



**MINUTES OF THE MEETING OF THE FULL PARISH COUNCIL  
HELD ON MONDAY 14th MARCH 2022 AT 19:30  
COLDEN COMMON COMMUNITY CENTRE, ST VIGOR WAY,  
COLDEN COMMON, SO21 1UU**

**Present:** Cllr Richard Izard (Chairman)  
Cllr John Boyes  
Cllr Hazel Crosthwaite  
Cllr Maggie Hill  
Cllr Alex Loughran  
Cllr Rob Veck  
Cllr Jacqui Hadley  
Cllr Shaun Byrne

**Apologies:** Cllr Brian O'Neill  
Cllr Maggs Pearson  
Cllr Laurence Wilks

**In attendance:** Cllr Sue Cook  
Debbie Harding (Clerk)  
3 members of the public

**FPC128/21 To receive any apologies for absence**  
Apologies were noted as above.

**FPC129/21 To approve and sign the minutes of the meeting of the Full Parish Council held on the 7<sup>th</sup> March 2022**

The minutes of the Parish Council Meeting held on 7th March 2022 having been circulated, were considered.

***It was resolved that the minutes were an accurate record of the meeting, as proposed by John Boyes, seconded by Cllr Maggie Hill and carried with abstentions by Cllr Shaun Byrne and Cllr Jacqui Hadley.***

## **FPC130/21 To receive any declarations of interest on matters on the agenda**

No declarations of interest were declared.

## **FPC131/21 To receive any questions from members of the public relating to any matters on the agenda**

A member of the public thanked the Councillors for meeting so promptly. They asked if Councillors still supported the village design statement as it is relevant to Cllr Hill's report for agenda item FPC132/21. They read out the statement on page 6 in relation to the views from footpath 9 and the roadside views. The question was asked that If the Council still support the Village Design Statement, why is the Council promoting Sheela sites CC03 and CC03b at all?

Cllr Izard responded that the Parish Council are not promoting any sites. Having discounting 10 sites already some sites need to be taken forward to discuss at the meeting later in the week with Winchester City Council. Discounting them would only leave 3 sites for discussion.

Cllr Izard explained that at the meeting with Winchester City Council later this week the Parish Council will be seeking to understand how the housing target for Colden Common was reached.

Another member of the public asked if the village is only being asked to provide 90 houses, why is this council putting forward several sites which could provide more than the 90 houses required. Cllr Izard explained that just because more than 1 sites was being put forward to discuss in more detail, this did not mean that all sites would be deemed acceptable.

Another member of the public raised the point against that building opposite the school would mean that houses close to the school as the crow flies would get priority on school places and that choosing sites CC03 and CC03b would put residents at risk of not being able to get their children into the school.

The same member of public raised that the Parish Councils previous strategy was for development on Main Road and felt that the Council should continue with this strategy and plan for sites on Main Road.

Cllr Hill ran through her analysis of the results received from the initial questionnaire

CC02 - Colden Common Farm – 24 people were in favour of development of this site, 9 against development, 1 raised mitigation in make the site acceptable.

CC03 – 7 in favour of development, 25 against development, 3 raising matters in relation to mitigation / issues

CC03b - 6 in favour of development, 27 against development, 3 raised matters in relation to mitigation / issues

CC05 – 17 in favour of development, 6 against development, 2 raising matters in relation to mitigation / issues

CC15 – 18 in favour in development, 9 against development

CC04 – 16 in favour in development, 6 against development, 2 raising matters in relation to mitigation / issues

A discussion took place on the land around Winchester Caravans which was allocated 53 homes in the current local plan. Discussions have taken place with the landowner who is still committed to developing the site within the planned period. Without a masterplan the housing numbers to be provided on the site will be difficult to increase upwards.

Another member of the public spoke regarding CC03 and CC03b. As the least popular site asked why they have not been discounted. Cllr Izard explained if the Parish Council go forward to the meeting with Winchester City Council with only three sites, it limits the choice and the discussion with Winchester City Council.

A member of the public asked about the Queens Head. Cllr Hill confirmed that the Queens Head has planning permission as a care home. Although it has permission as a care home, they may promote it for housing, but it is not adjacent to the settlement boundary and therefore would be likely to not be acceptable as a site to take forward for further consideration.

**FPC132/21 To receive a report in regard to a second review of the initial site sieve of Sheela sites following feedback from some residents**

**To consider if any changes are required to discounted sites.**

Cllr Hill reported that on the 9th March 2022 Cllrs Izard, Hill, Crosthwaite, Pearson, Loughran, Boyes and O'Neill met to review the RAG assessments for the sites put forward in the Sheela process. Taking into account the results from the survey that had been conducted with residents, and the principles adopted when the RAG assessment was initially done, it was resolved to leave the sites to be discounted as they were reported to the Planning Cttee on 16 February 2022, and to Full Parish Council on 7 March 2022.

Those present then double-checked the 6 sites that had been classed as worthy of further consideration for development against the Village Design Statement and the WCC Landscape Character Assessment.

It was determined that the RAG results for 4 of these 6 sites would be amended in relation to the WCC Landscape Character Assessment. Namely:

CCO2 (Colden Common Farm) would change to Green because as it was a partially brownfield site it was considered suitable for development.

CCO3 and CCO3b (the two sites to the east of Highbridge Road) would change to Red because the Landscape Character Assessment on page 183 stated, as part of its Built Form Strategies "Respect the valley side settlement pattern and small scale of the existing development within the character area.". Both of these sites look down the valley slope to the river Itchen valley floor and, while there is some small development currently, it was considered that adding further development would not be consistent with the above. These sites are also shown as key local landscape features in the VDS (see p.14)

CCO5 (the site at Lower Moors Road) was changed to Red as the wording in the Landscape Character Assessment was considered to apply to that site too.

All 6 sites remain for further consideration; but CO3, CCO3b and CCO5 are now the least favoured sites for development, leaving CCO2, Colden Common Farm, CCO4 Land at Main Road (which was considered in the last Local Plan as acceptable to most residents, but withdrawn because it was no longer needed for development) and CC15 Land adjoining Church Lane as the most favoured sites for development. Together these 3 sites would potentially yield a minimum of 85 dwellings. Discussions on this basis, if approved by Full Parish Council on 14 March will take place with WCC on 17 March as part of WCC's consultation with Colden Common Parish Council.

Cllr Izard invited all the Councillors to comment

Cllr Byrne was in favour of removing sites CC03 and CC03b and taking forward the remaining for further consideration.

Cllr Boyes felt that at this stage that all 6 sites remaining should be considered further. Removing CC03 and CC03b allows the opportunity to retain sites when we have more information from Winchester City Council.

Cllr Loughran felt there is no right answer regarding site selection, zero housing is the right answer which is not possible. Housing targets are being passed down the line until they reach the settlements. With the consultation we have done our best with very limited time we had available. Cllr Loughran has read all the replies received and felt at this stage no further sites should be discounted.

Cllr Crosthwaite felt she could see the logic of dropping out CC03 and CC03b but having discounted 10 already leaving just 3 would be unreasonable and the Parish Council should wait to see what happens at the meeting with Winchester City Council.

Cllr Hill leaving in 6 sites shows that we were being reasonable and unbiased. We have discarded 10 sites which are not feasible which leaves us little to consider. Cllr Hill would rather start discussions with Winchester City Council with 6 sites, explaining that of the 6 we have 3 which are the most unpopular.

Cllr Veck thinks that removing sites CC03 and CC03b hides the issue as to why CC03 and CC03b are not popular. WCC need to know and understand why CC03 and CC03b are unpopular. Leaving them to be discussed and considered will highlight the level of feeling and visibility. Leaving 6 sites allows for negotiation.

Cllr Hadley felt that sites CC03 and CC03b should be discounted. Having the sites available for further consideration could mean that Winchester might want them taken forward and the Parish doesn't want that.

Cllr Izard's view was as ten sites have been discounted, we should take 6 forward highlighting the least preferred sites of that 6. We may have the chance for further consultation.

***It was resolved all 6 sites remain for further consideration; but CO3, CCO3b and CCO5 are now the least favoured sites for development, leaving CCO2, Colden Common Farm, CCO4 Land at Main Road (which was considered in the last Local Plan as acceptable to most residents, but withdrawn because it was no longer needed for development) and CC15 Land adjoining Church Lane as the most favoured sites for development***

***Proposed by Cllr Maggie Hill, seconded by Cllr Rob Veck and carried. Cllr Shaun Byrne and Cllr Jacqui Hadley voted against.***

**FPC133/21 To receive an update on the progress of the project to install a boardwalk on footpath 15 and consider approving further funding for this project from Parish Council reserves**

The Parish Council has been awarded a further £12,000 in funding towards this project from Hampshire rights of way.

A summary of confirmed funding is below

Colden Common Parish Council	£10,000
National Lottery	£10,000
HCC rights of way <sup>1</sup>	£12,000
<b>Total</b>	<b>£32,000</b>

HCC have also confirmed that they have the necessary approvals for this project to progress on a SINC site (special interest for nature conservation). They have also obtained permission from the landowner and have confirmed that no planning permission is required.

Although HCC will attend a site visit prior to the project commencement, this is a Parish Council project, which will need to be delivered by the Clerk.

Two quotes have been received to install a boardwalk on right of way 15. This is a specialist product and only two quotations have received due to its specialist nature. Quotations have been received from Aquascience<sup>2</sup> and Polydeck for 91m metres of plastic boardwalk. Polydeck<sup>3</sup> have been discounted as a supplier on price. The quote received was £44,202 plus VAT.

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<sup>1</sup> Subject to using their preferred supplier –[Aquascience \(aquascienceltd.co.uk\)](http://aquascienceltd.co.uk)

<sup>2</sup> Preferred supplier of boardwalks for HCC

<sup>3</sup> Polydeck installed the boardwalk at Stratton Copse

The quotation is to supply and install 911m of plastic boardwalk, to a specification of 1.2m usable deck width. The boardwalk will keep low to the ground (approx. 250-300mm) and follow the natural gradients, as such no handrail will be required but a toe rail has been included. 2no. passing places based on the length of the route and the relative difficulty in seeing round corners due to the vegetation. The passing places will be 3m long and 2.4m wide

HCC have indicated that the entrance to the footpath 15 is in the incorrect location and should be entered from Main Road and not Glen Park. Changing the entrance to Main Road would be part of this project. Along the route of footpath 15 works are required to replace stiles with kissing gates which could be added into this project subject to sufficient funding. Winchester Ramblers could be approached to ask them to support the Parish Council project by installing kissing gates provided by the Parish Council.

HCC will be responsible for the outgoing liability of maintaining the structure/surface.

The Clerk is working to a project budget of £40,000 which allows for a contingency of approx. £1,500. On the grants received and the Parish Councils already approved contribution, there is a shortfall of funding of £8,000.

The Clerk has submitted two new grant applications, one to WCC for Cil funding and one to the SDNP for Cil funding. The determination of these grants will not be received until July which will be problematic in terms of engaging a contractor to accept the order and plan a start date. Delay in placing an order could mean that the ground conditions will not be suitable, and the project is delayed for a further year.

***It was resolved to delegate authority to the Clerk to proceed with this project with the current funding shortfall of £8,000. If outstanding grant applications are unsuccessful, the shortfall will be funded by Parish Council reserves to a maximum of a further £8k. Proposed by Cllr Richard Izard, seconded by Cllr Shaun Byrne and carried.***

**FPC134/21 To receive the minutes from the Recreation Committee held on the 7th February 2022**

Cllr Boyes ran through the minutes of the last Recreation Committee meeting held on the 7<sup>th</sup> February. The minutes are published on the Parish Council website in draft form.

**FPC136/21 To receive quotations to install replacement fencing for the Parish Council owned boundary fence between the picnic area and Yew Tree Cottage to be funded by virements from other budget lines within the Recreation Committee budget as determined by the Clerk.**

The fence which marks the West boundary between Yew Tree Cottage and the Recreation Ground is the responsibility of the Parish Council. It is in a poor state of repair and requires to be replaced.

***Three quotes were presented to the Council. It was resolved to place an order with quote a to the value of £4,590 plus VAT for replacement fencing.  
Proposed by Cllr Richard Izard, seconded by Cllr Shaun Byrne and carried.***

### **FPC137/21 Councillors' information and question time**

Cllr Shaun Byrne reported that he has been selected as a member of the independent advisory group for the police (IAG). This is an independent role and does not represent views that may be held by Councillors but represent the views of Winchester. He has expressed an interest in rural policing, major incidents, and counter terrorism. He has attended the first meeting.

Cllr John Boyes was concerned that football matches took place yesterday when he felt the pitch was not playable. This has resulted in a damaged pitch. Cllr Boyes has concerns over the car park and feel that a policy needs to be considered on staggering games and calling off processes. The Clerk to arrange an informal meeting to discuss the issues.

Cllr Loughran reported that another racist note has been stuck to the parish paths board to the left of the Co-op. It has been removed and the police have been informed. The Community Association has amended the insurance cover for the Community Centre to the amount recommended by the independent assessor.

The Mayor will be opening the Community Centre automatic doors on Tuesday 23<sup>rd</sup> March at 10.30am. Tea and Cake will be provided by the Methodist Church volunteers.

Cllr Crosthwaite attending a meeting of the Patient Participation Group (PPG) for Colden Common and Twyford Surgery. The pharmacy at Twyford is adding another room to provide new services which will be communicated as they are available. The surgery has been informed about the proposed housing for Colden Common in Winchester City Councils local Plan and has been requested to make a representation in regard to the pressures additional housing will place on the surgery.

### **FPC138/21 Items for the next agenda**

The Silent soldier project

Twenty is plenty campaign