action:** Chairman to organise for the work to be carried out

**Farriers Field** – The vacant property at no. 4 which was reported at the last meeting has been dealt with, however no. 3 is now without a tenant. It was believed that the parents of one of the residents of the Parish would take the property but this is no longer suitable so the property is to be advertised. The agent, Sovereign Housing, is looking to change to timeframes for advertising to local people in order that they can find a tenant more quickly. The Chairman has spoken to other Parish Councils where social housing has been created, Councillor Bradshaw, Vice Chairman of Preston Candover & Nutley Parish Council wrote:-

*“As the Parish Councillor responsible for the 10 unit scheme in Moundsmere Close, Preston Candover, I agree with you entirely that you should not concede the 12 week window set down in the s.106 agreement that gives the time and opportunity to seek local people for our rural affordable housing schemes. This period was hard won in negotiations with BDBC and our RSL provider, Hyde Housing Association and should not be varied. Sovereign and BDBC should take note of the strength of feeling on this point. Our schemes were devised to reverse the decades of losing generations of local people attracted to cheaper urban housing and our experience has shown that this has been a great success.*

*On another matter, we are currently involved in a hot debate with Hyde over the rent and service charge increases our tenants have had to face over the last 7 years since our scheme was completed in 2009. Rents have increased by around 30% over the last 7 years, the service charge by over 100%. Tenants are complaining that these increases are not sustainable. The problem is that Hyde’s standard lease allows them to increase rents annually in line with RPI. RPI has increased alarmingly over the last 7 years. Hyde have acted completely within their rights but I wonder whether this automatic ability to increase rents annually is moral, fair and sustainable. I spoke to a local rural lettings agent the other day and asked whether private sector rents for say a 2/3 bedroom rural house had increased over the last 7 years. The answer was ‘hardly if any at all’.*

*Hyde argue that their hands are tied by Government policy. Pre 2010, government grants funded 40 to 50% of the cost of affordable housing schemes – on this basis ‘social rents’ were based broadly on 60% of Open Market Value (OMV). Post 2010, government funding dried up, but anxious that RSL’s should still build, the government gave permission for RSL’s to charge up to 80% of OMV in order to help fund building loans/mortgages. They re-classified the term ‘social rents’ to now be ‘affordable rents’.*

*I am awaiting formal confirmation, but Hyde have indicated that the government may allow them to redress the balance with hard pressed tenants, by actually reducing rents by 1% per annum for each of the next 4 years. If this is the case, I shall be interested to see what Sovereign will do because our tenants at Moundsmere Close have recently received a letter from Hyde saying that they are in the process of assigning their long leasehold interest to a new RSL provider, and that is Sovereign!*

*I would be interested to swap notes with you all on your experiences with rent increases over the last few years?"*

The Chairman had also spoken to a representative from Lord Portsmouth's estate who agreed that the social housing should remain where possible for local people.

The Chairman asked for the thoughts of a member of community, who confirmed that when the debate about the social housing was taking place, the confirmation that it would be s106 homes was the deciding factor in getting agreement from the community.

**Action:** Chairman to continue to report to the Councillors

**44 Police Update (reported as part of Public Forum to allow PC Reid to continue is rounds)**

PC Reid informed the Parish Council that there had been two incidents since the 20<sup>th</sup> October meeting, these were:-

- 12/11 – a suspicious transit seen in Green Lane
- 30/11 – speed enforcement was conducted and 4 warnings were given along with 1 enforcement notice

PC Reid reported that there had been 10 crimes in Ellisfield to date in 2015 which was 8 more than 2014. The additional reported crime from the last meeting was another event of criminal damage where vehicles are used to poach across fields. PC Reid, along with landowners and game keepers have sat up during the night to try to catch the perpetrators.

**45 Previous Clerk and Parish Council property**

Councillors Park-Weir and Reed visited the previous Clerk and collected the outstanding items. The invoice sent to the Parish Council for £150.67 was paid and it is believed this matter is now closed.

The Chairman confirmed that the only paperwork which appeared to be missing was the notes for the Annual Parish Meeting and the meeting held on 18<sup>th</sup> May which it is believed can be constructed from notes held by the Councillors and Mrs Jacqui Matthews.

**Action:** Chairman to work with Mrs Matthews to get minutes written

The Clerk suggested that she should talk to the internal auditor, John Murray, to get an understanding that the accounts will be sufficient to meet the year end requirements.

**Action:** Clerk to speak to Mr Murray

**46 Allotments**

Payment covered under matters arising.

The vacant plot was discussed and Councillor Reed agreed to speak to some of the residents about a new tenant. It was also agreed that it would be advertised on the website.

**Action:** Clerk to post on website

**47 Financial update**

The Clerk circulated the financial statement to the Parish Council showing the income and expenditure to date for 2015/16. The Chairman questioned the income as he believed the £969 for litter picking was included within the £1477.52 listed as Council Tax Support.

**Action:** Clerk to investigate and report at next meeting

A payment has been received of £200 from Lloyds Bank for errors in setting up the new bank mandate.

Payments of the following amounts were agreed and cheques signed:-

- £25.00 – Membership of National Allotment Society (paid by J Matthews)
- £10.70 – printing for welcome packs (paid by J Matthews)
- £12.98 – Bolts for swings (paid by Stephen Gould)
- £42.00 – postage for Lappet
- £35.00 – Data Protection
- £32.00 – Harry Frankham for November litter picking (standing order form did not arrive with Lloyds and a new one was signed at the meeting)

The following payments have not yet been made:-

- Membership of CPRE
- Membership of HALC
- Membership of HPFA (Council questioned if this membership should be continued)
- Meeting room rental (Councillor Reed to speak to Chairman of Memorial Hall Committee about an invoice)
- Lower Common Flood Pit (it was agreed that this payment was not used every year but allowed to build to ensure funds when required)
- New computer equipment (it was agreed that this would not be required for 2015/16)
- Remaining Clerk's salary (it was agreed that this would be paid once the financial have been clarified and agreed shouldn't we set up a system for this?)

Budgets for 2016/17 were discussed; the Clerk had prepared a basic spreadsheet showing expected income and expenditure. The Sovereign Housing payment is the same line as the storage rental so this duplication can be removed. It was also confirmed that the internal audit fees could be reduced to a budget of £105, that a value for welcome packs/cakes should be applied of £30, a budget for swing maintenance of £100 and grants of £300/£400. A grant of £750 for a kissing gate received but not spent is included within the accounts and this need to be shown as a separate line item.

Budgets and precept request to be concluded at next meeting.

The Clerk mentioned an email about grants being made by Tesco from the money raised by selling plastic bags and asked if any of the community associations would benefit. It was agreed the EVG and Memorial Hall may be able to apply.

**Action:** Clerk to forward email to Ray Reed (MH) and Andy Swanston (EVG)

## 48 Planning

**The Thatched Cottage** – single storey rear garden porch and re-roofing existing flat roof extension. Internal alterations to re-site kitchen and create a new bathroom. No objections

**Church Cottage** – construction of a car pot and new road crossover to the west of the house. No objections

**Church Cottage** – construction of a rear extension. The Chairman reported that the Raines had asked if the EPC could reiterate their no objection to their rear extension plans in principle. These were turned down by B&DBC planning committee when originally submitted. The conclusion was affirmative and the Chairman agreed to draft a letter indicating this to circulate and if agreed submitted to the Planning Officer.

**The Old Manor House** - erection of a two storey extension following the demolition of existing extensions. The Councillors have requested a site visit to gain a better understanding of the proposal.

**Action:** Clerk to arrange site visit

**49 Localism/HALC/Local Business Liaison**

A Community liaison meeting has been booked at the Veolia site for 19<sup>th</sup> January at 3:30pm chaired by HCC Councillor Anna McNair Scott and attended by representatives of the businesses on Bushey Warren Lane.

**50 Highways**

Councillor Richards brought to the meeting a suggestion about setting up a group of 10 Parish Councils in order to access £1,000 of funding to clear ditches etc as a Lengths man role would have done in the past. Councillors supportive.

**Action:** Clerk to email other local Parishes about getting involved.

**51 Footpaths & Rights of Way**

Councillor Reed explained that the sign at Ducks Alley has fallen over as it has rotted through. Councillor Reed is looking to walk all the Rights of Way over the Christmas period and will be able to give a full report at the next meeting. The Chairman passed on a box of paperwork about the Rights of Way and contact details, the Clerk also suggestion that she could put Councillor Reed in touch with Councillor Adam Alexander from Preston Candover & Nutley Parish Council who looks after Right of Way for some support.

**Action:** Clerk to give Councillor Reeds contact details to Councillor Alexander and ask him to make contact

**52 Any Other Business**

None

**53 Dates of next meetings**

Monday 11<sup>th</sup> January 2016 at 8pm in Memorial Hall

Proposed dates for 2016:-

- Monday 29<sup>th</sup> February
- Monday 11<sup>th</sup> April
- Monday 23<sup>rd</sup> May
- Monday 4<sup>th</sup> July
- Monday 15<sup>th</sup> August
- Monday 26<sup>th</sup> September
- Monday 7<sup>th</sup> November

- Monday 19<sup>th</sup> December

**Action:** Councillor Reed to book Memorial Hall with Chairman of Memorial Hall Committee for January meeting

**Action:** Once agreed Councillor Reed to book all dates in 2016

**Matters discussed at Open Forum**

None

Draft