

# MINUTES OF ROTHERWICK ANNUAL MEETING HELD ON WEDNESDAY 16th MAY 2018

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**Members:** Cllr Hugh Radesk (Chairman), Cllr Lucy Bardwell, Cllr David Dibbin, Cllr Daniel Margetson

**Also present:** Mrs Susan Richardson, Clerk & RFO to the Council, taking the minutes, Cllr Jane Worlock, (District Councillor)

**Abbreviations Used in these Minutes:** Cllr - Councillor, RFO - Responsible Finance Officer, HDC - Hart District Council, RVH - Rotherwick Village Hall, FOC - Free of Charge.

*Meeting Commenced at 19.30*

**1/18 Election of Rotherwick Parish Council's Chairman & Vice Chairman**

- (a) The presiding Chairman advised of his willingness to stand for re-election for the 2018/19 term. Cllr Bardwell proposed Cllr Radesk as Chairman of the Council. Cllr Dibbin seconded the proposal and **IT WAS RESOLVED** that Cllr Radesk be duly elected as Chairman for the ensuing year.
- (b) Cllr Radesk proposed Cllr Bardwell as Vice Chairman of the Council. Cllr Margetson seconded the proposal and **IT WAS RESOLVED** that Cllr Bardwell be duly elected to Vice Chairman for the ensuing year.
- (c) Cllrs Radesk & Bardwell read and signed the Declaration of Acceptance of Office of Chairman and Vice Chairman, both were witnessed by the Clerk as the Proper Officer.

**2/18 Apologies**

Apologies were received from Cllr Steve Burrige, Cllr Jonathan Glen (County Councillor).

**3/18 Declarations of Interest**

None declared.

**4/18 Public Participation**

Four members of the public attended to express their concerns relating to two Agenda listed planning applications. Following those discussions and, in addition to the Council's draft proposals, it was agreed that objections would be lodged with Hart District Council. (Please See Appendix Two).

**5/18 Election of Co-Opted Councillors to Rotherwick Parish Council**

Upon Receipt of the duly completed Parish Councillor Co-Option Application Form from Katy Fox, a resident of Rotherwick, Cllr Bardwell proposed Katy's election which was seconded by Cllr Margetson. **IT WAS RESOLVED** to elect Katy Fox as a co-opted Parish Councillor.

**5/18\* Minutes of the previous meeting**

- (i) **Proposal** - Cllr Bardwell proposed that the minutes 161/17 to 175/17 are accepted as a true record of the Council meeting held on the 18th April 2018. Cllr Margetson seconded the motion. **It was RESOLVED** that the Chairman sign the minutes.

**ROUTINE BUSINESS & ADMINISTRATION**

- 6/18 Task List Progress Updates (Information Only)** - (i) The Clerk updated the meeting on her individual tasks both closed and outstanding. (ii) Each Councillor, present, updated the meeting on their individual tasks both closed and outstanding.

*Note: 5/18\* Clerk apologises for incorrect numbering on Agenda i.e. 2 x 5/18.*

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**FINANCE**

**7/18 To Receive and Approve**

- (i) The Schedule of Payments on Account (Appendix One). **It was AGREED** to approve the payments on account as presented. Payments not previously motioned were also **AGREED** for payment (Appendix One);
- a. JRB Enterprises in the sum of £32.75 + VAT.
  - b. Premier Grounds & Garden Maintenance in the sum of £90.00 + VAT.
  - c. Clerk's Incidental Expenses in the sum of £93.03.
  - d. Rotherwick Village Hall in the sum of £33.00.
  - e. Miss Katie Bardwell's in the sum of £200.00.

- (ii) **It was AGREED** to approve the Receipts on Account (Appendix One).

**(iii) To Approve the Parish Council's Accounts for the year ended 31st March 2017**

**It was RESOLVED** to approve the previously circulated Accounts for the year ended 31st March 2018. (Appendix Three)

**(iv) To Approve the Parish Council's Bank Reconciliation Statement to year ended 31st March 2018.**

**It was RESOLVED** to approve the Bank Reconciliation, previously circulated, for the year ended 31st March 2018. (Appendix Four)

**(v) To Approve the Annual Governance Statement on The Annual Return for the year ended 31st March 2018 and to authorise the Chairman to sign the Return on behalf of the Parish Council.**

**It was RESOLVED** to approve the Annual Governance Statement on the Annual Return for the year ended 31st March 2018, the Chairman was authorised to sign it on behalf of the Parish Council.

**(vi) To Approve the Accounting Statement on the Annual Return for the year ended 31st March 2018 and to authorise the Chairman to sign the Accounting Statement on behalf of the Council.**

**It was RESOLVED** to approve the Accounting Statement on the Annual Return for the year ended 31st March 2018, the Chairman was authorised to sign it on behalf of the Parish Council.

The Clerk confirm that, in accordance with the new formatted & named Annual Governance & Accountability Return 2017/18 Part 3, it will now be sent to our Internal Auditor for completion of Page 3 before submission to our external auditors.

**(vii) To Receive the Internal Auditor's Report, as previously circulated, for the year ended 31st March 2018.**

Members considered the Internal Auditor's wording inaccurate relating to their Pavilion & Playing Field VAT Advice stance. The Clerk was asked to request the wording be amended to reflect "VAT advice not sought at the present time". *Post Meeting Note* Amended Year End Report now received and circulated to all Cllrs.

**(viii) To Approve the Appointment of the Internal Auditor for the next financial year 2018/2019.**

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It was acknowledged that Claire Connell has always served RPC well in her role as our Internal Auditor and **It was RESOLVED** to reappoint her for the year 2018/2019.

### PLANNING

- 8/18** To consider and make comment on the following planning applications received from Hart District Council;
- (i) **18/00795/FUL Wogsbarn Cottage, The Street, Rotherwick, Hook, Hampshire RG27 9BL** for construction of a single detached dwelling associated vehicular access and car parking. **It was RESOLVED** to object to this planning application. (See Appendix Two - Post Meeting Submission)
  - (ii) **18/00805/PRIOR West of Ravens, Frog Lane, Rotherwick, Hook, Hampshire** for proposed grain store on land to the West of Ravens. **It was RESOLVED** to object to this planning application. (See Appendix Two - Post Meeting Submission).
  - (iii) **18/00958/HOU 1 Lyde Green, Rotherwick, Hook, Hampshire RG27 9BH** for erection of a first-floor rear infill extension between existing roof profile, erection of a porch, insertion of a new dormer to side, conversion of garage to habitable accommodation and alterations to fenestration. **It was RESOLVED** to offer no objection to this planning application.

### PROPOSALS & RESOLUTIONS

**9/18**

- (i) It was proposed and unanimously agreed that, the Parish Council include the maintenance of the Rotherwick Village Hall noticeboard within their current planned street furniture works. **It was RESOLVED** to include the RVH noticeboard within works listed under Agenda Item 13/18
- (ii).

### ADMINISTRATION

**10/18** General Council Administrative Matters

- (i) **To Receive, Approve & Adopt previously circulated;**
  - (a) Standing Orders 2018 which are based on the NALC Model Standing Orders (2018). **It was AGREED** to adopt the Standing Orders following the minor amendments discussed.
  - (b) Financial Regulations which are based on the NALC Model Financial Regulations. **It was AGREED** to adopt the Financial Regulations following the minor amendments discussed.
  - (c) Financial & Management Risk Assessment. **It was AGREED** to adopt the Financial & Management Risk Assessment following the minor amendments discussed.
  - (d) **It was AGREED** that Cllr Bardwell would undertake the First Quarter 2018/19 (April, May, June) bank reconciliation & bank statement authorisation in accordance with Financial Regulations item 2.2.
- (ii) GDPR

The Council has made good progress in its understanding and appreciation of the legislation and in its GDPR journey to compliance.

  - (a) **It was AGREED** to appoint the Clerk as the Data Protection Officer. The Clerk advised members that, the current legislation requires 'public authorities' to appoint a DPO.
  - (b) **It was AGREED** that all Councillors will utilise their Rotherwick.org.uk emails from the 25th May 2018.
  - (c) **It was AGREED** to adopt the Incidental Expenses Form which has been updated to facilitate on line banking.
- (iii) Lengthsman Scheme 2018/19 - We have 63.5 hours of Lengthsman Hours at our disposal. The Clerk has broken down the term into months so that identified jobs can be scheduled. General discussion took place with the Spring & Autumn chicane clearance being identified.

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- (a) **It was AGREED** to obtain a quote from the Lengthsman for hours and materials to repair the pumping station track.

**11/18 PAVILION, PLAYING FIELDS & PLAYGROUND**

- (i) Inspection - The most recent Parish inspection was noted and recorded as 18th May 2018 with no identified actions required.
- (ii) Rotherwick Tennis Club Contract - **It was AGREED** to issue the Tennis Club Contract which will include a 6% rise taking their Rental to £375.00 for 2018/19.
- (iii) Ground Maintenance Tender 2018 - **It was AGREED** to appoint Premier Ground & Garden Maintenance the 2018/19 Grass Cutting for the Playing Fields.
- (iv) Pavilion Quotations – **It was AGREED** to place an order with O A Barraclough Limited in the sum of £1,451.00 plus VAT to replace the veranda flooring. The Clerk to be provided with quotations details to facilitate order placing. **(b)** A quotation for painting the exterior was reviewed and it was agreed to seek an alternative for comparison. **(c)** The requirement for sash-window locks has been identified and a quotation will be sought from O A Barraclough whilst they are on site. **(d)** The kitchen and toilet quotations are still being compiled for comparison.

**12/18 HUDSON COPSE**

- (i) Inspection - It was noted and recorded that the last inspection was carried out on Friday the 27th April 2018 by The Clerk. The manufacturers have promised to visit site next week in order to inspect, photograph, repair and report on the items of concern i.e. broken Grasshopper bench, chain within lifting log and deep split in the ear of the Rabbit bench.
- (ii) Pathways – The existing pathways will be maintained and a quote for additional wood chippings will be sought. A call out for volunteers to ‘spread’ will be put out once they are ordered and delivered.
- (iii) Stabilisation of Entrance - **It was AGREED** to accept the quotation for 4 reclaimed sleepers at a cost of £30 each plus VAT and utilise 4 hours of labour within the Lengthsman Scheme to excavate and install. The installation of 6” vertical posts had also been discussed to deter motorists from parking, using as a pull in. **It was AGREED** that the RPC would purchase the posts, so that they matched others within the village, and we would utilise 2 hours per post, from the Lengthsman Scheme, to install.

**13/18 VILLAGE AMENITIES**

- (i) Inspection - It was noted and recorded that the Defibrillator, which is checked by Richard Whistler & Cllr Bardwell (Lead Councillor), is in good working order.
- (ii) Village Furniture - **It was AGREED** to accept the quotation received from Petticoat Painters To: sand down, paint with two coats of Teak oil; 9 benches, 2 picnic benches, 2 bins, 4 noticeboards, 4 finger posts and 1 information board throughout the village for the sum of £1,270.00 which includes £80.00 of materials. It was decided that, at this time, we would not paint/treat the inside of the bus shelter.

**14/18 FOOTPATHS & VERGES**

Items were identified, as possible uses of our Lengthsman hours at the April meeting, the following updates are now available;

- (a)** Repairs required to some verges along Wedmans Lane. **It was AGREED** that Cllr Bardwell would meet the Lengthsman to discuss options and costings. **(b)** Cut back some of the trees/shrubs along Hook Road which are encroaching into the road forcing traffic to cross the ‘white line’. Due to the requirement of ‘traffic management system’ this work will not be possible under the Lengthsman Scheme. **It was AGREED** to contact Highways. **(c)** Cut back

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the bramble/hedge overgrowth affecting the Hook Road road-sign at the crossroads with The Street, Cowfold Lane & Wedmans Lane. Lengthsman confirmed within chicanes maintenance.

**15/18 DATE OF NEXT MEETING** - Wednesday 20th June 2018, Rotherwick Village Hall, The Street, Rotherwick, RG27 9GB at 7.30 p.m.

*The Meeting Closed at 22.29*

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**APPENDIX ONE – Accounts for Payment Approval – Agenda Item 7/18 (i)**

| PAYEE                        | NETT   | VAT   | GROSS  | DETAILS   | CHEQUE/B<br>ACS |
|------------------------------|--------|-------|--------|---|-----------------|
| Cllr Lucy Bardwell           | 88.80  | 9.71  | 98.51  | Annual Parish Meeting Food & Refreshments. Agenda Item 156/17(ii) | On Line         |
| JRB Enterprise Limited       | 32.75  | 6.55  | 39.30  | Additional Dog Gloves for Dispensers. Agenda Item 7/18 (a)        | 000024          |
| SLCC                         | 130.00 | 0.00  | 130.00 | Clerk Membership 2018/19. Agenda Item 14/17(i)                    | 000025          |
| Premier Grounds              | 90.00  | 18.00 | 108.00 | Grass Cut at the Playing Fields. Agenda Item 7/18 (b)             | 000026          |
| Mrs Susan Richardson (Clerk) | 93.03  | 0.00  | 93.03  | Incidental Expenses. Agenda Item 7/18 (c)                         | 000032          |
| Rotherwick Village Hall      | 33.00  | 0.00  | 33.00  | Hire for AGM of HDAPTC. Agenda Item 7/18 (d)                      | 000028          |
| Miss K Bardwell              | 200.00 | 0.00  | 200.00 | External Treatment to Bus Shelter. Agenda Item 7/18 (e)           | 000030          |

**APPENDIX ONE – Receipts on Account Approval – Agenda Item 7/18 (ii)**

| PAYEE                      | NETT      | VAT  | GROSS     | DETAILS   | Statement<br>No. |
|----------------------------|-----------|------|-----------|---|------------------|
| Hampshire District Council | 24,997.50 | 0.00 | 24,997.50 | Annual Parish Meeting Food & Refreshments. Agenda Item 156/17(ii) | 5                |
|                            |           |      |           |   |                  |

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**APPENDIX TWO – Agenda Items 4/18 & 8/18 (i) and (ii)**

**18/00795/FUL, Construction of a single detached dwelling, associated vehicular access and car parking. Wogsbarn Cottage, The Street, Rotherwick, Hampshire RG27 9BL**

Rotherwick Parish Council has considered the above application and **OBJECTS** to the application, and strongly believes that it does not meet a significant number of policies in the development plan and should therefore be refused.

The proposed new dwelling would cause significant harm in terms of its impact on the street scene, proximity to listed buildings, its inappropriate design and the nature of its scale/massing in relation to the plot and neighbouring properties. This is in direct conflict with the vision statement for Rotherwick in the Neighbourhood Development Plan, which states:

*Our vision is to maintain the rural character and identity of Rotherwick Parish, preserving its heritage assets, listed buildings and conservation area so that it will remain a visually attractive, independent settlement, set in unspoilt, tranquil and accessible countryside, providing an excellent quality of life for residents, visitors and those who work in the Parish.*

**RNDP Policy BE01 - Design**

The proposed new dwelling is not in accordance with parts c), d), e), f) and g) of BE01

*c) reflect and enhance its immediate setting and the local character*

The proposed dwelling does not reflect or enhance its immediate setting and is in direct conflict with this policy, being of a design which is incompatible with the listed cottages.

*d) maintain a consistent street scene in relation to neighbouring buildings and the Neighbourhood Area, having regard to scale, density, mass, height, landscape, layout, materials, off-road parking and access to the development.*

The proposed new dwelling is a stark contrast to the current street scene and would have a significant impact to this historic setting. The scale, density and mass are all inappropriate for the plot, with the building trying to maximise its footprint on a small and awkward site.

The new parking area is cramped and again would detract from the street scene, which is currently bordered by mature hedgerow.

*e) comply with the design principles set out in the Village Design Statement*

The Parish Council considers that the proposal does not comply with the VDS in terms of position within the wider landscape, the arrangement (which does not reflect the settlement plan), its deep proportions, and the overall scale, mass and density.

*f) reflect the existing scale and character of buildings in the surrounding area*

*g) reflect the density*

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The scale and density are out of keeping with properties in this part of Rotherwick, whilst there may be a limited number of properties on small plots, it is not typical in this location. The character is also out of keeping with buildings in the surrounding area, where these are seen to be very traditional. The contemporary nature of the proposed dwelling would not reflect the character.

This is in direct conflict with BE01 where *“To be supported infill housing within the settlement boundary should maintain appropriate spacing between buildings having regard to the immediate layout, character and setting of the application site.”*

**RNDP Policy BE02 – Conservation Area**

The proposed new dwelling is not in accordance with parts a), b), c) and d) of BE02

*a) respect the historic fabric of the area*

The Parish Council does not fundamentally object to contemporary design, however this must be considered in context. The sensitive nature of the street scene and the close proximity to important listed buildings, in combination with the contemporary design, and use of materials, does not respect the historic fabric of the area.

*b) conserve or enhance the character of the Conservation Area, the buildings within it and its setting*

The proposed new dwelling does not conserve the character of the Conservation Area; the proposal would not enhance and in fact would cause significant harm. The dwelling would be dominant in the street scene and would be observed from many view points, including important views 12 and 13.

*c) be in accordance with the design principles set out in the Village Design Statement*

The Parish Council considers that the proposal does not comply with the VDS in terms of position within the wider landscape, the arrangement (which does not reflect the settlement plan), its deep proportions, and the overall scale, mass and density.

*d) ensure that the size and scale of new and extended buildings relate sympathetically to the surrounding area*

The proposed dwelling is unusual in its arrangement compared to other buildings within Rotherwick, particularly in its immediate vicinity. The size and scale of the proposed building is not sympathetic to the surrounding area, being very dominant in the plot and very close to neighbouring boundaries.

Pre-application advice sought by the applicant clearly states that other buildings within Rotherwick that are on small plots are not comparable: *“it is advised that they are not comparable to the proposed development”*.

*e) use traditional and vernacular building materials which respect the context of the development concerned*

Whilst the Parish Council accepts that there has been some consideration for the use of traditional materials it does not consider that they respect the context of the development concerned. Whilst timber cladding can be seen around Rotherwick, it is not used on large areas of dwellings in the immediate vicinity, only on outbuildings. The use of timber louvers in this context is out of keeping

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and more suited to the context of a modern housing development/estate. The parallels being drawn with traditional/historic timber frames are tenuous. The large areas of brick combined with box-like design and significant glazing, and a glazed balcony does not respect the context of the development site.

This is in direct conflict with BE02 where *“Proposals that would have a detrimental impact on, or result in the loss of either historic parks and gardens, listed buildings, locally listed buildings or positive buildings of townscape merit, as identified in Annex G of this NDP will not be supported, unless it can be demonstrated that the harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, as appropriate to the significance of the heritage asset.*

**RNDP SP01 – Sense of Place**

The proposed new dwelling is not in accordance with SP01, which states:

*Development proposals will be supported which maintain a strong sense of place through their location, design, density and scale, retaining the distinctive local character of Rotherwick Parish. Where appropriate development proposals should include evidence to demonstrate how the proposed design has sought to sustain the Parish’s character including reference to the parameters set out in the Village Design Statement.*

**RNDP SP03 – Countryside Features**

The proposed new dwelling is not in accordance with SP03 in terms of loss of hedgerow.

*Development proposals will not be supported which significantly adversely affect designated green space, woodlands, rights of way, mature trees, hedgerows, ponds, ditches, streams and rivers. New development will be expected to protect and promote biodiversity.*

**RNDP DP01 – Landscape**

The proposed new dwelling is not in accordance with DP01.

*All new development will be required to be designed so that it respects its position within the wider landscape. Existing views into the countryside must be safeguarded and built into the design and access statement for proposals where relevant. The most important views are addressed in policy SP02 of the main body of the Neighbourhood Plan.*

**RNDP DP02 – Arrangement of Buildings**

The proposed new dwelling is not in accordance with DP02.

The proposed new dwelling is not in accordance with the following statement.

*Proposals for new dwellings must be designed to reflect the settlement pattern, traditional density, layout and orientation of nearby buildings in their Parish setting consistent with policy BE01 of the Neighbourhood Plan.*

The proposal is in direct conflict with the following VDS intent.

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*Houses of significant depth and which take up a significant extent of the depth of the plot itself will not be supported.*

**RNDP DP03 (b) – Building Design New Buildings**

The proposed new dwelling is not in accordance with DP03.

*The overall scale, mass, height, landscape, layout, materials and access aspects of all new buildings will be expected to respect the design and character of surrounding buildings, in particular nearby historic buildings. New infill residential buildings must be designed in a fashion that seeks to integrate and incorporate into the established built fabric, including sensitive landscaping as appropriate. The use of over-size dormers and roof lights will be resisted.*

*The density of any new residential development will be expected to respect and reflect the density of the part of the Village in which it is located in general, and the density criteria set out in policy BE01 of the main body of the Neighbourhood Plan. New residential development will not be supported if it results in a dwelling that is inappropriate both in scale and in relation to its proposed plot.*

The proposed new dwelling is in conflict with the majority of the above criteria and as a result does not integrate into the established built fabric. It is clearly inappropriate both in scale and in relation to its proposed plot.

**Hart District Local Plan 1996 – 2006**

In addition to the newer RNDP, the proposal is not in accordance with the extant Hart District Local Plan. The relevant policies being:

*GEN1 (i) - Are in keeping with the local character by virtue of their scale, design, massing, height, prominence, materials, layout, landscaping, siting and density*

*GEN1 (iii) - Cause no material loss of amenity to adjoining residential uses, through loss of privacy, overlooking or the creation of shared facilities*

*GEN1 (Vii) - Have adequate arrangements on site for access, servicing or the parking of vehicles*

*CON13 - Proposals for development which fail to meet the objectives of conserving or enhancing the character or appearance of a designated conservation area will not be permitted.*

*CON17 (ii) - Design is appropriate to the character and setting of the building.*

*RUR20 i) - The density, scale and design are not harmful to the character of the surrounding properties*

*RUR20 ii) - The development does not result in the loss of an important area of open land, or gap in a frontage, which contributes to the character and setting of the settlement*

Having reviewed the 'Hart Local Plan Strategy and Sites 2016-2032 Proposed Submission Version', the proposed development is also not in accordance with policies NBE09 (Historic Environment) and NBE10 (Design).

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**Hart Pre-Application Advice - 17/02305/PREAPP**

The applicant was provided with pre-application advice. It is RPC's conclusion that these concerns have not been addressed by the full application, the first of which cannot be overcome with the size and layout of the site/plot.

*The Council is mainly concerned with the impacts on the character and appearance of the Conservation Area. The introduction of a dwelling in this narrow section of the plot of land as subdivided would result in a tight siting which is not reflective of the prevalent spaciousness existing buildings in the conservation area benefit from.*

*The juxtaposition of this contemporary proposal with adjoining listed buildings is also a strong concern as it is not considered that their historic setting and character is preserved, particularly as the proposed building and contemporary features are going to be viewed in the context of the adjoining listed buildings and not in isolation. As such Council considers the proposed development would conflict with Section 12 of the NPPF, adopted local policy GEN (v), CON 13 and CON 17.*

**Conclusion**

The above demonstrates that the proposed new dwelling is unsuitable for the site/plot in terms of its size/massing and impact on historic buildings. These factors are ones which cannot be overcome with design changes.

The impact on the street scene and its inappropriate and unsympathetic design would cause significant harm. This directly conflicts with the vision statement in the Rotherwick Neighbourhood Development Plan.

The above assessment demonstrates that the application is in direct conflict with the development plan at all levels and it is RPC's conclusion that the application should be **REFUSED**.

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**18/00805/PRIOR Proposed new grain store. Land to the West of Ravens, Frog Lane, Rotherwick, Hook, Hampshire.**

Rotherwick Parish Council strongly objects to the proposed new grain store. The prior notification application for the proposed new agricultural building raises numerous concerns for the Parish Council and residents, as set out in the following sections:

**Technical errors, incorrect information and omissions in the planning application documents submitted by the applicant.**

The Parish Council has identified several issues with the planning documentation submitted by the applicant. The application form has been completed incorrectly and is misleading. In section 3 of the application form the site location is described incorrectly, the site is not located at "Land to the East of Hook Lane and West of Winnell's Copse", in fact, the site is located at "Land to the West of Frog Lane and East of Winnell's Copse". In section 5 of the application form, the applicant has stated that the proposed development is not more than 25 metres from a metalled part of a trunk or classified road, in which case the application does not comply with the Town and Country Planning General Development Order, Schedule 2, Part 6, Class A.1 (h). In section 5 the applicant has stated that the

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proposed development is within 3 kilometres of an aerodrome, which is incorrect, unless the applicant is referring to helicopter landing pads located within 3 kilometres of the site. The applicant has completely omitted any information relating to the creation of any concrete apron or hard standing for heavy goods vehicles turning around the proposed grain store, associated machinery, installation of services and utilities required to operate the grain store and drying machinery, and most significantly, vehicle access arrangements and alterations to the public highway.

**Access to the proposed grain store**

Rotherwick Parish Council is concerned that the application doesn't provide adequate information on how heavy goods vehicles would access the proposed grain store. There is currently a narrow track running across part of the application site from Frog Lane, however, this track is a public footpath and is unsuitable to accommodate heavy goods vehicles. The applicant proposes that heavy goods vehicles would gain access to the site from Frog Lane, the location at which the public footpath track joins Frog Lane is situated on a sharp bend with poor visibility, this is particularly dangerous in terms of highways safety. We believe that significant modification of the site entrance with Frog Lane would be necessary to accommodate heavy goods vehicles in a safe manner, no such details have been given in the application. The current access to the site from Frog Lane does not comply with the Manual for Streets standards for visibility splays and safe line of sight. Frog Lane is a narrow country road which is signposted "Unsuitable for HGVs", we are extremely concerned that the proposed grain store would generate numerous large heavy goods vehicles entering and exiting Frog Lane on a sharp bend and greatly increase the risk of road-traffic accidents. In addition, the heavy goods vehicles create an unacceptable level of risk to pedestrians using the public footpath. The applicant has not provided any details on the size of the heavy goods vehicles that will be accessing the site as a result of the proposals, there is no swept path analysis for the largest of these vehicles accessing the site from Frog Lane, and no route plans have been submitted showing the route the heavy goods vehicles will take to access the site and once they have exited the site. Rotherwick Parish Council requests that the views of Hampshire County Council Highways are sought as to the suitability of the proposed access to the site from Frog Lane and in particular the visibility splays at that location.

**Highways and traffic**

The proposed access to the site is from Frog Lane, a historic narrow country lane used by cars, walkers, horse riders and cyclists. Frog Lane is already a dangerous road, it is used as a cut through between the A33 and B3349 (Hook) and the A30 by commuters and is also very busy during the school run and rush hour, the addition of heavy goods vehicles would cause congestion and blockages. Frog Lane is signposted as "Unsuitable for HGVs", as such, we believe that the proposed application conflicts with The Traffic Signs Regulations and General Directions. In practical terms, Frog Lane is simply too narrow to accommodate the heavy goods vehicles proposed in this application and would generate an unacceptable risk to other users of the road and public footpath.

In terms of traffic, the applicant's agricultural justification argues that the new grain store will allow wheat to be stored, marketed and sold throughout the year, thereby spreading heavy goods vehicle movements throughout the year. Currently, Church Barn in The Street is used for the wheat harvest which is sold as soon as possible after the harvest in August. The means that the collection of the wheat harvest by heavy goods vehicles takes place in a short time window when children are on their

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summer holiday and not travelling to school. The arrangements at the applicant's current grain store, Church Barn, cause minimal disruption and in any event are only for a short period of time, whereas the proposed application would generate additional heavy goods vehicles causing disruption throughout the year and during the school terms. This application increases the risk of an accident involving children attending the local primary school. Furthermore, the applicant's claim that the proposed new grain store will reduce traffic in the village is flawed, the increased storage capacity of the building and ability to store, process and distribute grain throughout the year will result in a significant increase in the volume of heavy goods vehicles and farm machinery. The applicant has no control over traffic routing and would have two grain storage sites in operation.

**Impact on the Public Footpath**

The proposed access track is a public right of way. There is conflict between use of this public right of way as the vehicular access for heavy goods vehicles to the grain store and the safe use of this route as a footpath. The justification submitted by the applicant completely ignores the public right of way issue. There is no facility on the existing public right of way track for large heavy goods vehicles exceeding 30 tonnes to safely pass pedestrians. To access the proposed grain store, either the access track needs to be considerably widened and given an all-weather surface or an alternate footpath route may need to be designated, which may require a formal Path Diversion Order. The applicant has not provided any information on how the public right of way is to be protected, kept safe for pedestrian use and kept free of obstruction, without this information we cannot fully assess this aspect of the application. The Parish Council submits that public right of way is well used by walkers and is very popular and adds immeasurably to the recreational amenity of Rotherwick Parish, the proposed use by heavy goods vehicles would cause an unacceptable level of conflict and risk to walkers. The Parish Council requests that Hampshire County Council Countryside Service be formally consulted over the public right of way issues.

**Impact on the Landscape and the Conservation Area**

The proposed grain store is located in a prominent, elevated position in the landscape and will have a dominant impact on the landscape and be visible from Frog Lane, The Street and several public footpaths, thus having an adverse effect on residents amenity. Although the positioning of the proposed grain store itself is just outside the Rotherwick Conservation Area, the application site is both within and adjacent to the Rotherwick Conservation Area. The Parish Council believes that Conservation Area policies and the adopted Rotherwick Neighbourhood Plan apply to this application and their policies are material planning considerations. The Rotherwick Neighbourhood Plan policies seek to preserve and enhance the unique character of the village and the rural environment. The design and location of the proposed grain store is contrary to policies SP01 (Sense of Place), SP02 (Location and Nature of Development), SP03 (Countryside Features), SP04 (Quality of Life), NE04 (Rights of Way), BE01 (Design), BE02 (Conservation Area) and CP01 (Rural Nature), and furthermore the proposal conflicts with several of the Design Principles set out in the Village Design Statement contained in the Rotherwick Neighbourhood Plan. The size, design and scale of the proposed grain store, and its prominent position in the open landscape, is unacceptable in terms of the harm it would have on the rural landscape, the character of the Conservation Area and nearby Listed buildings.

**Noise and Quality of Life Impact on the Parish**

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The grain store is likely to contain drying facilities which are noisy and tend to operate for 24 hours in the drying period. The proposed grain store is located on a prominent, elevated position in the application site and noise is likely to be heard by residential properties nearby causing disturbance. The application fails to provide any information on the associated agricultural processes, large machinery or installation of services required for the proposed grain store, the application is incomplete in this respect. The proposed grain store is large and we understand that it will be used to store and dry grain from other farmland, which will significantly increase activity at the site and generate additional movement of heavy goods vehicles in Rotherwick Parish. In particular, we are concerned that the additional traffic will most likely come through the village past Whitewater Primary School, creating additional safety concerns and disruption, as this is the most direct route to access main B-class roads. Alternate routes to/from the proposed site are less attractive as they are along single-track country lanes with poor visibility and few passing spaces. Overall, the proposed new grain store would generate a significant increase in activity all year round and have a detrimental impact on the quality of life of residents and visitors in the Parish.

Rotherwick Parish Council asks that this application is refused.

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**APPENDIX THREE**

|   |                     | <b>SUMMARY RECEIPTS &amp; PAYMENT ACCOUNT</b>         |  |                                |                  |
|---|---------------------|---|--|--------------------------------|------------------|
|   |                     | YEAR ENDED 31 MARCH 2018                              |  |                                |                  |
|   |                     |   |  | Figures shown exclusive of VAT |                  |
| Annual<br>Budget                                  | Actual-v-<br>Budget |   |  | £                              | £                |
|   |                     | <b><u>RECEIPTS</u></b>                                |  |                                |                  |
| 24750   | 100%                | Precept   |  | 24,750.00                      |                  |
| 28  | 49%                 | Bank Interest   |  | 13.79                          |                  |
| 2100  | 120%                | Playing Fields Trust                                  |  | 2,520.00                       |                  |
| 3500  | 93%                 | VAT Reclaim   |  | 3,261.59                       |                  |
| 0   | #DIV/0!             | Grants  |  | 14,465.80                      |                  |
| 0   | #DIV/0!             | Other   |  | 360.31                         |                  |
|   |                     | <b>TOTAL RECEIPTS</b>                                 |  |                                | <b>45,371.49</b> |
|   |                     | <b><u>PAYMENTS</u></b>                                |  |                                |                  |
| 8,400   | 68%                 | Net Salaries & Allowances                             |  | 5,724.00                       |                  |
| 600   | 117%                | Clerk's Expenses                                      |  | 704.45                         |                  |
| 500   | 41%                 | Chairman's Allowance                                  |  | 202.87                         |                  |
| 550   | 73%                 | Audit Commission                                      |  | 400.00                         |                  |
| 1000  | 101%                | Insurance   |  | 1,010.48                       |                  |
| 600   | 62%                 | Subscriptions   |  | 374.85                         |                  |
| 6750  | 178%                | Projects  |  | 12,033.49                      |                  |
| 700   | 63%                 | Grants & Donations:                                   |  | 437.57                         |                  |
|   |                     | Section 137 payment                                   |  | 12.00                          |                  |
| 1600  | 52%                 | Training  |  | 830.00                         |                  |
| 2000  | 65%                 | Repairs & Maintenance                                 |  | 1,306.06                       |                  |
| 3000  | 93%                 | Playing Fields Pavilion                               |  | 2,781.69                       |                  |
| 600   | 288%                | Miscellaneous   |  | 1,729.26                       |                  |
| 3800  | 92%                 | VAT on payments                                       |  | 3,502.51                       |                  |
| 30,100  |                     | <b>TOTAL PAYMENTS</b>                                 |  |                                | <b>31,049.23</b> |
|   |                     | <b><u>RECEIPTS &amp; PAYMENTS SUMMARY</u></b>         |  |                                |                  |
|   |                     | BALANCE BROUGHT FORWARD on 31/03.17                   |  |                                | 63,622.98        |
|   |                     | ADD Total Receipts (as above)                         |  |                                | 45,371.49        |
|   |                     | LESS Total payments (as above)                        |  |                                | 31,049.23        |
|   |                     | <b>Balance Carried forward 31/03/18</b>               |  |                                | <b>77,945.24</b> |
|   |                     | <b>This is represented by</b>                         |  |                                |                  |
|   |                     | General Funds   |  |                                | 10,000.00        |
|   |                     | Earmarked Fund - Pavilion Refurbishment               |  |                                | 67,945.24        |
|   |                     |   |  |                                | <b>77,945.24</b> |
| <b>These cumulative funds are represented by:</b> |                     |   |  |                                |                  |
|   |                     | Current Account Balance                               |  | 15,281.16                      |                  |
|   |                     | Less: Cheques drawn but not debited as at 31.03.18 ** |  | 473.47                         |                  |
|   |                     | Deposit Account Balance                               |  | 63,137.55                      |                  |
|   |                     | Other Account   |  | -                              |                  |
|   |                     |   |  |                                | <b>77,945.24</b> |

Chairman .....

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**APPENDIX FOUR**

**BANK RECONCILIATION**

To 31/03/2018

**Lloyds Bank**

Current Bank Account 43763468

Balance per statement number 5 £15,281.16

**Natwest Bank**

Business Reserve Account 86551256

Balance per statement number 56 £63,137.55

**Less unpresented cheques as at 31/03/2018**

Cheque numbers 15, 16, 17 & 18 £ 473.47

**Total cash at bank £77,945.24**

*Susan Richardson*

**Responsible Financial Officer to Rotherwick Parish Council**

**Dated 31/03/2018**