

Laverstoke and Freefolk Parish Council Meeting 14 Jan 2025 Minutes

Public Time

- a) PC Chair opened the meeting wishing everyone a Happy New Year.
- b) A resident asked whether there was further progress on the book 'library' and confirmed they were happy with the 'bird box' type solution. B&D happy for it to be positioned on the Freefolk grass part of parking area land which PC own but further work is needed.
- c) Another member of the public (MOP) raised Thurs 8 May 80th Anniversary of VE Day and the 250th Anniversary of Jane Austin's (JA) birth on 16 Dec 25. The 2 JA walking trails in Overton/Steventon were launched last year and there are lots of upcoming activities in Winchester this year. They would like to celebrate these and bring the community together into a day's event/activities as we had done very successfully for the Jubilee and Coronation and would enlist help.
David mentioned that Jane's brother's wife was from Laverstoke and they were married in old St Marys Church in Laverstoke Park by her father. (In 2023 Rev Charlie Seligman had organised a Rogation walk to the ruins.) David asked whether the resident would lead and they agreed with help from the PC clerk and volunteers.
- d) Traffic speed was raised by an MOP. They spotted a car driving at 48mph through the Speed Indicator Device. It was discussed that previous plan to control speed further had been rejected by HCC. Referencing the recent barriers to cyclists/ walkers survey, they reported there was no kerb stone opposite Watch Lane & this is one reason that water lies on the road at that spot. It was queried whether the large 40MPH is still in place on Rotten Hill in westward direction as drivers seem to be missing it {Clerk: 40MPH with reverse 50MPH is in place 100m before Laverstoke sign.} The MOP asked if any further progress had been made on Priory Lane to Watch Lane permissive footpath. Competing matters taking up time had impeded progress and requires Cllrs limited time. Rosy Hardy has been approached but the land owner the other would need to be contacted. It was commented that the Countryside & Rights of Way Act no longer has a time limit.

Borough Councillor Update – Apologies received.

County Councillor Update – Apologies received with written report including salting roads, proposal to increase SEN provisions, enhanced school meal provision. Also, devolution (moving powers/money from Central Government to a more local level) and local government reorganisation will be taking place but it is not clear yet when. If Hants is deemed a priority then creation of a Combined Authority (HCC, Isle of Wight, Portsmouth and Southampton City Councils) and Mayoral elections will take place in April/May 26.

1. **Apologies for Absence:** Jayne Hudson

In attendance: David Ellis, Jo Probut, Andrew White, Julia Chedgey, Diccon Harvey, Alice MacGinnis.

2. **Declarations of interest** – David Ellis: PCC and Millennium Green

3. **Signature & approval of Minutes of 3 Dec Meeting** - approved and signed.

4. **Planning**

- 4.1. **Ref: 24/02887/HSE** Location: 33 Laverstoke Lane. Proposal: Removal of existing single storey rear conservatory extension with a new single storey rear extension with an increased footprint. PC discussed that this was a reduced single storey plan with B&D Conservation officer requesting materials are signed off. Cllrs appreciated the changes to the plans. No comment to be made.
- 4.2. **Ref: 24/02836/HSE** Location: Hazel Cottage, Laverstoke Lane, Micheldever. SO21 3BA. Proposal: Erection of a two-storey side extension and internal alterations. PC discussed. No comment to be made.
- 4.3. **Ref: 24/02946/RET** Location: 31 Laverstoke Lane. Proposal: Variation/removal of Condition 2 of 17/00647/RET - (Erection of outbuilding for use as workshop/storage use and change of use of land from field to residential (retrospective)) to allow occasional use for short term lettings (AirBnB or similar rental platforms). PC discussed and agreed to comment as follows:
The PC is unclear as to whether variation or removal of condition were being considered. Condition 2 states 'not be used for any commercial purpose, sold off, sub-let or used as a separate unit of accommodation.' The PC is unopposed to an existing, tastefully developed building being used as an AirBnB, offering visitors the chance to stay locally for occasional use. However, it would be

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concerned to see the removal of the condition in entirety as it could potentially lead to sub division of the plot, if sold off or sub-let separately. It could also set precedent to others with larger gardens and could have impacts on street parking and infrastructure. We would suggest a variation rather than a removal so as not to accidentally open up a loophole.

- 4.4. **Discussion on tree** work legislation. B&D are limited in law to their responses to tree plans, so comments regarding replanting have to be directly related to work requested, fair, reasonable & clear cut.

5. Community site updates

- 5.1. **Pavilion - TVMS pavilion heating solution** PC awaiting final draft of lease from solicitors. In advance of signed docs, PC needs to consider request for heating solution. TVMS grant deadline is 20 May 2025. The specs of the 2 heat pumps – heater/aircon external units with 8 internal units - that are heating 2 different parts of the building, have been circulated. TVMS have agreed to do the pavilion up and use it and they consider this is the most cost effective & efficient way of heating the building. Electric heaters currently in use are very expensive to run. Here 1 pump can run 3-5 internal units. The units would be mounted on the west (tennis court facing) wall. The main consideration is noise levels – 60db for 6.8Kw unit and 70db for 10kw unit. The pavilion and a row of hedging sit between the houses and the units. In principal, the PC do not have concerns but as the community is sensitive to development a reference site or way to demonstrate the noise would be useful. **Action:** include in newsletter for comments before 11 Feb meeting; TVMS to request reference info. Provisional approval for further discussion at next meeting proposed by Julia, seconded by Alice & all agreed.
- 5.2. Ratification of authority agreed 17.9.24 for chair or deputy chair to sign TVMS lease and related documents when finalised. The docs are agreed but we are yet to see final version. Alice proposed and Julia seconded ratification for chair or deputy to sign final lease document. **Action:** David to chase
- 5.3. **Archery area** - Charity Firewalk. As per newsletter article, taking place 15 March. **Action:** Please all spread the word to raise support.
- 5.4. **LRH** - utilities renewal – Electricity renewal is due in March and gas in April. It was proposed by David and seconded by Andrew to delegate authority to clerk with approval of PC Chair or Vice Chair.

6. **Maintenance items** - Emergency replacement of LRH dishwasher had been required between meetings.

7. Finance

- 7.1. Finance report for Dec 24 & payments made over £200 ex VAT. See table at end of Minutes
- 7.2. Approval of payments to be made over £300 (excluding pre-authorised) – Dishwasher retrospectively £486.66 Jo proposed and Alice seconded
- 7.3. Budget approval 25/26. Following the Nov draft an amended budget was circulated to councillors Discussed PC and CC budgets are ringfenced, both need to be self-financing and latter to include legal costs for property dispute.
Julia proposed and Alice seconded approving the budget. 4 Cllrs agreed and 2 abstained.
Action: do final budget/precept PC meeting every year after tax base issuance (usually early-mid Jan)
- 7.4. **Precept agreement.** Following PC budget agreement and the discussions around challenge of employers NI and minimum wage increase from 1 April & limited scope to reduce other regular costs, it was agreed to increase the precept by 4% (6% overall increase as tax base has fallen by 2%). David proposed, Jo seconded and all agreed a 2025-26 precept of £10,600.

8. Correspondence

- 8.1. Invitation to Mayor's Charity Concert in The Anvil on 1 March
- 8.2. Following new NPPF, B&D calling for development sites by 17 Feb

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- 8.3. Whitchurch Town Council request B&D finalise local plan. Discussed that PC trust B&D decision.
- 8.4. Whitchurch Tennis Club emails re. unapproved proposal at last PC meeting
- 8.5. County Cllr Juliet Henderson – Devolution choices
- 8.6. Cllr Henderson invitation to Rural Crime roundtable in N Waltham on 20 Jan at 18.00
- 8.7. B&D - Parish Precept base 2025/26
9. Diccon announced his resignation from the council due to work pressure. He thanked the members and clerk and hopes to return in the future.

Next PC meeting: 11 February 2025 at 19.30 in Lady Rose Hall.

Laverstoke & Freefolk Parish Council

Reporting Year: Year to 31 March 2025 (9 of 12)

Income and Expenditure Statement (Cash basis)

Month: December 2024

All £	Parish Council				Community Site				Total		
	Month	YTD	Full year Budget	Budget Remaining	Month	YTD	Full year Budget	Budget Remaining	Month	YTD	Full year Budget
Precept	-	10,200	10,200	-	-	-	-	-	-	10,200	10,200
Grants	-	344	344	-	-	-	-	-	-	344	344
Donations	-	-	-	-	-	-	-	-	-	-	-
Hall Hire - Nursery	-	-	-	-	-	5,599	9,894	4,295	-	5,599	9,894
Hall Hire - Other	-	-	-	-	113	1,250	2,000	750	113	1,250	2,000
Hall Hire deposit	-	-	-	-	200	300	-	(300)	200	300	-
Cost Recoveries	-	-	-	-	1,246	4,237	4,446	209	1,246	4,237	4,446
Site Rent	-	-	-	-	-	2,179	2,154	(25)	-	2,179	2,154
Other Income	-	-	-	-	-	-	300	300	-	-	300
Interest Income	455	1,405	131	(1,274)	-	-	1,571	1,571	455	1,405	1,702
Total Income	455	11,948	10,675	(1,274)	1,559	13,566	20,365	6,799	2,014	25,514	31,040
Contribution	-	-	-	-	-	-	-	-	-	-	-
PC/CC cost charges	-	-	-	-	-	-	-	-	-	-	-
Total Transfers	-	-	-	-	-	-	-	-	-	-	-
Salary/Newsletter	(398)	(3,361)	(5,090)	(1,729)	(86)	(1,093)	(1,080)	13	(483)	(4,454)	(6,170)
Training	-	-	-	-	-	-	-	-	-	-	-
Insurance	-	-	(292)	(292)	-	(4,010)	(3,647)	363	-	(4,010)	(3,939)
Professional fees	(36)	(819)	(730)	89	-	(1,298)	(3,313)	(2,015)	(36)	(2,116)	(4,043)
IT costs	(2)	(368)	(548)	(181)	-	-	-	-	(2)	(368)	(548)
Grounds Maint.	(179)	(2,328)	(2,915)	(587)	-	(117)	(272)	(155)	(179)	(2,445)	(3,187)
Street Lighting & Furniture	-	(416)	(503)	(87)	-	-	-	-	-	(416)	(503)
SID Management	-	(600)	(1,228)	(628)	-	-	-	-	-	(600)	(1,228)
Utilities	-	-	-	-	(579)	(3,635)	(3,869)	(234)	(579)	(3,635)	(3,869)
Bldgs Repair/Maint.	-	-	-	-	-	(706)	(1,000)	(294)	-	(706)	(1,000)
Bldgs Planned Maint.	-	-	-	-	(21)	(393)	(1,033)	(640)	(21)	(393)	(1,033)
Equipment	-	-	-	-	-	-	(650)	(650)	-	-	(650)
Cleaning	-	-	-	-	-	-	-	-	-	-	-
Other expenses	(14)	(272)	(447)	(175)	(134)	(134)	(60)	74	(148)	(406)	(507)
Total Expenses	(629)	(8,164)	(11,753)	(3,589)	(819)	(11,387)	(14,924)	(3,538)	(1,448)	(19,550)	(26,677)
Grants Made	-	(900)	(900)	-	-	-	-	-	-	(900)	(900)
Project costs	-	-	-	-	-	(3,000)	(6,605)	(3,605)	-	(3,000)	(6,605)
Net Cash Movement before VAT	(174)	2,885	(1,978)	(4,863)	740	(821)	(1,164)	(343)	566	2,064	(3,142)
Net Vat									67	(93)	-
Net cash Movement									634	1,971	(3,142)
Reserves/cash b/f									69,167	67,830	67,830
Reserves/cash c/f									69,801	69,801	64,688

Laverstoke & Freefolk Parish Council Payments over £200

Reporting Year: Year to 31 March 2025 (9 of 12)

Month: December 2024

Sum of Net

Supplier	Description	Months	Total
British Gas	Electricity	Dec	-205.12
Clerk	Clerk salary	Dec	-475.34

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Dec 24 Bank Transfers

Date	Desc	From	To	Amount
04/12/2024	Bank to Bank Transfer	Laverstoke & Freefolk Parish Council (Unity Bank)	L&F Parish Council (HSBC)	100.00

Sign.....Date.....

DRAFT