

Minutes for the Parish Council Meeting
Tuesday 28th March 2023 at 8.00pm

Present:

Councillor John Summers (Chairman)
Councillor Denise Hall
Councillor Jim Broomfield
Councillor Steve Lapper
Councillor Phil John
The Clerk
Residents and Public – 4

Welcome and introductions

Members are reminded that this is a meeting in public, not a public meeting, and all points, questions and comments should be addressed through the Chair.

Apologies for Absence

Received from District Councillors George Reynolds and Phil Chapman

Declarations of Interest *Members are asked to declare any personal interest and the nature of that interest which they may have in any of the items under consideration at this meeting.*

1116 Minutes of the meeting held 24th January 2023 (previously circulated) and Matters arising. The minutes had been circulated in advance of the Meeting. They were agreed to be a true record of the Meeting and were signed by the Chairman.

It was agreed that there were no matters arising that were not covered elsewhere on the agenda.

1117 Clerks Report
Financial Statement

The Clerk reported that no cheques had been raised in January and February 2023.

There was £730.55 VAT outstanding which has been claimed, but not yet received.

Taking the above into account, the expected bank balance is £18483.77 which is reconciled to Bank statement sheet No.218 at 5th February 2023. This balance contains the remaining reserves of £2857.50 for Orchard Piece Community Play Area. The General Fund at the end of February stands at £14,710.38.

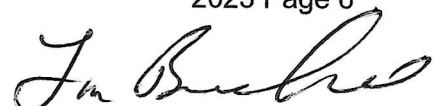
The Chairman signed the balance sheet for February 2023.

It was reported that the Nat West online banking requires details of all signatories on the mandate including home address and date of birth. As the mandate will change after the parish council elections it is recommended to do this for new signatories to avoid duplication.

Resolved: To accept the financial report

Risk Register

The Risk Register, together with winter and play area updates had been previously circulated and approved by Councillors.



1118 Consultations

Parish Elections

It was reported that the PC were represented at CDC's initial election briefing. Slides had been circulated to Councillors and the Notice of Election has been posted on the notice board and the village website.

Councillor Lapper was asked to post the Notice of Election on the community Facebook page. Nominations close on 4 April and will be published by CDC on 5 April,

If there are more than 5 nominations, there will be a further briefing on 12 April and elections will be held on 4 May. The Parish Council can run with 3 councillors and applications would be encouraged over time, and appointed without an election. If there are less than 3 nominations, another election would have to be held, at further expense.

It was noted that existing councillors and the Chairman will remain in post until 9 May; a new Chairman will be elected at the Annual Parish Meeting scheduled for 23 May.

Coronation Celebration

It was reported that the Village Hall Committee are organising a Big Lunch at the Village Hall on Sunday 7 May where residents can bring sandwiches and cakes to share with all attending; refreshments will be available and the bar will be open 12 – 5pm. Games will also be organised.

1119 Planning Matters

Applications

- 23/0274/F & 23/00275/LB Variation of Condition Manor House Main Street
- 23/00525/DISC Discharge of Condition 3 timber sample Moon Cottage 5 The Jetty Main Street. *As this is a technical matter it is recommended that the Parish Council make no comment*
- 23/00240/AGN Prior approval application for the erection of an agricultural storage building Land South East of Tile Barn Farnborough Road. *Parish Council comment not necessary*
- 23/00511/LB Repair to existing original timber kitchen door to the west elevation Mansion House Farm Roundhill Road. *It is recommended that the Parish Council do not object to this application*
- 23/00528/F & 23/00529/LB Demolish conservatory and convert to kitchen; convert existing kitchen to study; open up historic opening to new study; block up opening between living room and study; replace brick outbuilding; new timber framed windows with heritage double glazed units and replace garage Poplars Cottage The Paddocks. *Having reviewed the application it is recommended that the Parish Council do not object to the application but ask CDC to ensure that Listed Building and Conservation officers comments are considered*
- 23/00334/F Land to the North West Of Old Farm House Adjoining Orchard Piece Erection of a single dwelling, alterations to access and felling of 6 Category C trees.

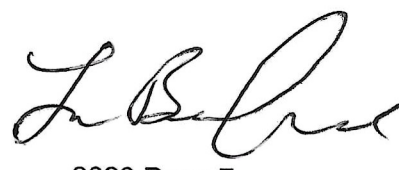
Comments:

Application

- Assessment of flood risk: The assessment indicates that the proposal is not within 20m of a river, stream or beck, however as pointed out on previous applications this is not the case as there is a stream on the western edge of the property as well as underground culverts in unknown locations.
- Biodiversity Designated sites, important habitats or other biodiversity have previously been identified, however this application states there are none.
- Foul sewage. The application suggests a connection to the main sewer but details including capacity and location are not provided for this proposed connection.

Tree Survey:

- There is one tree preservation order TPO 18/2015:G1 identified as Category B instead of Cat A



Concerns:

- There is no detail about the source of services such as electricity and water or the capacity of the existing utility networks to provide these. The disposal of sewage is specifically excluded from the application although it is stated that connection to the main sewer will be made.
- There is no Transport Appraisal. Given the restricted access through Orchard Piece and considering that this is the disabled access to the new Orchard Piece playing field (opened 2021), a transport assessment would be essential.
- There is no construction access plan. Given the restricted access through Orchard Piece any construction traffic would result in an increased risk to the safety of residents, users of Orchard Piece playing field, including disabled people and children, and the associated parking. All construction traffic would need to be managed and accommodated within the site
- The development would fail to provide a safe and suitable access
- It is unclear from the application as to how the entry has been relocated
- There is no comment in the application of adjacent listed buildings. In the absence of any justification the development would cause substantial harm to these adjacent listed buildings including The Old Farm and the curtilage listed outbuilding.
- The proposed development would cause significant and demonstrable harm to an important undeveloped gap on Orchard Piece which contributes to the rural character of the conservation area and provides an important visual link to the open countryside to the south
- As a Category B village Mollington is only considered suitable for infill or conversion construction works. This application is clearly on the margin of the village as well as within the conservation area.

Residents' concerns:

Objections have been raised from residents in 9 properties adjacent to the development. These concerns are reflected in the Parish Council's comments and include

Highways:

- Visibility when accessing their properties and the proposed development.
- Over developed use of Orchard Piece and access to existing properties of deliveries, waste collection etc
- Access including disabled access to Orchard Piece Playing Field

Environment

- Change of use from agriculture to residential
- Water course and impact on risk of flooding
- Privacy and screening
- Connection to existing drains and impact on already over capacity drainage
- Conservation area
- Tree survey
- Ecology report
- Harm to the setting and visual amenity of adjacent Grade II listed building
- Impact on an already restricted lane

It was noted that the Ecology Officer objects to the application in the current form and that if Planners are minded to grant permission despite these issues they should discuss suitable conditions to ensure the protection of other species and habitat on site.

Councillors visited the site and were invited to add their comments. These were discussed and further emphasised the following concerns:

- Plans have been submitted for one building, but more detail is needed on size
- Privacy for neighbours needs to be a priority
- Flooding concerns

- Moving the access would hopefully give a small amount of extra space for vehicles, but exact details are unclear
- A plan must be in place to ensure that all construction/ delivery vehicles will be inside the site – controls must be in place and a contact given in case of problems
- Unclear details for the listed building to the east of the site
- Road will not support heavy construction traffic

It was resolved that the Parish Council do not object to this application but it is recommended that if planners are minded to approve the application, the following conditions should be included:

1. Construction Management plan to be approved prior to commencement of works and should include traffic management, size of vehicles, contractor parking, noise, time of work and screening
2. Landscape plan to include treatment of trees with tree preservation order, screening of property on borders with adjacent residential properties.
3. Service connection details including water, drainage (foul and surface), and electricity and capacity of existing supplies to meet the requirement of the proposed development.
4. Details of access including proposed location of access and visibility to Orchard Piece to ensure safe access is created from the highway
5. Flood risk assessment including impact on adjacent properties from works and surface water run off taking into account the existing water courses
6. Transport appraisal particularly in light of the pedestrian access (including disabled) to Orchard Piece Playing Field and adjacent properties
7. Ecology per CDC Ecology Officer requirements

Planning Applications published after the agenda

- 23/007/16/F First floor, side and rear extension, replacement of roof dormers, replacement windows and entrance canopy. *Having reviewed the application it is recommended that the Parish Council do not object to the application*

Decisions

The following decisions have been made since last reviewed by the Parish Council

- None

1120 Councillor Reports

Councillor Summers – Mollington Playing Field- it was reported that quotes had been invited to replace three platforms on the multi play; only one had been received: from Produlic for £2500 plus installation costs. It was recommended that this is carried out and any available playground reserves are used to fund the project. Councillors agreed that the work was necessary, as the equipment was over 15 years old, and the part was unsafe. The work done would be signed off at the next inspection.

Councillor John – Thomas Fox are to be contacted regarding the start date for the new season's grass mowing, and for their schedule of cuts which needs to be forwarded to OCC as usual. In addition to the 14 cuts expected and in the agreed budget, there will also need to be box cuts in the disabled area of Orchard Piece, and before the Coronation Big Lunch – an area in the playing field for games and under the cherry trees outside the Village Hall. Ongoing investigations will continue into the repair works to the notice board and bus shelter roof.

Councillor Hall - A successful quiz night was held in March with Peter Jones as the quiz master. Some minor maintenance issues have been attended to.

The Village Hall Committee are in the process of obtaining quotes for redecoration work. Bob Wadsworth has now stood down as Chairman of the Village Hall Committee, who sincerely thank him for all the hard work he has put over the years.

Councillor Lapper – It was reported that Thames Water are still carrying out work on Chestnut Road and The Holt, though hopefully this will be completed soon. Some work has been done installing broadband cable in Chestnut Road but unsure if there are plans for more work to be done in the village. The Orchard Piece Play Area is beginning to look untidy. If funds allow, the springers need replacing and the area re barked, as it would prove too expensive to relay the whole membrane. The damaged salt bin on Main Street has now been removed and replaced.

Councillor Broomfield – Nothing to report

1121 Councillors Points of Information - None

1122 Date of next meeting

Annual Parish Meeting Tuesday 25th April at 8pm in Mollington Village Hall.

Annual Parish Council Meeting Tuesday 16th May at 8pm in Mollington Village Hall

Parish Council Meeting finished at 9pm

Chairman, Mollington Parish Council

Public Participation Session

Residents further commented on the details of the planning application for the dwelling on the land adjoining Orchard Piece, emphasising the need for details on

- the proposed plans for the listed outbuilding
- the final height of the property, and it's impact on the neighbours' privacy
- clear plans re the privacy of the surrounding properties, taking into account the rise and fall of the ground
- further clarification on moving the access, as there were conflicting statements from the developer, land owner and in the proposed plans

