

COLDEN COMMON PARISH COUNCIL
MINUTES OF THE MEETING OF THE FULL PARISH COUNCIL
HELD VIRTUALLY ON ZOOM ON THURSDAY 19TH NOVEMBER 2020 AT 7.30PM

Present Cllr Richard Izard
Cllr Maggie Hill
Cllr Laurence Wilks
Cllr Alex Loughran
Cllr John Boyes
Cllr Maggs Pearson
Cllr Hazel Crosthwaite
Cllr Rob Veck
Cllr Pam Glasspool

Apologies Cllr Sue Cook
Cllr Rob Humby
Cllr Tony Bronk

In attendance Debbie Harding (Clerk)
Sophie Thorogood (Asst Clerk)

FPC **TO RECEIVE ANY APOLOGIES FOR ABSENCE** Action

85/20

Apologies were noted as above

FPC **TO RECEIVE ANY DECLARATIONS OF INTEREST RELATED TO**
86/20 **SUBSEQUENT AGENDA ITEMS**

There were no declarations of interest

FPC **TO APPROVE AND SIGN THE MINUTES OF THE MEETING OF THE**
87/20 **FULL PARISH COUNCIL HELD ON THE 2ND NOVEMBER 2020**

The minutes of the Parish Council Meeting held on 2nd November 2020 having been circulated, were considered and it was resolved that the minutes were an accurate record of the meeting, proposed by Cllr Richard Izard, seconded by Cllr Maggs Pearson, and carried.

FPC **TO RECEIVE THE MINUTES FROM THE PLANNING COMMITTEE**
88/20 **MEETINGS HELD ON THE 18TH NOVEMBER 2020 (FOR**
INFORMATION ONLY)

Cllr Hill reported on the main points of the meeting held on the 18th November, which are available on the Parish website

FPC **TO RECEIVE A RECOMMENDATION FROM THE PLANNING**
89/20 **COMMITTEE THAT THE PARISH COUNCIL ACCEPTS THE**
FINANCIAL TERMS OF TRANSFER OF STRATTON COPSE,
SUBJECT TO S106 CONDITIONS BEING MET AND FINAL LEGAL
AGREEMENT

A suggested response to Taylor Wimpey was circulated prior to the meeting.

The letter does not set out every matter which requires resolving in the S106, but as acceptance is subject to legal agreement it was not deemed that every single matter needed to be included in the letter.

Councillors were unanimous in accepting the offer in relation to the proposed boardwalk material (Polydeck with 25-year guarantee), transfer of the land with the lease agreement for the mobile phone masts and the commuted sum of £40,000. The mast agreements are as detailed below

• **Vodafone**

£1,000 per annum dated 7 December 2018 for a term of ten years, ending on 6 December 2028.

• **EE**

(Located in Stratton's Copse) £5,500 per annum dated 10 October 2017 and ending 21 February 2027.

It was resolved that the Clerk will confirm to Taylor Wimpey that the Parish Council accepts their offer as outlined in their letter dated 9th November, subject to legal agreement and resolution of outstanding s106 matters, proposed by Cllr Richard Izard, seconded by Cllr Veck and carried.

A covering e-mail will be sent to ask that the Council is involved from now on in any meeting between Winchester City Council and Taylor Wimpey in relation to Stratton Copse and the boardwalk installation. The Clerk to request an introduction to the relevant person at Taylor Wimpey who will be managing the resolution of the outstanding issues at the earliest opportunity so maintain communication and momentum.

**FPC
90/20** **TO UPDATE THE PARISH COUNCIL ON A DISCUSSION WITH LAND CONSULT IN REGARD TO COVENANTS HELD ON LAND IN AROUND BOYES LANE, COLDEN COMMON**

Cllr Hill updated Councillors on the virtual meeting held on Wednesday 18th November between Land Consult, herself, Cllr Izard, the Clerk and representatives from Taylor Wimpey. The land agent is representing Tanglewood Stables and liaising on their behalf with Taylor Wimpey. They approached the Parish Council to discuss covenants held on various parcels of land around Colden Common Park. Tanglewood Stables have signed an option with Taylor Wimpey in relation to securing this land for development.

The Parish Council was approached as there are covenants on various parcels of land, including Tanglewood, that are intertwined. This means that if Tanglewood wished to sell, they must have agreement from the owners of those other parcels of land that all will release the covenants on their land.

In other words, Tanglewood would not be able sell their land for development unless all the other parties agree to the covenants that apply to them all being lifted.

One of the landowners is the Parish Council, and the land affected is Colden Common Park.

It was stressed that this meeting exploring the various options with lifting the covenants on our land; and that no commitments have been given to either Tanglewood or Taylor Wimpey. One of the first questions asked was what the benefit would be to the Parish Council if they agreed to lift the covenants. There is a possibility that there might be some cash consideration that would benefit the Parish Council. It was also asked what the risks were to the Parish Council and there seem to be none. We asked whether the covenants were enforceable – and that is not entirely clear; although with 5 or 6 landowners involved it might be necessary to go to a Land Tribunal to establish enforceability and that would be very costly.

Lifting covenants does not imply any agreement to development on Tanglewood land. If the Parish Council resolved to lift covenants, it does not imply support for any development of this land and the Parish Council could still object to any proposals to include this land for development in Local Plan 2036. Local Plan 2036 will be a lengthy process and no housing targets or indeed site sieving has started.

We have asked the Land Agent for Tanglewood to set out in writing to us the issues we discussed at our meeting yesterday so that we can have a fuller discussion at Full Council. It was made clear to all parties that we will not be making any firm decisions very soon – and that, indeed, we will not be discussing the fuller details any further until at least January. Any progress will be slow.

It was noted that the land is outside the settlement boundary as it stands but is a SHEELA site in the 2036 Local Plan.

Taylor Wimpey have an option on this land for 10 years, which could be further extended.

Cllr Glasspool asked the Clerk to find out how many houses are left to fulfil the target in Local Plan Part 2.

FPC 91/20 **TO RECEIVE THE MINUTES FROM THE RECREATION COMMITTEE MEETING HELD ON THE 11th NOVEMBER 2020 (FOR INFORMATION ONLY)**

Cllr Veck reported on the main points of the meeting held on the 11th November, the minutes of which are available on the Parish website.

FPC 92/20 **TO RECEIVE A RECOMMENDATION FROM THE RECREATION COMMITTEE TO ORDER OUTDOOR GYM EQUIPMENT FROM THE GREAT OUTDOOR GYM COMPANY FOR INSTALLATION ON THE GREEN, FUNDED BY BUDGETED PROJECT FUNDS FOR THIS PURPOSE, GRANT FUNDING FROM WINCHESTER CITY COUNCIL AND USING SAVINGS FROM OTHER BUDGETED RECREATION PROJECTS IN THIS FINANCIAL YEAR**

Two options were put forward for Full Council to consider. Both options were for medium size outdoor community gyms from The Great Outdoor Gym Company.

Option 1 was for a total cost of £24,000 in which the equipment would be 1.5 metres apart

Option 2 for a total cost of £26,743 in which the equipment would be 2 metres apart to comply with Covid social distancing measures.

It was resolved to order a medium community outdoor gym from The Great Outdoor Gym Company, each piece of equipment spaced 2 metres apart, with black concrete edged wet pour safety surfacing at a cost of £26,743 plus VAT. The equipment will be installed on The Green.

This order to be funded by £10,000 Cil funding from Winchester City Council, budgeted funds for this project of £11,000 and using £5,743 of savings from other budgeted Recreation Projects in this financial year. Proposed by Cllr Rob Veck, seconded by Cllr Izard and carried

FPC 93/20 **TO RECEIVE A RECOMMENDATION FROM THE RECREATION COMMITTEE TO ORDER TWO NEW BARRIER GATES TO STOP VEHICLE ACCESS AND INCREASE SECURITY TO THE PLAYING FIELDS AT COLDEN COMMON PARK AND THE RECREATION GROUND, FUNDED BY USING SAVINGS FROM OTHER BUDGETED RECREATION PROJECTS IN THIS FINANCIAL YEAR**

At the last Recreation Committee meeting 5 different suppliers were considered to supply new security gates at Colden Common Park and the Recreation ground to prevent unauthorised vehicles from accessing the playing fields.

The Recreation Committee resolved a preferred supplier, the decision based on the security offered in relation to the cost. The supplier is a local company which manufactures gates on site and supplies gates to Winchester City Council. Cllr's Boyes and Veck met with the supplier, viewed the hinge detail and are happy to proceed with this supplier after this on site meeting.

It is the recommendation from the Recreation Committee that the Full Council resolve to order two new security gates at a total cost of £5,5000 plus Vat, funded by savings from other projects in the Recreation Committee budget this year. Proposed by Cllr Veck, seconded by Cllr Izard and carried.

FPC 94/20 **COUNCILLORS INFORMATION AND QUESTION TIME**

Cllr Wilks reported that the volunteers had done a good job of clearing up Bluebell Wood. The leaves have been collected in bags and Green Smile will remove them in due course.

Cllr Glasspool reported that comments have been made on social media regarding the potholes on Boyes Lane. The Clerk will be writing to the owner of the land asking them to take remedial action.

FPC 95/20 **TO RAISE ANY ITEMS FOR THE NEXT AGENDA**

Co-options to fill the vacant seats
2021-22 Budget