

## Cheriton Parish Council

### Minutes of Parish Council Meeting held at 7.30pm on Tuesday 12<sup>th</sup> March 2019 at Cheriton Village Hall

**Present:** Cllr A Collett (Chairman)  
Cllr B Frampton, Cllr S Herdman, Cllr L Line, Cllr L Lochrie, Cllr D Pain, Cllr D Smith

**Also in attendance:** Winchester City Cllr L Ruffell  
One member of the public

- 1.499 The Chairman advised that Cllr Herdman would take the minutes of the meeting in the absence of the Clerk. He also outlined a new meeting format designed to facilitate efficient use of time at Parish Council meetings.
- 1.500 **Apologies for Absence:** Cllr N Scallan, Cllr H Lumby (Winchester CC)
- 1.501 **Declarations of Interest:** Agenda item 10 – Planning Applications:  
Cllr Frampton advised that he knew the applicant ref: SDNP/00941/HOUS 10 Markall Close  
Cllr Collett advised that he knew the applicant ref: SDNP/19/00405/LIS Thatch Cottage  
Additionally, Cllr Line declared a prejudicial interest in the item regarding S106 at Freeman’s Yard.
- 1.502 It was **RESOLVED** to approve the minutes of the meeting held on 8<sup>th</sup> January 2019.  
**Proposed: Cllr Smith. Seconded: Cllr Line**
- 1.503 **The Chairman adjourned the meeting for public questions.** There were none.  
Meeting reconvened.
- 1.504 **City Councillor’s Report:** Cllr Ruffell presented a report (Appendix 1). He wished to highlight that Winchester City Council have not increased council tax for the next financial year 2019/20. In addition to the new sports facility planned at Bar End, WCC have acquired the sports ground at Chilcombe and are also refurbishing the George V pavilion in Winchester. Winchester CC scored 121% in the Government’s Housing Delivery Test meaning that it is exceeding the requirement for housing provision in the last 3 years. In response to a question from Cllr Frampton regarding lack of publicity for the Durngate Flood Alleviation Scheme public meeting, Cllr Ruffell recommended that interested parties attend the meeting. Cllr Ruffell will pass on the feedback about publicity for the meeting.
- 1.505 Cllr Line provided an update on current finances in the absence of the Clerk/RFO. £2,000 had been received from the Tesco Bags of Help grant scheme and the Council was on track to realise the forecast reserves for year end. It was **RESOLVED** that any reserves above the budgeted Operating Costs Account figure carried forward from the current financial year into 2019/20 are accepted as earmarked reserves for Parish Plan projects. **Proposed: Cllr Smith. Seconded: Cllr Frampton.**
- 1.506 It was **RESOLVED** to approve the following payments made 08/01/19-12/03/19:

Payee	Detail	Amount	VAT	Total
Clerk	Salary January 2019 (retrospective approval)	£	£	Undisclosed
Clerk	Salary February 2019	£	£	Undisclosed
Public Works Loan Board	Loan repayment	£2,370.70	£	£2,370.70
Fair Account	Internal Audit Fee for Quarter 3	£ 80.00	£	£ 80.00
Mr B Frampton	Repayment for supplies for conservation work	£ 50.07	£	£ 50.07

Mrs L Line	Repayment of printing costs for Parish Plan	£ 135.40	£	£ 135.40
	<b>Totals</b>	<b>£2,636.17</b>	<b>£</b>	<b>£2,636.17</b>

**Proposed: Cllr Line. Seconded: Cllr Smith.**

- 1.507 **Planning Applications:** The following comments were agreed and will be submitted by Cllr Line (in the absence of the Clerk).

<b>SDNP/18/06249/FUL</b>	<b>Matterley Farm, Alresford Road, Ovington</b>	<b>Change of use of land from agriculture to mixed agriculture &amp; holding of one music festival &amp; one sports endurance event in any one calendar year including retention of wooden structures within woodland &amp; minor alterations to existing access on A31, both associated with festival use.</b>
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The comments at Appendix 2 were approved and will be submitted.

**Proposed: Cllr Frampton. Seconded: Cllr Pain.**

<b>SDNP/19/00405/LIS</b>	<b>Thatch Cottage, Hill House Lane, Cheriton</b>	<b>Replacement of modern windows and internal alterations.</b>
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It was agreed to support the application with the following comment to be submitted: Request that at no time should obstruction be caused to traffic travelling along Hill Houses Lane by other vehicles associated with the extension works, and that waste disposal skips, loading and off-loading of trade vehicles take place within the curtilage of the property. **Proposed: Cllr Pain. Seconded: Cllr Smith.**

<b>SDNP/19/00378/HOUS</b>	<b>River View, Alresford Rd, Cheriton</b>	<b>Two storey rear extension</b>
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The following comments were approved and will be submitted:

Support subject to the applicants' ability to satisfy the Highways authority that sufficient off-road parking will be available to accommodate the extended accommodation.

Request that at no time should obstruction be caused to traffic travelling along the Alresford Road by other vehicles associated with the extension works. No turning restriction using the public highway to be applied to all vehicles. All skips, loading and off-loading to take place within the curtilage of the property. **Proposed: Cllr Pain. Seconded: Cllr Collett.**

<b>SDNP/19/00941/HOUS</b>	<b>10 Markall Close, Cheriton</b>	<b>Replace existing flat roof garage with pitched roof garage and workshop</b>
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It was agreed to support the application with the following comment to be submitted: Request that at no time should obstruction be caused to traffic by other vehicles associated with the extension works, and that waste disposal skips, loading and off-loading of trade vehicles take place within the curtilage of the property. **Proposed: Cllr Smith. Seconded: Cllr Pain.**

- 1.508 **South Downs Local Plan Main Modifications Consultation:** Cllr Line will submit the response contained in Appendix 3 which provides a more detailed comment on four areas of the main modifications. **Proposed: Cllr Smith. Seconded: Cllr Frampton.**

- 1.509 It was **RESOLVED** to appoint Cllr Herdman as an additional lead councillor on planning matters. **Proposed: Cllr Pain. Seconded: Cllr Collett.**

- 1.510 **Lengthsman Scheme:** Cllrs Collett & Scallan are currently seeking contractors to carry out work in 2019/20 with Durley Parish Council acting as the lead parish operating the scheme. Cllr Collett will circulate a draft outline of the proposed works and a list of tasks that the lengthsman can perform. Additionally, contractors for grass cutting in the parish are being sought.

**Action: Circulate list of lengthsman tasks to councillors**

**By: Cllr Collett**

- 1.511 **Car park repairs:** Repairs have been organised by the Recreation Committee. Cllr Herdman has reported anti-social use of the car park to the police who have increased their patrols. Parishioners can report any concerns directly to the police or to Cllr Herdman.
- 1.512 It was **RESOLVED** to approve amendments to the Planning Guidelines and these will be uploaded to the website. **Proposed: Cllr Smith. Seconded: Cllr Collett.**  
**Action: Upload amended Planning Guidelines to website. By: Cllr Line**
- 1.513 S106, Freeman’s Yard: It was **RESOLVED** to send a letter to WCC outlining Cheriton Parish Council’s current position with regard to the S106 following a request from WCC for clarification.  
**Proposed: Cllr Lochrie. Seconded: Cllr Smith.**  
**Action: Cllr Line to send a draft of the letter on behalf of the Council pending the Clerks return. By: Cllr Line**
- 1.514 It was **RESOLVED** to apply for Asset of Community Value status for the Recreation Ground (reapplication) and the Village Hall. **Proposed: Cllr Smith. Seconded: Cllr Line.**  
**Action: Clerk to start application process. By: Clerk**
- 1.515 Reports from Representatives on Outside Bodies:**  
**Conservation Volunteers** – Cllr Frampton reported that the pipe under Admiral’s Bridge has now been repaired by Hampshire County Council. He has requested a guard is put in place to prevent debris going into the pipe.  
The Conservation Volunteers intend to extend the wildflower planting along the river on the green. Residents will be consulted where their property is adjacent to new planting. The volunteers also plan to introduce new kissing gates to the village.  
Cllr Frampton highlighted the meeting about the Durngate Flood Alleviation Scheme to be held on 19<sup>th</sup>/20<sup>th</sup> March. It is important as changes may have an impact further up the river in Cheriton.  
**Action: Cllr Collett to advertise the meeting on the Facebook page and the website. By: Cllr Collett**
- Cllr Lochrie left the meeting at 9pm.***
- 1.516 The following agenda items were requested by councillors for the next meeting: Possible implications of A31 lorry park; possible use of the village Facebook page/website to facilitate council business; Terms of Reference for the Local Heritage Group; identify a lead councillor on Flood Action Group and Major Incident planning; Boomtown funding applications/decision.
- 1.517 The date of the next Council meeting is Tuesday 9<sup>th</sup> April 2019 at 7.30pm in Cheriton Village Hall. The Chairman closed the meeting at 9.20pm.

## **Appendix 1: Winchester City Councillor's Report**

### **1. Planning Update**

Two workshop sessions with parish councils are proposed for 12<sup>th</sup>/13<sup>th</sup> March. This is to discuss local plan and development management issues. This will include an opportunity to discuss whether settlement boundaries need updating. Let Kate Evans know if you would like to attend.

The Gypsy and Traveller DPD has now been adopted following Winchester City Council's meeting on 28<sup>th</sup> February. There are no identified sites within the parish.

The new WCC licensing policy has been approved. This was amended from the version which both the Parish Council and Cllr Lumby made representations on.

### **2. New Leisure Centre approved**

Further hurdles for the proposed new leisure centre at Bar End have been cleared with the full base case approved by the Overview & Scrutiny Committee. Planning permission has now been obtained, Willmott Dixon appointed as building contractor and Everyone Active selected as operator. Everyone Active have been named Swim England's Operator of the Year for the last two years and run 150 facilities nationally.

Funding was approved at the council meeting on 28<sup>th</sup> February. The new facility will be developed with financial support from Hampshire County Council, the Pinder Trust and the University of Winchester.

The new leisure centre, with eight courts and a 50m pool as well as extensive other facilities, is designed to serve the entire district. With the new location at Bar End, access will be much easier from the Upper Meon Valley ward. It is due to open in 2021.

In addition, a new four court sports centre is separately being proposed to serve the Southern Parishes.

The new centre will take the place of the existing River Park Leisure Centre. The council is now considering new uses for that site. A public engagement event to discuss this is being held on Friday 22<sup>nd</sup> March from 3pm to 7pm and on Saturday 23<sup>rd</sup> March from 10am to 4pm; this will be held in a marquee on North Walls Recreation Ground.

### **3. District litter clean up**

The City Council has pledged its support for this year's Great British Spring Clean, run by environmental charity Keep Britain Tidy. The Great British Spring Clean brings together individuals, community organisations, businesses and councils to make a difference to the environment on our doorstep.

The campaign runs from March 22 to April 23, and the council is urging groups to get out in the district and help clean up roads and community green spaces. The council, along with its street care contractors, will be assisting local parishes and litter picking groups by providing free high-visibility jackets, litter picks and black bags which they will collect after the event.

To find out more about how to get involved call 01962 672 442 or email Corinne Harris at idverde before March 8 2019.

### **4. Winchester City Council – Code of Conduct**

The Localism Act 2011 requires all local authorities to adopt a code of conduct setting out the standards of behaviour expected from local councillors. The Council is looking to adopt a new Constitution in May 2019 and as part of this work it is also currently reviewing its Member Code of Conduct.

Each Parish Council must also adopt a Code of Conduct. It may not be exactly the same as the Winchester City Council code (as the principal Council), but once completed, Parish Clerks will be advised of the new Winchester City Council Code and local council's invited to adopt this as a model for its own Code.

## **5. Handyperson Scheme**

The Handyperson Service offers small repairs and adaptations at a subsidised rate to those who qualify in the Winchester District.

In order to qualify to use the service clients need to be either over 60 years of age, living with a disability, or both. The scheme is open to Winchester City Council tenants, housing association tenants, homeowners and private tenants. The Parish Council may wish to draw this to the attention of qualifying residents.

The hourly rate charged is:

- £9.60 + VAT for clients in receipt of means tested benefits
- £18.00 + VAT for other clients

If you have any questions regarding the service please contact Rhiannon Riley on 01962 848 455.

## **6. Tenant Satisfaction Survey 2019**

Winchester City Council is carrying out its biennial tenant's satisfaction survey in March and April. The council will use this survey to find out what service improvements are important to tenants. The survey will be carried out by an independent company. All information supplied will be strictly confidential and used in a statistical format only.

## **7. Council tax freeze approved**

Winchester City Council is proposing no increase in its share of the Council Tax for 2019/20, freezing the tax at this year's level. This was approved at the council meeting on 28<sup>th</sup> February.

The Council Tax also includes element for Hampshire County Council, the Police and the Parish Council, all of which may be subject to separate increase.

**Laurence Ruffell   Hugh Lumby**

## Appendix 2: Planning Application SDNP/18/06249/FUL: Matterley Estate

Although this 503 hectares (1250 acres) site is not within the Parish of Cheriton it does adjoin the parish and is bounded along its southern length by the A272 road between Cheriton and Winchester which is used frequently by parishioners.

The reason why in 2016 the Authority granted only temporary planning permission until 31 December 2019 was “To allow the impact of the additional number of attendees to the music festival event (Boomtown) on the amenities of the area and the special qualities and enjoyment of the South Downs National Park to be reviewed” (source Decision Notice). The additional number is the increase over the attendance limit for the August 2015 Boomtown event which was set by a premises licence granted by Winchester City Council at 45,000. The 2018 event had an attendance limit of 64,999 plus 1,000 extra on the Sunday = 65,999 in total. Therefore, the additional number is 65,999 minus 45,000 = 20,999 which equates to 47% more people plus a similar increase in the number of vehicles, which is a significant increase. The parish council considers that this review cannot be completed until late in 2019.

### Adverse Impact on the Environment.

It is Cheriton Parish Council’s considered opinion that this has been too large an increase and it has had a significant impact on the amenities of the area and the special qualities of the South Downs National Park which outweigh any recreational opportunities. The sheer size of the Boomtown event is simply impossible to assimilate at ground level from the surrounding public roads but a more meaningful understanding of its size can be obtained from the air. As evidence, this is an aerial photograph taken from the western end of the site, near the western entry to the National Park, during the most recent 2018 Boomtown event with the Holiday Inn Hotel shown in the foreground:



This is a photograph taken near the iconic Cheesefoot Head Viewpoint on 25 June 2018 just before construction work commenced for the Boomtown event:



Event construction work, which is contrary to the South Downs Local Plan Strategic Policy SD6: Safeguarding Views, commenced at the beginning of July and overlaps with the egg laying seasons of some ground nesting birds known to inhabit the Estate. The Skylarks do not finish laying eggs until 6 July and the Corn Buntings lay eggs until 21 July. After these dates the eggs have to be incubated and the chicks have to fledge. Both these bird species are Red-listed and endangered. The upper photograph on the next page was taken at Cheesefoot Head on 23 July 2018 after it was turned into a large construction site which almost certainly puts endangered birds at risk of harm.

The lower photograph was taken on 15 August, just two days after the end of the Boomtown 2018 event. It shows some of the abandoned camping equipment and rubbish left behind by attendees. Also clearly visible in the foreground is a small section of the 2m high security fence which surrounds the whole of the event site for a distance estimated at 7 km. All of this is incompatible with the South Downs Local Plan Strategic Policy SD6: Safeguarding Views.



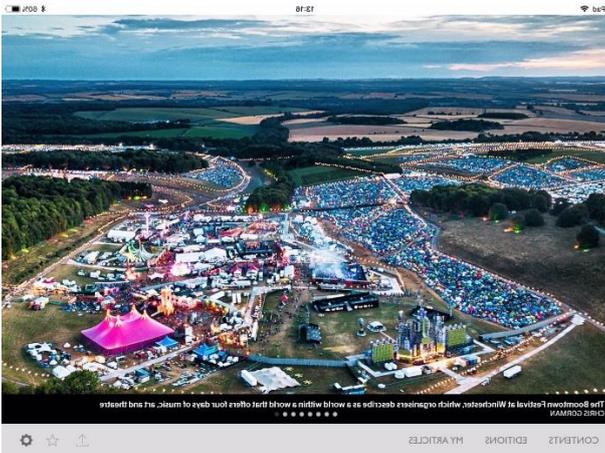
The adverse impact on the environment and the landscape are obvious and long-term although these are played down by misleading references such as “short-term” and “temporary”. The following photograph was taken at Cheesefoot Head on 21 September 2018, which is almost 3 months after construction work commenced for Boomtown. It shows easily visible landscape damage:



### **Incompatibility with the SDNP Local Plan (now at the Post-Hearings consultation stage)**

The Boomtown music festival is incompatible with other Local Plan policies - firstly, SD7: Relative Tranquillity. Live and recorded music is allowed under the temporary planning permission granted in 2016 until midnight on two nights and until 4.00 am on two other nights. This causes noise nuisance to residents who live several kilometres away in villages such as Cheriton. In particular, the low frequency (bass) noise may be heard inside properties with all windows closed.

Secondly, the light pollution is incompatible with SD8: Dark Night Skies. On the next page are two photographs. The upper is of Cheesefoot Head taken aerially at dusk and the lower photo taken on 7 August 2018 is of some of the lighting in one of the several car parking areas used during the event. This stays on all night, every night for about two weeks. The parish council finds it inexplicable and considers that the Boomtown music festival should be subject to the planning restrictions in place for light pollution. Lasers are also used at Boomtown which exacerbates the non-compliance.





### **Incompatibility with the UK Government's National Planning Policy Framework.**

The Call-in Direction issued by the SDNPA Director of Planning on 10 December 2018 stated that this application is classed as 'major'. Thus, it must be determined in accordance with paragraph 172 of the NPPF which reads:-

172. Great weight should be given to conserving landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to landscape and scenic beauty. The conservation of wildlife and cultural heritage are important considerations in all these areas, and should be given great weight in National Parks and the Broads. Planning permission should be refused for major developments in these designated areas except in exceptional circumstances and where it can be demonstrated they are in the public interest. Consideration of such applications should include an assessment of:

- \*the need for the development, including in terms of any national considerations, and the impact of permitting it, or refusing it, upon the local economy;
- \*the cost of, and scope for, developing elsewhere outside the designated area (SDNP), or meeting the need for it in some other way; and
- \* any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which that could be moderated."

As the site is wholly within the National Park it follows that to comply with the above-quoted clause 172 of the UK Government's National Planning Policy Framework (NPPF), this application should be refused unless exceptional circumstances apply and the development can be demonstrated to be in the public interest. The applicant has not offered any evidence of exceptional circumstances or that it would be in the public interest. Undeniably, it would be in the business interests of the landowner and the event operator but this is not something to be taken into account by a planning authority whose responsibility is to apply relevant legislation, national guidance and its own planning policies as documented in the South Downs Local Plan and its antecedents.

### **Duty of the NPA.**

The Duty of the SDNPA is to "foster the economic and social well-being of the local communities" within the South Downs National Park. It is noted that the application documents include the same Economic Statement as supplied in 2015 in support of SDNP/15/06486/FUL which took no account of negative economic impacts on businesses caused by traffic congestion and noise nuisance which affected at least one small business in this parish. Not only is this document over 3 years out of date, it is evidence that no new data has been supplied by the applicant. The main weakness of this 2015 document is to be found in its paragraph 2.2.3 which discloses that no evidence could be found of any economic benefits for either local communities within the South Downs National Park or even for Winchester District and, as a consequence, the estimates were for "the whole of Hampshire". Therefore, the applicant has provided evidence that refusing this application would have no adverse impact on the local economy within SDNP. There are no economic benefits for residents in local villages and their social well-being is not fostered by loud music being played until 4.00 am.

### **Future risks.**

In Paragraph 3.1 on Page 12 of the applicant's Design, Access and Planning Statement it is disclosed that

“The consent is being secured for the landowner, but for inheritance by Boomtown as the continued preferred festival operator into the future. Any future amendments to the permanent permission would be the decision and responsibility of Boomtown.”

This might seem innocuous but the Location Plan shows an Application Site (edged in red) and the larger Ownership Boundary (edged in blue). The Design, Access and Planning Statement contains a passing reference on Page 6 in paragraph 2.14 to the applicant having “purchased a further area of land to the east abutting Rodfield Lane.” This was his purchase of the 489 acres comprising Ovington Down Farm in September 2017 which was advertised by Savills for sale at £9,000,000 This one transaction alone negates any claims that the applicant needs the rental income from the Boomtown music festival to subsidise his dairy herd and to enable him to manage the Estate for the remainder of the year. If this application is approved, not only would this be in perpetuity to the detriment of the National Park and its local communities, but previous applications for both changes to planning conditions and new premises licences (from Winchester City Council) would indicate that Boomtown would seek future changes, e.g. more days, larger attendance limits, and the extension of the Application Site to utilise the full extent of the Ownership Boundary. This could mean a larger Application Site which would be closer to the residential villages of Beauworth, Bramdean, Cheriton, Kilmeston and Tichborne exacerbating the noise nuisance for residents. In addition the adverse impact on the environment would be much greater.

Any agreement the Authority might have made or be thinking of making with the applicant, such as a Whole Estate Plan, would be worthless once planning consent has been inherited by Boomtown. The legal consequences of the applicant’s intention to do this, and all implications which would flow from it, should be considered and the advice published prior to this application being determined. Granting permanent change of use would mean that a much larger scale music festival event could not be opposed in principle.

### **Conclusions.**

For all the reasons outlined above, Cheriton Parish Council strongly urges the Authority to refuse consent. As well as being directly contrary to national planning policy, approval would not accord with the two purposes of National Parks set out in the Environment Act 1995, nor would it be in the interests of the economic and social well-being of local communities within the National Park, which the Authority is statutorily required to foster.

The parish council considers these to be material considerations of overwhelming importance. In the unlikely event that the Authority wishes to set them aside, the parish council draws attention to and emphasises the fact that the application does not include sufficient detail for the public to be able to identify the full environmental impact of what is proposed. It asks that the Authority takes steps to rectify this position as soon as possible, so that all the details of noise, light, traffic, etc. can be made known and subject to proper public scrutiny before they are proscribed in any consent issued. Despite the foregoing, if the Authority decides to grant the application, either permanently or temporarily, the parish council considers that the number of attendees should be limited to the 2015 attendance number of 45,000 and live and recorded music from open air stages should cease at 11.00 pm on all nights. If the organisers wish to provide musical entertainment for their customers after this time then modern wireless technology should be used for what are known as ‘silent discos’ such as those used at the Reading Festival, in order to minimise noise nuisance for local residents and to comply with SD7: Relative Tranquillity.

## **Appendix 3: Response to SDNP Main Modifications to the Pre-Submission Local Plan Consultation**

### **MM3 and MM4**

Cheriton Parish Council would like to express full support for modifications MM3 and MM4 and consider them an important and significant change to Core Policy: SD3 Major Development, particularly in light of the current Planning Application, SDNP/18/06249/FUL, which the Parish Council regards as constituting development.

The application seeks a permanent change of use of 503 hectares of land from agriculture to mixed agriculture allowing large temporary events to be staged in a unique SDNP landscape; including the Boomtown music festival event.

The Parish Council would therefore ask, that modifications MM3 and MM4 are considered as part of the decision-making process that leads to determination of the current application SDNP/18/06249/FUL.

### **MM32, 33, 34 and 35**

Cheriton Parish Council fully support MM32 to MM35, and in respect of MM32 would urge the NPA to take it in consideration when determining the outcome of SDNP/18/06249/FUL, which seeks a permanent change of use of 503 hectares of land from agriculture to mixed agriculture allowing large temporary events to be staged in a unique SDNP landscape.

It is the Parish Council's view that the proposed diversification would cause significant harm to both the environment and wildlife in the affected area.

### **MM41**

Cheriton Parish Council note that MM41 includes a definition of employment as the B uses only. Importantly this includes for B8 storage and distribution, which the Parish Council considers can give rise to a growth in traffic movements of a type and size (long and heavy goods vehicles) that will have a detrimental impact upon narrow roads with verges, historic buildings, tranquillity, and the environment, particularly in respect of road 'run off', which in the Parish of Cheriton has the potential to harm the River Itchen an SAC and SSSI.

The Parish Council would therefore ask that Core Policy SD35 include modification to the effect that where an increase in traffic is considered likely as a result of an associated increase in employment a CIL is used in order to fund mitigation measures against the adverse impacts of traffic.

### **L Line Mar.'19**