



NORTH VALE PARISH COUNCIL

Minutes of the Parish Council meeting

(including the Annual Parish Council Meeting) held at Holton Village Hall
on Monday 15th May 2023

Present: David Young (Chair), Graham Boaler, Jenny Chambers,, Douglas Hodges, Janet Down, Simon Ford, Steve Prior.
Nicola Clarke (Unitary Councillor) Barry Druce (Clerk)
1 member of the general public attended.

Apologies: David Badham-Thornhill and Gillian Freeman.

AM23.1 Election of Chair – Dave Young accepted his nomination as Chair for 2023-2024 and as PROPOSED by Graham Boaler, SECONDED by Jenny Chambers, was unanimously elected.

AM23.2 Election of Vice-Chair – In his absence, David Badham-Thornhill was nominated for the post of Vice-Chair for 2023-2024, and on the basis that he would accept the nomination, as PROPOSED by Simon Ford, SECONDED by Graham Boaler, was unanimously elected. The Clerk undertook to liaise with him.

AM23.3 Appointment of village planning contacts

Holton – David Badham -Thornhill
Maperton – Jenny Chambers
North Cheriton – Simon Ford

AM23.4 Appointment of Internal Auditor 2023-2024 – The Clerk reported that Mrs D Vanstone had decided to resign from her position as Internal Auditor, but he had been able to locate a replacement, Miss Chloe Palmer from Sherborne, a newly qualified accountant, who was willing to take over the role. This appointment was unanimously agreed.

AM23.5 Review and agree annual insurance policy. The renewal schedule having been circulated was agreed and it was DECIDED to renew the policy on the terms stated.

Electors Question Time /Comments: No questions or comments were raised.

Unitary Councillors' Report: The written report previously received and circulated was taken as read and noted. Nicola Clarke reported that the first scheduled area meeting was being held on 22nd June 2023, at Queen Camel and all were invited to attend. She stated that the situation with the bin in the llay-by had now been resolved internally and had been added to the weekly collection schedule; councillors were asked to monitor it. Nicola reported that she was chasing the Highways Department to prioritise work on renewing the rumble strip and repainting highway speed and precaution signs on the local highway, though was finding contact with them somewhat difficult.

23.41 Declaration of Interest/Dispensations: No declarations of interest were submitted.

23.42 Co-Option of new member for North Cheriton – The Clerk reported that he had been approached by a resident of North Cheriton who had put himself forward as a candidate for the vacant councillor position in the village, and introduced Julian Sincock. The Clerk reminded members that candidates had been sought since the last elections to fill a vacant post at North Cheriton and that the Council were now in a position to fill the post by co-option. Julian was warmly thanked and welcomed to the meeting by all, and on being PROPOSED by Simon Ford, SECONDED by Steve Prior, Julian Sincock was unanimously co-opted as Parish Councillor for North Cheriton.

23.43 Minutes of Last Meeting: The minutes of the Parish Council Meeting on Monday 17th April 2023, as PROPOSED by Graham Boaler and SECONDED by Douglas Hodges, were approved and signed.

23.44 Matters Arising: There were no matters arising.



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23.45 Planning Applications:

23.45.1 **23/01238/PAMB** - Prior Approval Notification for change of use of agricultural building to 4 No. dwellings - **Agricultural Building At Maperton Farm Maperton Blackford.** - Jenny Chambers reported that the original application for this site to convert to 5 dwellings had been refused, and a subsequent application for 4 dwellings had also been turned down. The applicant had lodged an appeal but that had failed and as explained in the Planning Inspector's lengthy report, was mainly due to the fact that the construction of the building proposed for conversion was inappropriate for the intended use. It was felt that the proposed conversion would demand a full rebuild and that would require that the full planning application procedure should be followed. General discussion followed on the history behind the application and the changes that the applicant had apparently carried out to the building to meet the criteria which had been outlined in the Inspector's report. Graham Boaler explained that he had gone through all the documents thoroughly and was still of the opinion that the building was still not suitable for conversion as it stands, and maintained that a full planning application would be more appropriate. He presented comments that he felt the Parish Council should submit, and after due consideration it was unanimously AGREED that the Clerk should forward the following comments to the Planning Department:

No doubt your records will show that the North Vale Parish Council has already opposed approval of the two successive but similar previous Notifications regarding this proposed development. Permission for change of use was in both cases refused, in May and then October of 2021. The landowner appealed against the second refusal and the Planning Inspectorate's decision was announced on 23rd August 2022, dismissing the Appeal. To summarise a very detailed assessment, the Inspector pronounced (Para 9) that the Agricultural Building does not have "sufficient structural capability" and so "does not benefit from the permitted development right." Para 10 then goes on to say "the works necessary would go beyond what can reasonably be described as a conversion and would amount to an extensive re-build. The proposal would not therefore comply with the description of permitted development under Schedule 2, Part 3, Class Q of the GPDO." The fact that the Applicant now claims to have carried out some works after the Appeal Decision was made is, in the Parish Council's opinion, therefore irrelevant, and it is very clear that right of permitted development cannot be restored retrospectively AFTER the Inspector's judgement. To proceed with the development would, we suggest, now require a normal full planning application. The Parish Council therefore would like to place on record their objection to this Application being allowed to proceed in the format presently proposed.

23.46: Planning Decisions – No Planning Decisions have been received since the previous meeting

23.47: Planning Other – The Clerk reported that as requested, he had submitted the Council's comments in respect of the appeal that had been lodged for The Willows at Lattiford. as discussed.

23.48: Correspondence: All correspondence of interest received by email had previously been distributed and taken as read.

23.49: Financial Matters

23.49.1 Review balances as at 30th April 2023 – The schedule was reviewed. The balance as at 30th April 2023 stands at £17,637.02. At the request of Graham Boaler, it was agreed that with regards to Minute 23.38.2 of the meeting held on the 17th April 2023, it should be made clear that the payments which had been made to the three village churches were as contributions towards the cost of maintaining their churchyards

23.49.2 Authorise Cheques – The following items were authorised for payment:-

- (a) Barry Druce - Clerk's salary and expenses for April 2023 - £304.17
- (b) Gallagher Insurance Policy Renewal – £764.06
- (c) Wayne Pamphilion – Inv 64/2023 - £150.00



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23.49.3 - Lloyds Bank Business Online Service: Councillors had yet to receive any notifications from Lloyds Bank concerning On-line banking access, and the Clerk was still chasing this up.

23.50: Speed Indicator Device latest update – Simon Ford reported that the device was now in the hands of a local, volunteer electronics expert. Simon reported that he had examined the device and had found a couple of faults with it so had thankfully passed it on to the engineer who had examined it was rectifying faults as they manifested themselves. It had been discovered that the charger was not working, and that was now been fixed. Simon stated that the device appears to be very delicate and not robust for its intended use, especially when having to constantly relocate it to meet the Council's instructions. The Clerk undertook to question the current Council's policy on the use of SiD's and report back. Simon stated that the device would soon be back working once the repairs are completed, and operated by a new volunteer who will monitor it and report back at the next meeting. Simon stated that he intended to visit the Company in the near future and discuss the problems being encountered with the device, before any decision is made on where to purchase a second device. The Chair reminded Simon that he is entitled to reclaim travelling expenses when on official business, and recommended that as the Company are located in Fordingbridge, this is something he might consider doing.

23.51: Matters of report and items for next meeting.

23.51.1 The Chair reported that the shed which had been temporarily erected in the grounds of the Old Inn during the Covid period, was still there and raised the question of whether it should now be removed. The Clerk was instructed to check with the Planning Department.

23.51.2 The Chair reported that there is a large and dangerous pothole near the lay-by on the old A303 approaching Anchor Hill. The Clerk was instructed to notify the Highways Department.

23.51.3 The Chair reported that the edge of the roadway in Gibbet Lane, Holton, has been washed away and the Clerk was instructed to notify the Highways Department.

23.51.4 A member reported that 'Ticky Stile' on footpath WN13/13 at Holton needed repairing and the Clerk undertook to contact the Council's Footpaths Section.

23.51.5 Jenny Chambers reported that flooding problems were being encountered at the bridge near the Old School House in Maperton, and also with a blocked drain at the underpass on the A303, opposite Brick Yard Farm. The Clerk was instructed to notify the Highways Department.

23.51.6 The next meeting will held on **Monday 19th June 2023** at 7:30pm in Holton Village Hall.

The Meeting close at 8.50pm
