

**MINUTES OF THE MEETING OF ALLBROOK AND NORTH BOYATT  
PARISH COUNCIL  
HELD ON WEDNESDAY, 27 JANUARY 2016  
AT CRESTWOOD SCHOOL  
(7:00 pm - 8:35 pm)**

**PRESENT:** Councillor Mrs Sollitt (Chair); Councillors Symonds, Bain, Barham, Betts and Carney

Also in attendance: Councillors

Apologies for absence were received from Councillors Freemantle and Trenchard

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41. PUBLIC PARTICIPATION

A local resident raised a complaint with the Parish Council regarding a development at Rookwood Close that had been built then permission given by the Borough Council retrospectively. He advised that there was still an issue with the vibration sounds coming from the unit and that it was a business rather than a hobby. He reported these issues to the Borough Council prior to the application going to Committee but the enforcement team had been unresponsive. The Chairman advised that it was due to Parish Councillors that the application had been called in at the Council otherwise it would have been granted under delegated powers, it was difficult to Refuse the application as there were no planning reasons for refusal. The Vice Chair asked the resident to keep a diary of any breaches of conditions and report back to the next meeting.

Mr Prior asked Members how much was known about the Parish Boundary Review. The Head of Planning Policy for the Borough Council was at the Meeting for another item and advised that the County Review would happen first then the Borough and then the Parish would follow. The Chairman advised that when the Parish Boundary Review was under consultation Members would be notified.

A member of the public asked whether there were still Developer's contributions available for the village Hall and the refurbishment of the play area by the Scout Hut. The Chairman advised that the play area at the Scout hut would be refurbished by the Borough Council and that the Area Co-ordinator for the Eastleigh area would be invited to the next meeting to explain the Developer's Contributions.

42. DECLARATIONS OF INTEREST

Councillor Mrs Kathleen Symonds declared a Disclosable Pecuniary Interest in agenda item 4, Allotment Update, because her husband rents an allotment from the Parish Council.

43. MINUTES**RESOLVED –**

**That the Minutes of the meeting held on 25 November 2015 be approved and signed as a correct record.**

(NOTE: It was noted that the speed limit reminder sign that the Parish Council paid for was not in situ as it should have been in December 2015. The Clerk advised that she would check with the Engineers at the Borough Council.)

44. ALLOTMENT UPDATE

The Allotment Officer reported that in 2014 it had been agreed by the Parish Council that a further rent increase would take place in 2016 and that the target rent for the Broomhill site was £50 per plot. She gave examples of rents charged at neighbouring Councils; Eastleigh - £50 still offering concessions for over 60's; Bishopstoke - £40 still offering concessions for over 70's at £25 per plot; Fair Oak - £48.20; Hedge End - £25.51; West End - £30.50; Portsmouth – proposing £108.

The current rent charged by Allbrook and North Boyatt was £27.50 at both sites. The Allotment Officer recommended that rent be increased by 12% per year until £50 per plot is achieved at the Broomhill Site and that rent be increased by £2.50 per plot in 2016 and every two years thereafter at the Lincoln's Rise plot. Concessions would continue to apply to those existing tenants who were aged 60 or over in 2014.

The Allotment Officer advised that an amendment to the Tenancy Agreement was necessary to cover the number of fruit trees allowed on each plot. This had arisen due to the plot that had recently been vacated with several mature fruit trees which had been agreed at the last meeting to be used as a community orchard. To stop this from happening again it was suggested that existing clause 7(i) "Any fruit tree, bushes and vines planted must be entirely confined within the bounds of the Allotment Garden and these must not exceed 8 feet in height." be amended to read "A maximum of 4 fruit trees are permitted. These should not take up any more than one quarter of a 5 rod plot, must not exceed 8 feet in height and be entirely confined within the plot. Half plots (2.5 rods) to be permitted 2 fruit trees, not take up any more than one quarter of a plot, not exceed 8 feet in height and be entirely confined within the plot. Any fruit tree planted must be of M27 dwarf root stock."

**RESOLVED –**

- (1) That the rent for the Broomhill Allotment Site be increased by 12% per year until £50 per plot was achieved;**
- (2) That the rent for the Lincoln’s Rise Allotment Site be increased by £2.50 per plot in 2016 and every two years thereafter;**
- (3) That Concessions would continue to apply to those existing tenants who were aged 60 or over in 2014; and**
- (4) That clause 7(i) in the tenancy agreement be amended to read: “A maximum of 4 fruit trees are permitted. These should not take up any more than one quarter of a 5 rod plot, must not exceed 8 feet in height and be entirely confined within the plot. Half plots (2.5 rods) to be permitted 2 fruit trees, not take up any more than one quarter of a plot, not exceed 8 feet in height and be entirely confined within the plot. Any fruit tree planted must be of M27 dwarf root stock.”**

45. LOCAL PLAN AND TRANSPORT STUDY - EASTLEIGH BOROUGH COUNCIL OFFICERS ATTENDING

The Chairman introduced Toby Ayling and Tim Guymer from Planning Policy at the Borough Council. They were in attendance to talk about the Borough Council’s emerging Local Plan and in particular answer questions on the Transport Study. They advised that the documents that had been produced set out the programme for investment and detailed housing and transport plans. The demographic projections had been taken from the Office for National Statistics and that the Housing target set by the Government was a starting point for the Borough of 525 homes per year. He advised that 10,000 homes had already been given planning permission so further development would constitute approximately 4,000 – 11,000 homes.

Mr Ward asked whether the Broomhill Allotment site was to give way to housing or a road as it appeared in the plans. Mr Ayling advised that Hampshire had provided that information as it was related to highways, there was no detail and it was only an option. He advised that if allotment land was taken for highways or development it would be reformed elsewhere. Mr Ward advised that looking at the plans any additional road would have to go under the railway bridge which would have massive implications on flooding and infrastructure in that area. Mr Ayling advised that key tests would have to be performed to establish whether the railway bridge was sufficient. He advised that they would have to test scenarios given by the County Council and they would be working on that in the coming months.

Questions were asked as to the number of homes and what sort of housing was required. Mr Guymer advised that all development and improvements were taken into account and although 20,000 homes sounded like a large number it should be taken into consideration that it was a 20 year plan with a long lead in and it equated to 800 homes per year in the whole Borough for the life of the plan.

The Chairman thanked Mr Ayling and Mr Guymer for attending the meeting.

#### 46. BUS SERVICES IN THE PARISH

Mr Waugh addressed the Council and advised that he had attended a meeting with Councillor Airey, Cabinet Member for Transport and Richard Pemberton, Sustainable Transport Manager at Eastleigh Borough Council. He felt that Bus Services in Eastleigh were doomed and that it was only a matter of time before they completely disappeared. He felt that the bus companies were hostile to any initiative and he felt demoralised and beaten down by the bus companies when he had offered to help. He had previously set up the Uni-link bus service in Southampton which had been very successful. With funding cuts and lack of initiative of the bus companies to rework control for OAP travel and certain bus routes it was not going to get any better.

Members asked whether there was a problem nationally. Mr Waugh advised that no one was interested in the buses and although Councillor Airey was he was a lone voice. It was noted that there were often empty buses and often only older people using the buses so it was difficult to see how the bus companies could make any money. The Vice Chair suggested that the item be brought back to the next meeting to discuss a survey of bus services in the area.

#### 47. CLERK'S REPORT

Members considered the Clerk's report that gave details of the possibility of asset transfers from the Borough Council. The areas in question were the piece of land behind the bungalows in Allbrook Hill and the play area behind the Scout Hut once it had been refurbished by the Borough Council. The Clerk advised that this was only thoughts at the present time and was not a decision to be made yet, however Members should start to think as to whether they felt this would be a good addition to the Parish portfolio.

The report also referred to the open space and woodland at Penarth House. Members noted that in consultation with the Chairman, Planning Department and Clerk it had been agreed that Brendoncare would manage the open space and woodland on a 999 year lease with public access to the land. Members were advised that a Section 106 Agreement had been drawn up to reflect this arrangement.

**RESOLVED –**

- (1) That the possibility of an asset transfer with Eastleigh Borough Council for land on Allbrook Hill and the play area at the Scout Hut be noted; and**
- (2) That the position of the Parish Council on the Public Open Space and Woodland at Penarth House, Allbrook be noted.**

48. **BUDGET REPORT**

The Clerk advised Members of the proposed budget for 2016/17 and resulting precept that would be charged via the Borough Council. Members agreed that there was no need to raise the Council tax for the residents of the Parish this would mean that the Clerk would write formally to the Borough Council to advise that Allbrook & North Boyatt Parish Council precept and the Eastleigh Borough Council contribution for 2016-2017 would be a total sum of £32,628.66. This represented a 0% (zero percentage) council tax increase and was composed of a precept for 16/17 of £31,316.42, and an Eastleigh Borough Council contribution for 15/16 of £1,312.24. The decision to make a zero percent increase for 16/17 would mean the council tax charge for 16/17 was £48.80.

The Clerk advised of some specific points to be noted within the budget report this year. Members noted that the allotment budget had been reduced for the third year running as it had consistently underspent since the Parish took ownership of the allotments; there was a budget for possible salary rises and overtime for the coming year; a fund had also been set up for the Parish Hall/Allbrook Meadow site as Parish Councillors had previously identified this as a project that they would like to pursue. This money would be ringfenced for this specific project. The remaining £3,200 in the budget would also be ringfenced for the possible asset transfers from the Borough Council that had been muted over recent weeks.

**RESOLVED –**

**That the Budget for 2016/17 be agreed and that the Parish precept be set at 0% increase.**

(NOTE: Members requested that Guy Riddoch the Area Co-ordinator for the Eastleigh Area at Eastleigh Borough Council be invited to the next meeting to discuss the asset transfers, developer's contributions and the Allbrook Meadow site and Village Hall.)

49. AUDIT REPORT

The Clerk advised that the external Auditors report had now been received and there were no serious issues to report. The Accounts were now closed and signed off for the year 2015/16.

**RESOLVED –**

**That the External Auditors report be accepted.**

50. FINANCE MATTERS

The Parish Council considered the papers on expenditure which detailed cheques to be issued and budget monitoring. Members agreed to endorse all cheques presented in the report as listed below:

100280	P G Carmichael Ltd	Shed door repair	£	210.00
100281	Mrs F Gould	Key dep Return	£	20.00
100282	Mr G Crossley	Key dep Return	£	20.00
100283	British Gas	BH Allotment Electricity	£	59.52
100284	HCC	Room Hire	£	30.00
100285	Hampshire Constabulary	PCSO Contract 2015-16	£	1,208.33
100286	D Ward	Allotment Expenses	£	17.38
100287	L Greenslade	Office Allowance	£	87.50
100288	A Thorne	Office Allowance and training	£	126.31
100289	Mobile Mini UK Ltd	BH Allotment Container Hire	£	73.40

**RESOLVED –**

**(1) That authority be given for the payment of cheques 100280 – 100289; and**

**(2) That the budget monitoring statement and Council's financial position be noted.**

51. DATE OF NEXT MEETING WEDNESDAY 30 MARCH 2016

It was confirmed that the next meeting would be held on Wednesday 30 March 2016 at 7pm in Crestwood School.

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