

COLDEN COMMON PARISH COUNCIL
MINUTES OF THE MEETING OF THE FULL PARISH COUNCIL
HELD ON WEDNESDAY 13TH NOVEMBER 2019 AT 7.00PM IN THE
PATRICK MOORE ROOM, COLDEN COMMON COMMUNITY CENTRE

Present	Cllr Richard Izard	Cllr Alex Loughran
	Cllr Maggie Hill	Cllr Steve Badham
	Cllr Pam Glasspool	Cllr John Boyes
	Cllr Laurence Wilks	Cllr Joanna Battle
	Cllr Phil Seedwell	

Apologies

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

FPC **TO RECEIVE ANY APOLOGIES FOR ABSENCE**

90/19

No apologies were received.

FPC **TO RECEIVE ANY DECLARATIONS OF INTEREST RELATED TO**
91/19 **SUBSEQUENT AGENDA ITEMS**

No declarations of interest were declared.

FPC **TO APPROVE AND SIGN THE MINUTES OF THE MEETING OF THE**
92/19 **FULL PARISH COUNCIL HELD ON THE 4th NOVEMBER 2019**

The minutes of the Parish Council Meeting held on 4th November 2019 having been circulated, were considered and it was resolved that the minutes were an accurate record of the meeting, proposed by Cllr Badham, seconded by Cllr Glasspool, and carried with abstention by Cllr Boyes.

FPC **TO CONSIDER MATTERS IN RELATION TO THE PARISH COUNCIL**
93/19 **TAKING OWNERSHIP OF STRATTON COPSE, AND AGREE A**
REPRESENTATION ON THIS MATTER TO WINCHESTER CITY
COUNCIL

The Clerk prepared and distributed a report summarising the history, relevant planning conditions and the S106 agreement in relation to Stratton Copse.

Each Councillor was given a chance to share their opinions and ask questions which are summarised below.

Cllr Glasspool:

Commented that in point 1.3, the woodland could be classed as both an SSI and a SINC site. It currently is not an SSI site.

Cllr Glasspool felt it was worth pointing out that the wetland area does drain off into Church Pond. The amount water is directly impacting Church Pond and also the stream through Valley Close. Whether the woodland is owned by CCPC or not, the water from Sandyfields WILL drain into Church Pond.

Stratton Copse is a very wet woodland and as such Trees tend to grow for 50 years or so before they die, rot and fall. With a boardwalk there, there is no way to control where the trees could fall and damage to the boardwalk could occur. The S106 agreement states that no machinery other than a chainsaw is allowed into the woodland so no chipper could enter the site. A double gate has been installed but that is there for the mast maintenance and not to allow machinery into the site.

Cllr Glasspool is concerned about fencing issues and the eventual ownership.

Cllr Wilks: Asked if the Parish does not own the woodland, who would take ownership.

The Clerk confirmed that the S106 agreement states it will transfer to the Parish Council or a suitable body. This could be a management company, Winchester City Council, Hampshire Wildlife Trust or the Woodland Trust.

It is concerning that the agreement for the mobile phone mast could mean that after 2027, the lease might not be renewed. As it stands the Parish is only guaranteed income for 8yrs x £5,000 a year (£40,000). There is no further guaranteed income after 8 years.

Cllr Wilks is also concerned that the Parish Council would not be able to maintain the boardwalk according to the recommendation on the Ecodeck website.

The Clerk has spoken to Aquascience a local company who installs boardwalks. They have installed a boardwalk in Salisbury and also boardwalks in Chandlers Ford. They use Centriforce as a product. This product is the Hampshire County Council recommended product.

Cllr Wilks noted that the Parish Council have exhausted their concerns on the material chosen for the boardwalk as Winchester City Council Officers are satisfied on the suitability of the product chosen.

Cllr Wilks is concerned over the lack of control if ownership passes to another organisation. It is noted that organisations who would take it on would be of good standing.

Given the information at present, Cllr Wilks is firmly against the Parish Council taking ownership.

Cllr Boyes: Asked what would happen to the mast after 8 years. Is there a risk that the lease will not be renewed? Two masts are situated in this area which are owned by 2 different companies, could two be merged to one meaning all income is lost.

Cllr Badham: Is concerned the cost of the maintaining the woodland will far exceed any income.

Cllr Badham would like clarification that if the Parish does not take the woodland on, and another organisation does instead, would access to the woodland still be available to the village, with no responsibility or costs to be borne by the CCPC.

The Clerk confirmed the planning application states that public access will be granted no matter who owns the woodland.

Cllr Izard: Asked the Councillors present if the Parish do not accept the terms offered for ownership of the woodland and Winchester City Council come back offering another £100K, could that change people's minds? It was agreed that if the terms changed the matter could be considered again.

Discussions throughout the site allocation and planning process referred to income of £10K per annum. When representatives of the Parish Council met with a representative of Taylor Wimpey at City Council offices, discussion in relation to commuted sums were completely unexpected, despite this being a clause to be agreed in the s106 agreement. The Solicitor for Winchester City Council confirmed that the S106 agreement did not commit the Parish Council to taking ownership of Stratton Copse.

Cllr Izard feels using the summary on page 27 of the summary document could be used as the basis of writing the representation to turn the woodland down.

Overall Cllr Izard was very concerned when reading item 4 on the Ecodeck instructions regarding deck maintenance that the product being recommended is dangerous to aquatic life. With Great Crested Newts and slow worms on the site, both species are protected.

Cllr Hill:

There is a reference in the paperwork to the need to coppice some of the trees due to the state they are in. The Clerk said they would have to do some work before the woodland was handed over. There are concerns at how much this could cost the Parish in regular on-going maintenance.

Cllr Loughran:

Feels there are clear conflicting issues – Winchester City Council are seeking a resolution which does not involve them taking ownership, Taylor Wimpey want as least costs as possible, whereas the Parish Council want a long-term maintenance plan and idea of costs.

It was noted that WCC received a total of £1million of Cil money from this site. The Parish received £130,000 of the CIL funding and has secured additional grant funding of £25,000 for the footpath project.

Winchester City Council have the infrastructure and expertise to maintain woodlands, unlike the Parish Council with limited staff and resources.

Despite all Councillor's agreeing that the woodland would be a potential asset to the village, it was resolved to make a representation to Winchester City Council that the Parish Council does not wish to take ownership of Stratton Copse on the terms proposed, proposed by Cllr Badham, seconded by Cllr Wilks, and carried.