



# New Alresford Town Council

Alresford Recreation Centre, The Avenue, Alresford, Hants, SO24 9EP  
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**Minutes of the meeting of the Town Council of New Alresford Town Council held at Alresford Recreation Centre, The Avenue, Alresford, SO24 9EP, on Tuesday 28 January 2020 commencing at 7.30pm**

| Name                     | Present | Apologies | Absent |
|--------------------------|---------|-----------|--------|
| Cllr Divall (Chair)      | ✓       |           |        |
| Cllr Sprott (Vice-Chair) | ✓       |           |        |
| Cllr Gordon-Smith        | ✓       |           |        |
| Cllr Bean                | ✓       |           |        |
| Cllr Byrne               | ✓       |           |        |
| Cllr Cavell              |         | ✓         |        |
| Cllr Evans               | ✓       |           |        |
| Cllr Holmes              |         | ✓         |        |
| Cllr Jeffs               | ✓       |           |        |
| Cllr Jones               | ✓       |           |        |
| Cllr Weston              | ✓       |           |        |

**ALSO PRESENT:** Sarah Johnson - Deputy Clerk

The Chair welcomed all present to the meeting.

**19/207 APOLOGIES FOR ABSENCE.**

Apologies received from Councillors, Cavell and Holmes – Personal reasons.

**RESOLVED: Apologies accepted**

**19/208 DISPENSATIONS FOR DISCLOSABLE PECUNIARY INTERESTS UNDER SECTION 33 OF THE LOCALISM ACT 2011.**

The Clerk advised nothing received for this meeting

**19/209 DECLARATIONS OF DISCLOSABLE PECUNIARY AND NON-PECUNIARY INTERESTS ON ITEMS ON THE AGENDA.**

Nothing declared

**19/210 PUBLIC PARTICIPATION**

A member of the public thanked the Council for organising the Councillors Surgery on Saturday 25<sup>th</sup> January 2020 and asked for an update on the Sun Lane development. He was informed that this would be addressed in Chairs announcements (19/213).

A representative from The Alresford Society spoke about the Library and Parking consultations. The Library consultation proposes closing some libraries in Hampshire or reducing all library hours. The Alresford Society prefer to retain all libraries in the County, and therefore supported a reduction to 16 hours in Alresford, with the potential for additional manned voluntary hours. The Alresford Society felt the Parking and Access consultation was skewed toward addressing Climate Change concerns, without sufficient recognition of the local economy.

A representative from Alresford and Cheriton Scouts offered their support to Agenda item 19/231. They reminded the Committee of their proposals to fund a new fit for purpose building in a sensible location and referenced the support requested from the Council on 9<sup>th</sup> July 2019.

M3 Productions hope to hold Alresford Music Festival on 6<sup>th</sup> June 2020, and have spoken to local businesses, the rugby and football clubs, and local schools. M3 were advised to attend the Council meeting in February with an Agreement, which will be considered by the Council.

**Recommendation 1:** The Library Consultation will be considered at Community in Tourism

**19/211 (i) CITY COUNCILLORS REPORT**

Councillor Power's report was noted. Enforcement being previously run by Alresford was discussed.

**(ii) COUNTY COUNCILLORS REPORT**

Councillor Porter's report was noted. Grit bins were discussed.

**Recommendation 1:** Salt bins are regularly checked, and any feedback provided to Hampshire County Council

**19/212 CLERKS REPORT AND TRAINING INFORMATION**

Clerks Report was reviewed.

Staff have undertaken training on Cloud Computing and the Deputy Clerk will undertake training on Tree assessment. The Town Clerk passed ILCA and is preparing for CILCA.

Cllr Weston and Holmes have completed their Knowledge and Core Skills Course

**19/213 CHAIRS ANNOUNCEMENTS**

**(i) Town Council**

All Sorts withdrawn request to run a car rally in Alresford.

Street Surgery on Saturday 25<sup>th</sup> January was successful. One housing issue was passed to a City Councillor. Parking and local shops were the biggest concerns. The Council would like to do this more regularly

Alresford Rugby Club applying for planning permission for floodlights on the rugby pitch. This contravenes the lease between the Council and the Club.

Neither Winchester City Council or New Alresford Town Council have yet been able to locate a valid agreement in relation to Arlebury Park car park.

Doesn't appear to be allocation of funding from Hampshire County Council for West Street path widening.

Winchester City Council is open for CIL funding applications until the end of March. Councillors asked to consider suitable projects.

The Clerk and Chair had a meeting with Winchester City Council about Sun Lane development. There is provision for one community building in the open space. The open space will be transferred to Winchester City Council at the end of the housing build, and to New Alresford Town Council a year later, should we want it. It may be possible to agree with the developer (outside of the S106) to bring transfer dates forward. It is an 8-year project and building is expected to commence mid-2021.

**(ii) Planning Committee**

Enforcement notice been sent to the Turkish barbers

**(iii) Recreation and Environment Committee**

Hedge planting at Arlebury Park will take place on 31st January and 1st February 2020.

**19/214 MINUTES AND RECOMMENDATIONS OF THE TOWN COUNCIL MEETING HELD ON 17<sup>th</sup> DECEMBER 2019**

**RESOLVED:** That the minutes and recommendations of the Town Council meeting held on 17th December 2019 be approved as a true and accurate record.

**19/215 MINUTES AND RECOMMENDATIONS OF THE STAFFING COMMITTEE HELD ON 4 DECEMBER 2019**

**RESOLVED:** That the minutes and recommendations of the Staffing Committee held on 04 December 2019 be ratified as a true and accurate record

**19/216 MINUTES AND RECOMMENDATIONS OF THE COMMUNITY AND TOURISM COMMITTEE HELD ON 5 NOVEMBER 2019**

**RESOLVED:** That the minutes and recommendations of the Community and Tourism Committee held on 05 November 2019 be ratified as a true and accurate record

**19/217 MINUTES AND RECOMMENDATIONS OF THE PLANNING COMMITTEE HELD ON 3 DECEMBER 2019**

**RESOLVED:** That the minutes and recommendations of the Planning Committee held on 03 December 2019 be ratified as a true and accurate record

**19/218 MINUTES AND RECOMMENDATIONS OF THE RECREATION AND ENVIRONMENT COMMITTEE HELD ON 26 NOVEMBER 2019**

**RESOLVED:** That the minutes and recommendations of the Recreation and Environment Committee held on 26 November 2019 be ratified as a true and accurate record

**19/219 MINUTES AND RECOMMENDATIONS OF THE FINANCE AND FACILITIES COMMITTEE HELD ON 10 DECEMBER 2019**

**RESOLVED:** That the minutes and recommendations of the Finance and Facilities Committee held on 10 December 2019 be approve as a true and accurate record

**19/220 PAYMENTS and PURCHASE LEDGER UP TO 31 DECEMBER 2019**

**RESOLVED:** That the payments up to 31 December 2019 be approved

**19/221 DETAILED BALANCE SHEET, BANK RECONCILIATION, BANK STATEMENTS AND INCOME AND EXPENDITURE REPORT AS AT 31 DECEMBER 2019**

| <b>Ledger</b>                       | <b>Balance</b> |
|-------------------------------------|----------------|
| Balance Sheet (Asset – Liabilities) | 395,960        |
| Income- Expenditure YTD             | 112,430        |
| Current Account                     | 21,270         |
| 32 Day Notice                       | 377,152        |
| Petty Cash                          | 39             |

**RESOLVED: That the Detailed Balance sheet, Bank reconciliation, Bank Statements and Income and Expenditure report as at 31 December be approved**

**19/222 REVISED 2019/20 BUDGET FORECAST**

**RESOLVED: That the revised budget forecast is approved**

**19/223 BUDGET FOR 2020/21**

**RESOLVED: That a budget of £518,135 is approved for spend in 2020/21**

**19/224 PRECEPT REQUEST FOR 2020/21**

**RESOLVED: That a precept of £322,969 is approved, a 2.5% increase on 2019/20**

**19/225 APPOINTMENT OF CONTRACTOR FOR GRASS CUTTING AND GROUNDS MAINTENANCE 2020/21 – RECREATION AND ENVIRONMENT COMMITTEE R19/141 REFERS**

**RESOLVED: To appoint Scandor as the Contractor for grass cutting and grounds maintenance 2020/21, to the value of £9508.81 (ex VAT).**

**19/226 RECOMMENDATION FROM STAFFING COMMITTEE MINUTE S19/049 REFERS**

**RESOLVED: Make one payment to the Town Clerk for unused holiday**

**19/227 AMEND ALRESFORD TOWN FOOTBALL LICENSE**

The Council were advised Alresford Town football Club and Alresford Town Youth Football Club are separate organisations. There is no formal relationship between the Council and the Youth Football Club.

**RESOLVED: Approach Alresford Town Football Club about amending the license to release the three pitches used by the Youth Football Club**

**19/228 APPROVE GRANT APPLICATIONS**

**Edward Pay Medical Fund**

**RESOLVED: To approve the request by The Alresford Surgery for £1000, with the condition they advertise the machine broadly to the wider community**

**Alresford Town Youth Football Club**

**RESOLVED: To reject the grant request for £900 as it constitutes ongoing maintenance**

**Tichborne Park Cricket Club**

**RESOLVED: To approve the grant request for £800 for purchase of new equipment**

**19/229 GRIEVANCE POLICY AND PROCEDURE.**

**RESOLVED: Approve grievance policy and procedure**

**19/230 DISCIPLINARY POLICY AND PROCEDURE**

**RESOLVED:** Approve disciplinary policy and procedure

**19/231 LETTER TO WINCHESTER CITY COUNCIL REGARDING THE ALLOCATION OF LAND FOR USE AS A COMMUNITY BUILDING AT SUN LANE DEVELOPMENT**

The letter requests a community building in the open space, and timescale changes.

**RESOLVED:** To send to Winchester City Council and the developers a letter requesting the early allocation of land for the purpose of erecting a community building on Sun Lane development – See Appendix A

**19/232 INVESTIGATE THE POSSIBILITY OF A MULTI PURPOSE BUILDING AT SUN LANE DEVELOPMENT**

Discussions ensued around whether other community groups currently require a larger building. Council were reminded that the Scouts have access to funds, no other groups have approached the Council, and the Council recently leased some of their community space to the Arlebury Café and Bar.

**RESOLVED:** Investigate the possibility of a multipurpose building at Sun Lane Development

**Recommendation 1:** To investigate what activities and community groups, local village halls are supporting

**19/233 LETTER TO HAMPSHIRE COUNTY COUNCIL REGARDING CONSIDERATION OF ON STREET PARKING AS PART OF SUN LANE DEVELOPMENT**

Deferred to next meeting of the Town Council

**Recommendation 1:** Cllr Byrne to approach Sun Hill Infants School about the open space they are being gifted, and the potential for parking, and why they abandoned the original drop off car park.

**19/234 PARKING AND ACCESS STRATEGY 2020 ONLINE SURVEY**

**RESOLVED:** To respond to the comments section of the Survey – ‘We think that the removal of free on street parking in the centre of Alresford will be hugely detrimental to the economic and social life of the town. Parking for short term, local shopping is key to the vitality of Alresford’.

**19/235 TO APPROVE THE COUNCIL TAKING THE LEAD IN VE DAY TOWN CELEBRATIONS**

**RESOLVED:** To set up a Working Group, to determine if and how the Council take the lead in VE Day celebrations

**DATE OF NEXT MEETING TUESDAY 25<sup>th</sup> FEBRUARY 2020 AT ALRESFORD RECREATION CENTRE, THE AVENUE, ALRESFORD, SO24 9EP, COMMENCING AT 7.30PM**

## Appendix A



# New Alresford Town Council

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Dear Mr Green

## **Impact of s106 Agreement on Proposed Community Building on Land to the East of Sun Lane, Alresford, Hampshire - Planning Application 17/01528/OUT**

The Town Council is aware that the s106 agreement in relation to the proposed Sun Lane development is currently being finalised.

As you may know, the allocation of so many new homes in our town has been controversial. Factors that have eased these tensions include the significant proportion of affordable homes along with the provision of the open space and potential for a much needed new community building.

Our previous understanding of the development timetable has been that the land for open space would not be made available to the community before year seven or eight of the project. Market conditions and other unexpected factors may well cause the earlier phases of the project to be delayed and so in turn delay construction of any community building further. However, in a meeting on 9 January 2020, you told one of our councillors and our Town Clerk that it is now possible that the land for a community building may become available before the end of the Sun Lane project.

New Alresford Town Council wishes to ensure both the principle that part of the land may be used for such a building and, if so, that the date when it could potentially be used by our community is brought forward to the earliest reasonable opportunity.

### **Background**

In 2016, we carried out a consultation with the town's residents to discover how they wished the land to be used. Amongst other priorities, the consultation identified the need for a community building; ranking this use to be of 'high importance'.

In accordance with its resolution 3466.03, the Town Council wrote to Steve Opacic, Head of Strategic Planning, on 26 January 2017 in relation to the financial arrangements and usage of the open space at Sun Lane. That letter identified the requirement for a community building.

In his response dated 9 February 2017, Mr Opacic commented that:

“the ‘new community building’ would need to be sensitively located and designed, given that much of the justification for retaining this area as open space relates to it being unsuitable for built development. It is likely to be best to locate such a building within or adjoining the employment or housing areas.”

In a further email message to the Town Council, dated 27 June 2018, Mr Opacic went on to comment that the application for Sun Lane:

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“does not provide for any buildings within the open space area and the S106 obligation that will be required refers to the provision of ‘open space’. It would, therefore be for the Town Council or Scouts to promote a scout hut through a separate planning application when the open space land is acquired, **provided the detailed terms of the S106 do not prevent this.**”

From comments you made in a meeting with one of our councillors and the Town Clerk as recently as 26 June 2019, the Town Council understood that the terms of the lease for the open space land would indeed prevent the construction of any permanent building on the land.

Given the uncertainty surrounding the details of the development, the Town Council has not yet committed to giving any interest in the land to any of the community's groups nor to build a community building itself. However, a number of groups have expressed their interest in occupying the land. As the City Council is aware, this includes the local Scout group, to whom we have given non-binding indications of support for this purpose in the past.

### Our Concerns

Our concerns are twofold. First that, as both you and Mr Opacic have warned in the past, the detailed terms of the s106 agreement might of themselves preclude the construction of a community building on the land. Secondly, that should the s106 agreement not prevent such building, the terms of the agreement do not unintentionally delay the occupation of any site allocated for use as a community building any more than is reasonably necessary.

We understand the reason for a requirement that the bulk of the open space should not be transferred to the Town Council until the end of the development, not least as it will have the ‘haul road’ across it and that the funds required to make the space useable by our community will be derived from the profits generated by the development.

However, our view is that the arrangements for the occupation of the land for the community building itself need not wait until the very end of the development. We have little detail to inform us, but would imagine that infrastructure matters such as roads, drainage, services and car parking would all need to be in place prior to any occupation of land for a community building.

We would like to ensure that once that infrastructure is in place, there is no unnecessary further delay for the use of the community land. We appreciate that building the infrastructure will take a considerable time in itself but allowing the land to be occupied soon after is likely to bring forward the timescales for the community use by a significant number of years.

### Our Requests

Although you have recently informally indicated that our concerns will be addressed in the final draft of the s106 agreement, by resolution 19/231 and in the interests of the community of New Alresford, the Town Council has resolved to formally request that:

1. the terms of the s106 agreement should not prevent a relatively small proportion of the area designated as open space being developed for use as a community building to be, in the words of Mr Opacic, “sensitively located and designed”; and
2. the terms of the s106 agreement be drafted in such a way as to allow for the occupation of the land required for the community building as soon as is reasonably practicable from a legal, procedural and practical perspective.

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3. In so doing, please take into account that in order to secure grant and other funding for construction, it is likely that the users will require some form of tenure over the land prior to the construction phase. Therefore, it would seem to be beneficial for provision to be made for tenure to pass at an earlier point in time than physical occupation is possible.

Our town's residents stand to benefit a great deal from the provision of this land. The Town Council is at a disadvantage through lack of information and involvement in the process. However, given our current understanding of the situation, the requests we have set out in this letter do not seem to be overly complicated and would bring a great deal of enhanced benefit to our community.

Once the s106 agreement is signed off, we understand it will be too late to make the changes we are requesting and so a delay of several years in developing any community building will be locked in. We believe such a delay can be avoided by taking the steps we have requested if it is practicable to do so.

Yours faithfully,

Sarah Johnson  
Deputy Clerk

On behalf of

New Alresford Town Council

Copies:

Steve Opacic, Strategic Planning Projects Officer, Winchester City Council

Simon Finch, Winchester City Council

Steve Brine MP

Cllr Jackie Porter, Hampshire County Council

Cllr Russell Gordon-Smith, Winchester City Council

Cllr Lisa Griffiths, Winchester City Council

Cllr Margot Power, Winchester City Council

The Pearson Family

Seaward Properties Ltd