

**Minutes of a Meeting of Ellisfield Parish Council
held in the Memorial Hall on Monday 04 April 2011**

Present

Tim Guinness (Chairman)
Caroline Cazenove, Glen Horgan, David Richards, Rose Taplin Andy Webb (Councillors)
Apologies: None

In Attendance

Jacqueline Matthews (Clerk)
Local Beat Officer P C Andy Reid
14 members of public
3 members of Alectron consortium ref Solar Farm planning application

1. **Apologies for Absence.** None
2. **Minutes of the Meeting held on 14 February 2011.** Agreed and signed as a true record.
3. Matters Arising from the Minutes (for which no relevant Agenda Item is listed below). None

OPEN FORUM – *PC Andy Reid reported there had been three incidents in Ellisfield since the last parish council meeting; a young man had been arrested for theft on 31 March, an attempted garage burglary on 04 April and a false burglar alarm during the month. PC Reid also reported that following Hampshire County Council's recent change of view on Community Speed Enforcement, in future members of the public, once trained, could use monitoring equipment to record speeds and report them to Hampshire Police. P C Reid still awaiting training to enable him to use equipment to monitor speeds within his beat.*

Chairman reported Mrs Murphy of Crickwood, Axford Road had registered her disappointment that her area had not been included in the Ellisfield 30 mph speed limit and he suggested that perhaps speed monitoring equipment might be used in her area.

Mr Liddell commented that he was saddened to see the verges of so many lanes damaged by vehicles. The huge size of some vehicles seen travelling along village lanes was discussed and Chairman agreed to speak with Mr de Ferranti about size of vehicles transporting goods to be stored in barns on his land.

Chairman then asked all those present in the room for their comments and questions regarding two items listed on Agenda;

1. *Solar Farm*
 2. *Request for support from Simon Linford for a possible development of 2 private homes, 1 new rectory and 4 affordable housing units on land next to the Rectory and land opposite the Furzen Lane/Church Lane junction*
1. *A number of village residents asked questions about the Solar Farm planning application (BDB/73851). Questions were answered by representatives of Alectron who had made the planning application, Andrew Bower, Peter Walker and Paul Warren, Landscape Architect. Chairman thanked all for attending meeting and said that Parish Councillors would discuss further after Open Forum. Summary of Q&A appendix 2*
 2. *Chairman outlined the proposal that had been received from Simon Linford, and again invited questions from village residents. Again Chairman thanked all for attending meeting and said that Parish Councillors would discuss further after Open Forum. Summary of Q&A appendix 3*
4. **To receive an update on current Planning Applications and to consider any new Planning Applications:** Clerk issued a written summary of current/recent planning applications as follows:

BDB/73578 Coopers Farmhouse, Bell Lane - REFUSED

Erection of part first floor to existing single storey side extension

BDB/73688 Beech Lawn, Green Lane - APPROVED

Erection of a first floor side extension and a two storey rear extension. Loft conversion with the construction of dormer windows to the front and side elevation

BDB/73851 Solar Farm application Land grid ref: 465093 146525, north of, Bushywarren Lane, Continued use as agricultural land with the erection of a new solar farm of up to 5 MW generating capacity, comprising installation of solar photovoltaic panels and associated infrastructure & landscape planting on land north of Bushywarren Lane. **Not yet decided – target decision date 13 May.**

The application and village residents reaction was discussed and it was agreed that Clerk would register Ellisfield Parish Council comments; *Ellisfield Parish Council reflect the view of the majority of Ellisfield residents many of whom have expressed strongly their opposition to developing the land at grid ref: 465093 146525 north of Busheywarren Lane, Ellisfield for a Solar Farm. It is fair to say that whilst Alectron's proposal has been well put together and they have shown intent to screen the site, and there is some support for renewable energy in general, but there is strong feeling against using farmland for energy production and that the selected site is inappropriate, spoiling a beautiful area of countryside on the edge of a conservation area. This view might be summarised as that the idea of building a 38 acre 'Solar Farm' in this location is 'all wrong'; the choice of site brings creeping urbanisation into a rural location and there must be more appropriate 'Brownfield sites' available. We have carried out a consultation of village residents, 27 (23%) of whom have responded - I attach a summary of their views and you will see in total 20 oppose and only 4 are in favour with 2 commenting only.*

College Farm, College Lane

Change of use of land for siting of a caravan for temporary farm worker. Councillors had been consulted by email – none registered an objection and none received from neighbours. **Not yet decided**

Simon Linford scheme – Cllrs Richards and Taplin declared a personal interest and signed the register. They did not withdraw from discussions as this is not a formal proposal as yet and Simon Linford is acting in a personal/business capacity and will contact BDBC in pre and planning application as such; he is not (at this stage) proposing to build houses for Ellisfield Parish Council. Discussions about this were lengthy – Cllr Horgan stated that he would not be happy with the chairman writing the letter of support requested by Simon Linford (with regard to sites, number and types of dwelling subject to detail) in relation to a proposal from a person he had never met. It was agreed (3 for and 1 against – Cllrs Richards & Taplin abstaining) that a qualified letter of support could be written subject to members of Ellisfield Parish Council meeting Simon Linford and finding out more about his proposals and satisfying themselves of his credentials and vision. Cllr Horgan asked for it to be recorded that he made a very strong objection to a very poor procurement process – stating that he thought Simon Linford was using this as a sales tool and would take Ellisfield Parish Council letter to Portsmouth Estates and Church to persuade them to support. The chairman responded that the objective was to ensure the proposal was properly explored not that it actually take place For that to happen the final detailed plans would need to be of sufficient quality and the community would have to support any finalised scheme.

Clerk reported that BDBC had reported there are currently five applicants requesting Ellisfield with a verified local connection on the Register. They all currently live in Ellisfield; however it is believed there may be one or two more who have a connection but do not currently live in the village.

5. To receive a report and approve any action needed on:

- i. **Highways:** Cllr Horgan reported he had spent 3 hours driving around Ellisfield lanes with Keith Holdsworth, HCC Highways, assessing the condition of roads, potholes, grips, signs, over-hanging tress etc. Keith Holdsworth had confirmed that at present only emergency potholes are to be filled and confirmed that if these are filled within a few days of being reported HCC can not be held liable for any damage to vehicles.

Clerk reported that Keith Holdsworth had confirmed by email that missing road signs had been ordered (new financial year) 6 – 8 weeks delivery then installation by contractors. Also as part of Project Resilience the road between Kit Lane and Green Lane to be resurfaced – no date set as yet but Ellisfield Parish Council will be advised in advance.

Clerk reported that signs indicating Wildflower Verges had appeared on a number of local roads, these indicate an area where rare/significant plant species have been found. Hampshire County Council has established a Road Verges of Ecological Importance (RVEI) Project and these verges

will be part of an alternative cutting schedule allowing plants to thrive/be conserved enabling the field surveyor to see the full range of plants. Church Lane to be added to this list as it is believed that the flora in the lane is old woodland edge able to withstand the shade from the trees as the leaves appear. Seumas Foster is liaising with HCC

LITTER Pickers – Clerk reported there are now two new litter pickers – Ellie Rudd from Freemans Cottage as reported at last meeting – looking after upper lanes and Adam Claessens has taken over from his brother Scott to look after lower lanes.

Clerk reported a visit from Kevin Ennis, Waste & Recycling Officer, Environmental Care Team, Basingstoke & Deane Borough Council He confirmed Ellisfield Parish Council would continue to receive Litter Grant 2011/12, not yet sure what situation will be for 2012/13. Clerk reported she gave him copies of Job Description and Risk Assessment for Litter Pickers and that he had taken advice at BDBC and made further recommendations to be implemented – training ensuring they have mobile phones etc. Kevin Ennis had also asked whether any more litter bins were needed around the village? No
Action: Clerk

- ii. **Web Site:** Cllr Guinness reported most areas up to date; there had been some delay due to illness at BDBC.
- iii. **Land and Property:** Cllr Webb reported he had asked two local builders to provide estimates to repair roof and install handrail/steps at bus shelter at the bottom of Green Lane. Written quotes not yet received so would need to be considered at next meeting. Cllr Webb also agreed to look at bus shelter at The Green to see if any repair work necessary. It was agreed that work would be best carried out in the summer months. Cllr Horgan registered an objection to the step and to Cllr Webb's approach.

Climbing frame/slide - Clerk reported Ellisfield Ladies Club had agreed that they would make a donation of £150 towards this project but not until it was definitely going ahead. Clerk also reported that no one from BDBC had yet come to advise on site selection.
- iv. **Allotments:** Clerk reported that invoices for 2011/12 allotment rent had been issued and that new tenancy agreements had been made with Mr & Mrs Lucas and Mr & Mrs Webb for vacant allotments. It was agreed that Cllr Richards and Clerk would check demarcation of allotment plots.
Action: Cllr Richards and Clerk
- v. **Rights of Way:** Clerk reported that fingerpost had not yet been replaced on zigzag path between Furzen and College Lanes. Cllr Guinness asked if council members had any objection to him pursuing a permissive footpath from Herriard to Grange Farm. None
Action: Cllr Guinness
- vi. **Burial Ground:** *Nothing to report?*
- vii. **Environment:** Cllr Taplin reported there had been a number of complaints about the condition of the banks opposite Park View Cottages and houses just below The Fox on Green Lane. Chairman agreed to pursue.
Action: Chairman
- viii. **Hill Farm Pond:** Cllr Cazenove reported that snowdrops had been planted on banks and Clerk reported that benches had been purchased and ready to be delivered to Cllr Guinness for storage until weather suitable for benches to be installed. Cllr Cazenove confirmed a meeting of the pond committee and a working party would be convened in April/May.
Action: Cllr Cazenove
- ix. **Neighbourhood Watch:** Cllr Cazenove confirmed that NHW area co-ordinator, Hannah Houstin-Lacey had emailed report to all.
- x. **Memorial Hall:** – Cllr Taplin reported she was unable to attend Memorial Hall Committee meeting as it was being held at the same time as this meeting. Plans for the Village Weekend in June continue to progress;
Friday 10 June Wine walk – hosts Steve & Sheila Brabbin, Nigel & Angela Wilson, Tim & Beverley Guinness & Chris & Caroline Allen.
- xi. **Basingstoke District Association of Parish & Town Councils and Localism:** Clerk reported that Cllr Horgan had been unable to attend the meeting on Thursday 17 February. Chairman Martin Slafford had subsequently forwarded minutes via email. *Notable points included; Community*

Speed Monitoring, Localism, Grants, BDBC spending cuts etc. Progress on the Community Speedwatch is good; HALC to provide training that will be needed and a couple of Councils have indicated that they have budget to purchase systems. Earlier schemes run with HCC did not have this commitment to action. It is most important that Community Speedwatch is part of the Police community so operators are insured by Police cover and results will be acted upon by the police.

xii. New Residents: No Welcome packs delivered since last meeting.

Xiii Affordable Housing:

Chairman reintroduced Simon Linford proposal – a lively debate ensued

Chairman asked councillors to vote/agree on nature of response to Simon Linford. Cllr Horgan said he would not vote to support anyone he had not met.

Chairman agreed to contact Simon Linford to see if he would come and meet councillors and explain his proposal further. *Action: Chairman*

6. To receive a report from the Clerk on Administration Matters

Police consultation form inviting parish council to identify top three priority areas for policing in the village was completed;

- 1 *Safety of Property*
- 2 *Speeding Traffic*
- 3 *Visible Police Presence*

Schedule of Incoming Mail: Copies of this schedule had been previously circulated to councillors: The following items were discussed.

BDBC

Annual Parish Play Area Safety Inspection and Risk Assessment – Medium Risk identified - no change from previous years

Destination Basingstoke

Details of Basingstoke Half Marathon Sunday 02 October 2011 passing through Cliddesden, Ellisfield and Farleigh.

HALC

Annual Report will no longer distributed in paper format – available on-line at www.hampshire-alc.gov.uk

HCC

Re: Small Grant Fund – Countryside Access funding available for 2011/12 closing dates for submission.; 17 June – to be considered at meeting 04 July and 30 September – to be considered at meeting 17 October. Pond committee to consider need.

Highways Department reorganization – Peter Eade is transferring to Winchester – Peter to be replaced by Steve Pellat who is transferring from Rushmoor and Hart Highway Team

7. To receive a report from the Clerk on Financial Matters.

Clerk provided a written report to all councillors - Monthly financial report (appendix 1)

It appears that Ellisfield Parish Council will have to register as an employer and make future payments to Clerk through PAYE scheme. *Action: Clerk*

ELLISFIELD ALLOTMENTS – Clerk to explore setting up separate Bank Account for Allotment Charity. *Action: Clerk*

Clerk reported all due documentation recorded as received on Charity Commission website. Chairman reported that due documentation for Ellisfield Memorial Hall had not been recorded as received. As EPC a Trustee of EMH Cllr Taplin to follow up with Memorial Hall Committee.

Action: Cllr Taplin

Request from Clerk to Cllr Horgan (Treasurer) to review 2009/10 accounts in preparation for APM and Annual Audit.
Action: Clerk & Cllr Horgan

Cheques to be signed and payments approved

22-Mar-11	Chic Teak for Hill Farm Pond bench delivery & fixing	50.00	50.00
04-Apr-11	E. Rudd (Litter Picking Mar) forms for standing order in post	30.00	30.00
04-Apr-11	S. Claessens (Litter Picking – Mar)	30.00	30.00
04-Apr-11	Hampshire Association of Local Councils Affiliation Fee	123.00	-
04-Apr-11	Hampshire Association of Local Councils - NALC Levy	13.00	136.00
04-Apr-11	Ellisfield Volunteer Group	1,050.00	1,050.00
04-Apr-11	E. Rudd (Litter Picking Apr)	30.00	30.00
04-Apr-11	S. Claessens (Litter Picking – Apr)	30.00	30.00
04-Apr-11	E. Rudd (Litter Picking May)	30.00	30.00
04-Apr-11	S. Claessens (Litter Picking – May)	30.00	30.00

8. To discuss any matters which the Chairman considers urgent: None

9. To decide upon the date of the next Meeting.

Clerk confirmed that Steven Lugg had confirmed he will attend and speak about effect of Localism Bill on parish councils at Ellisfield Annual Parish Meeting on Friday 13 May 2011.

Date also confirmed for Ellisfield Parish Council Annual Meeting, immediately prior to APM where Chairman will be elected and councillors special interest areas confirmed. Cllr Horgan requested someone go with him to BDAPTC meetings (Cllr Richards agreed)

Clerk to issue invitations to all relevant parties, to attend and speak at APM;

- County Cllr Anna McNair Scott,
- Borough Cllr Mark Ruffell,
- Local Beat Officer PC Andy Reid
- Representatives of village organisations;
 - St Martin's Church
 - Ellisfield Educational Trust
 - Memorial Hall
 - Neighbourhood Watch
 - Horticultural Society
 - Volunteer Group
 - Parish Paths Group
 - Ellisfield Ladies
 - Ellisfield Allotment Gardeners Association

The meeting closed at 10.30pm

Open Forum. Glen Horgan stated that some neighbours had expressed concern about development at Copper Beeches, Axford Road. Clerk – subsequently checked plans – building appears to be as plans.

Chairman

Date

Payments

Invoice	Cheque	Cheque No	Statement
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Minute

0.00	0.00
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Receipts

Paying In Statement

0.00	0.00
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Opening Bank Balance	3,211.74		
- Payments so far	0.00		
+ Receipts so far	0.00		
Treasurer's Account as of 08 March 2010		3,211.74	
+ National Savings Account		9,875.52	-3,211.74
+ Interest 01 January 2012			
Total Monies		13,087.26	

Notes:

Cheques to be signed and payments approved

615 transfer £4000 to savings account last year

22-Mar-11 Chic Teak for Hill Farm Pond bench delivery & fixing	50.00	50.00	614
04-Apr-11 E. Rudd (Litter Picking Mar) forms for standing order in post	30.00	30.00	616
04-Apr-11 S. Claessens (Litter Picking – Mar)	30.00	30.00	SO
04-Apr-11 Hampshire Association of Local Councils Affiliation Fee	123.00		
04-Apr-11 Hampshire Association of Local Councils - NALC Levy	13.00	136.00	617
04-Apr-11 Ellisfield Volunteer Group	1,050.00	1,050.00	618
04-Apr-11 E. Rudd (Litter Picking Apr)	30.00	30.00	SO
04-Apr-11 S. Claessens (Litter Picking – Apr)	30.00	30.00	SO
04-Apr-11 E. Rudd (Litter Picking May)	30.00	30.00	SO
04-Apr-11 S. Claessens (Litter Picking – May)	30.00	30.00	SO

Solar Farm Q & A etc

Chairman Cllr Tim Guinness explained that Ellisfield Parish Council had consulted *village residents who had responded 3 for/1 comment only and 19 against. Ellisfield Parish Council were minded to oppose the application but were pleased to be able to give Alectron the opportunity to answer concerns...*

Tim Guinness also explained email correspondence between himself and Alectron to see how they might compensate the village if planning permission granted, had asked for a contribution to bring ultra-fast broadband to Ellisfield also asked landowner John Jervoise if he would be willing to open a permissive bridleway from Winslade to Manor Farm. Alectron had said they might be willing to make a £24,000 contribution to a community project and John Jervoise had said he didn't want to commit on a bridleway but interested in developing a cycle path from Basingstoke to Alton

Questions answered by Andrew Bower (AB), Peter Walker (PW) and Paul Warren (PW2)

Questioner	Question/ Comment	Answer
??	Height of panels	Panels not higher than 2 metres, screening and planting would be improved
Ted Dowson	Will the FiT reduction affect your business plan?	Propose reduction – out to consultation – will make £figures different – if they are very much reduced it will make project very difficult to finance
Murray Liddell	Understand FiT for individual houses – are you not abusing legislation	PW – project within 5MW threshold to encourage alternative power generation (Ted Dowson – no domestic installation would ever reach 5MW)
Glen Horgan	Why choose a bigger field than needed?	PW – need large , flat, not shaded area
Glen Horgan	Why double screening	PW2 – grows faster
Caroline Cazenove	How many 2 metre sq panels will there be	PW – 25/27,000 – 2 metres high Also answering reversion of land to agriculture. Local Planning Authority - only likely to give permission for combined solar panels and grazing + return to agriculture NOT revert to Brown field
SF?	What is the life-expectancy of panels?	In theory 40 years – no replacement policy panels guaranteed for 25 years/length of planning permission applied for
Joanne Thomas	How dispose of 'old' panels?	PW2 – recycled
Tim Guinness	If landowner/developer wants to renew after 25 years could they?	

At this point Paul Warren, landscape architect gave a more detailed explanation of the screening; which would be along the field boundary, away from the solar panels to avoid shading which would be towards the middle of the field to avoid any shading

Tim Guinness	Why leave a space (field) between the Veolia site – easy for someone else to apply to infill	AB field contains screening for Veolia site
Tracey Gilvear	Did you look at all the land available in Herriard	AB – there might be a better field but it needs to be close to connection to National Grid – this site can connect easily (underground) to sub-station at Herriard sawmill.

Simon Linford proposal discussions

Chairman Cllr Tim Guinness outlined that Ellisfield Parish Council had been approached by a developer (Simon Linford) who had drawn up plans for a proposal to develop some affordable housing with some commercial housing in Ellisfield.

Cllr Guinness went on to explain that this might be an alternative way to develop affordable housing bearing in mind the availability of suitable sites, public funding, urban designs etc

Simon Linford's proposal is based on the approach that is taken in towns, where every commercial development must have a percentage of affordable housing associated.

Rural development has been restricted, not allowing any commercial development for fear of damaging rural areas. The only exceptions have been affordable housing developments and some of these have been of poor quality.

Simon Linford's approach is based on the hope that in the new era of 'Localism' if he can get the support of local people he would be able to build some fabulous houses and from the profits finance some affordable housing for the village.

Cllr Guinness continued to explain that his discussions with Simon Linford had focused on the idea of giving the hamlet around the church more substance. Focusing on a site next to the Memorial Hall for the affordable houses and the field next to The Rectory for the commercial houses – both within Ellisfield Conservation area.

Simon Linford had spoken to Tim Guinness, Portsmouth Estates and a representative of the Church and his proposal is based on; land being donated by Portsmouth Estates and the Church who would be able to purchase a new Rectory at cost from the developer and could sell the existing Rectory. Profits would be used to build Affordable Housing and final profits would be shared between, Portsmouth Estates, Ellisfield Parish Council and the developer Simon Linford.

Tim Guinness had spoken to Church warden and Ellisfield Parish Council members had had some initial discussions and looked at draft plans.

Questioner	Question/ Comment	Answer
Maggie Heath	Who will own affordable houses and how will rents increase?	Tim Guinness > Simon Linford wants to sell houses at cost (40% market price) to those eligible for Affordable Housing. Believe we can find a lender to help people buy rural Affordable Housing
Tracey Gilvear	I think it's a bad idea if it can be sold to anyone	
Ted Dowson	Must have a restrictive covenant – all trying to solve problem perhaps we need a social landlord	
Dee Haas	Support in principle – issues to be ironed out – perhaps put all the houses together	
Meg Freeman	Who will allocate houses?	
Maggie Heath	When I was on council – I was not allowed to vote because of interest	
(Cllr) Glen Horgan	I don't support it – it will ruin Church Lane – other places in the village would be better Land in College Lane owned by Miranda Frankham? Just completed BDBC Big Q in which 50% of Ellisfield residents stated against development – within 3 months of consultation suggesting anticipated development for the village for next 10 years	Cllr Caroline Cazenove – someone else in the village might offer another suitable site and this should be explored
Sallie Paravicini	Don't want 7 houses in Church Lane	
Murray Liddell	Support in principle	
Tim Guinness	Think its right to explore concept – but project has to be right	

Dee Haas	On drawing; 1.5 metres screening – why now larger and thicker and what species?	PW2 Woodland type planting to give better screening; trees in middle, shrubs to the edge to create a thicket – revised taken note of comments.
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PW Screening can be managed at 1/3/5 year intervals including inclusion and removal of beech hedge which provides instant screening while others grow.

Ted Dowson	Puzzled by logic of discarding site when 25 years elapsed?	PW If still functioning efficiently could continue
Hannah Houstin-Lacey	Who would be responsible for maintaining hedges and trees?	PW2 Herriard Estate – as part of planning application – they would be contracted to do the work for Alectron. AB – have just been asked to clarify this point to planning dept
Tim Guinness	In application, Alectron described as well established – what is the substance of Alectron – could you go out of business in 6 months and be no longer in Herriard?	PW - We are a young company with more projects in process/planning than anyone else in UK Alectron business founders will want to their asset to work
Tim Guinness	Alectron might sell it on Radio mast – screening was a planning requirement - never happened	AB – once up and running – likely to continue
Andy Webb	Does application specifically mention solar panel – concerns about wind turbines	AB – Alectron would object to an application to wind turbines close by – shading
Murray Liddell	Very concerned about access to site during development – 1300 HGV movements	AB – 10 per day max – specified in application traffic management.
Tim Guinness	Why use entrance selected?	Using existing entrance
Dennis Paravicini	Main worry impact on rural environment of village – having listened to the gentlemen...looked at a number of other sites – is there no other site available away from a residential village?	AB – we are only aware of what we were offered by estates – saw a couple of other sites on Herriard Estate – did not meet criteria
Glen Horgan	Rather contentious to put it on edge of conservation area	AB – my own farm (where solar farm to be developed) is on edge of AONB
Dee Haas	Screening won't be adequate for 10 years	PW2 – hence inclusion of beech hedge
Caroline Cazenove	Any plans for security lights?	CCTV operated using infra-red – no bright lights

At this point Chairman closed the Open Session saying it was good to hear arguments on both sides – thanks Alectron for attending meeting. Summarised by saying it remains a feeling that Solar Farms may not be in the public interest; better to put them on Brownfield sites not in lovely countryside. He commended the developer on landscaping. Asked Ellisfield residents if anyone had changed their mind since original consultation, following discussion (NO). Chairman advised that parish councillors would reflect the balance of the argument in their response to BDBC.

C C – pro-green energy but not there

G H - oppose using farmland

A W – proposal well put together shame on a field – oppose

D R – as above

R T – as above