

Minutes of the Monxton Parish Council meeting held on Tuesday 09th May 2023, 7.30pm at Abbots Ann Village Hall

Present: Cllr Mike Cleugh – Chairman
Cllr Cathy Barbone
Cllr Rupert Staines
Cllr Camilla Elwell
TVBC Maureen Flood
Heather Bourner – Parish Clerk
2 Members of the Public

Apologies:

Apologies for absence had been received from Cllr Hugh Corroon.

1.WELCOME.

The Chairman welcomed everyone to the meeting.

2. ELECTION OF CHAIRMAN

Cllr Barbone nominated Cllr Cleugh to be Chairman for the forthcoming year. This was seconded by Cllr Elwell. All Agreed. Cllr Cleugh signed an acceptance of office form.

3. ELECTION OF VICE CHAIRMAN

Cllr Cleugh nominated Cllr Corroon to be Vice Chairman for the forthcoming year. He had submitted agreement to accepting this position in writing to the Clerk This was seconded by Cllr Barbone. All Agreed. Cllr Corroon will be asked to sign an acceptance of office form.

4. Acceptance of office, register of interest forms and GDPR declarations.

All Councillors were provided with the necessary forms for completion and return to the Clerk.

5. REVIEW and AGREE STANDING ORDER, FINANCIAL REGULATIONS & CODE of CONDUCT

All documents had been circulated to Councillors prior to the meeting. These were all based on NALC model documents and the Clerk confirmed no amendments had been published.

Cllr Cleugh proposed all documents were re adopted for 2022-23. This was seconded by Cllr Barbone. All agreed.

All Councillors agreed to adopt the General Power of Competence in accordance with the Localism Act 2011 S1-8

6.PUBLIC PARTICIPATION.

The planning advisor on behalf of the owners of the Black Swan in attendance confirmed they have just submitted Planning and LBC applications to TVBC to allow the owners of the Black Swan to stay for 1 year (refs: 23/01104/FULLN and /01105/LBWN).

They further confirmed

Marketing of the pub started on 16/12/22. The property is genuinely for sale or rent, offers invited with a guide price of £300k - or rent c £17k pm. Solicitors have issued a letter confirming there is no overt or covert business agreement between the current and former owners.

An Interim Marketing Report has been submitted to TVBC on 25/04/23.

The sales details confirm the owners are seeking pub, restaurant, similar hospitality or community operators, but there have been no offers so far. There will be an Open Day at the pub for potential operators, soon. The property is advertised in national hospitality press.

A Structural Report is due to be completed in June.

A Viability Report is also due in June.

A Request for Pre-Application Advice from Officers about what to do next is being submitted to TVBC along with Marketing, Heritage, Ecology and new Flood Risk Assessment Reports.

Cllr Cleugh asked what the rationale was behind submitting a further application given that two previous applications had failed. The planning advisor confirmed TVBC enforcement are reviewing the case and a further application helps with this process however while the process is underway enforcement could issue a notice at any point. The process of marketing a pub and how this links to a possible change of use was explained. The current owners are in the process of discussing the case in a pre-application which will inform how to proceed.

A discussion regarding the history of the sale of the pub and the deterioration of the building took place and further discussions about how things could move forward. The real concerns of the Parish Council are about the car park and village green which are no longer part of the pub estate, along with the deterioration of a grade 2 listed building in the centre of the village.

After some further discussions Cllr Stains suggested he attempt to have an open and honest conversation with the owner of the car park and Village Green to determine his intentions.

All Councillors will review the application in light of the further information and submit their comments to The Clerk to collate for onward transmission to TVBC by 23rd May 2023.

7. MINUTES OF THE PREVIOUS MEETING

The Chairman agreed to sign the minutes of the previous meetings of 10th January 2022 as a true record. All agreed.

8. VILLAGE HALL REBUILD UPDATE

Cllr Cleugh reported Asbestos removal was completed in March 22 and the demolition of the hall completed in April 23.

The west and north wall remain for use in the new building subject to the final design and works on the new foundations. SSE have provided a new reduced quote for removing the current pole and laying new cable under the road. Quotes reflecting the various changes are awaited.

Accounts in respect of the demolition and rebuild had been circulated and were discussed. The Clerk reported the Village Hall has now been successfully registered with Land Registry.

The Clerk summarised the village hall management finance as below

Village Hall Bank Reconciliation

Held in Barclays account-

Current account £960.62

Savings account £35.72

Accounts for the year ended 30/04/2023 had been circulated and were reviewed. These were agreed and the Clerk will now submit the necessary Charity Return.

9. PLANNING.

Applications since previous meeting: -

1. 23/00134/TREEN- tree works Abbots Mead, Chalkpit Lane-no objections
2. 23/00220/LBWN- structural works to coach house-Monxton Manor-no objections
3. 23/00131/TREEN tree works, Red Gables, Monxton Road-no objections
4. 23/00138/FULLN-erect garden shed, The Old Cottage, Abbots Ann Road-**no objections**
5. 23/00423/TREEN-tree works, Lilac Cottage, Andover Road, no objections
6. 23/00599/TREEN- tree works, Monxton Manor, no objections
7. 23/00925/FULLN-replacement gates Monxton Manor-no objections
8. 23/00784/FULLN- remove old and replace solar panels-Hutchens Cottage, High Street-support

Applications to be considered

1. 23/01104/FULLN-change of use Black Swan, High Street, Monxton- see public participation.

Confirmation of outcome from TVBC

1. 22/03008/TREEN-tree work and adjacent Black Swan Car Park- no objection
2. 22/03166/TREEN- tree works Brookside, Andover Road- no objection

3. 2201178/TREEN- tree works, Meadow View, Abbots Ann Road-no objection
4. 23/00134/TREEN- tree works Abbots Mead, Chalkpit Lane-no objections
5. 22/02006/FULLN- change of use, Black Swan-refused
6. 23/00138/FULLN-erect garden shed, The Old Cottage, Abbots Ann Road-permission
7. 23/00423/TREEN-tree works, Lilac Cottage, Andover Road, no objections
8. 23/00599/TREEN- tree works, Monxton Manor, no objections

10.SUNNYBANK & FOOTPATHS

Cllr Barbone had nothing to report regarding Sunnybank. She confirmed the lengthsman had now started to cut the green, areas around sunny bank and around the gates. He will strim the footpaths towards the end of May. He still needs to undertake the TVBC mandated 1 day course and awaits a date from HCC.

11.TRAFFIC MONITORING

There is currently no Councillor in charge of the machine which is currently located at Sunnybank. A local resident has contacted Kit Malthouse MP regarding speeding in the village.

12. ENVIRONMENT

Cllr Cleugh reported on the latest developments from Southern Water in relation to the ongoing works to address the drainage issues in Monxton & surrounding villages.

- Re-lining work on sewers and private laterals has been suspended due to high ground water levels
- Volunteers in Monxton are taking weekly measurements
- Bi-weekly meetings continue to be held which now includes Abbots Ann
- Quarterly meeting held in April
- No tankers in Monxton this year thanks to the previously successful relining work last summer
- Work to re-line the sewers and private laterals will commence in Kimpton, Fyfield and Thrupton as soon as ground water levels drop

13.FINANCE

To note balance in Lloyds bank as at 08/05/23 £95374.08

Resolved: that the following payments be approved and transactions authorised

Payments to agree-

Clerks' salary £133.52 per month and HMRC £33.20.52 payments by SO May, June, & July 2023

Payments to be made

Clerks' expenses (Feb to April) £27.90

Shaun Rushton £180.00

Abbots Ann Hall Hire £96.00

Huttons Builders £32824.54

Accounts and audit return year ended 31st March 2023

Accounts for the year ended 31st March were discussed and agreed. The Audit return was reviewed. Section 1 was reviewed and agreed followed by section 2 which was also reviewed and agreed, both were signed by the Chairman. The internal audit was complete and all agreed the return should now be submitted.

14.BOROUGH & COUNTY COUNCILLOR REPORTS

HCC Chris Donnelly was not present

TVBC Councillor Maureen Flood confirmed both she and Susanne Hasselman were elected as Borough Councillors for Anna Ward at the recent elections. She confirmed there will be a full cabinet meeting shortly which will determine roles and responsibilities.

She also confirmed TVBC had made a further £2500 grant for a support worker to work at the Andover food bank.

15. CORRESPONDENCE

The Clerk highlighted a letter she had received from TVBC rates department regarding the demolition of the Village Hall

The Clerk reported an ongoing issue with flooding and blocked drains on Chalkpit Lane and Abbots Ann Road. She had been corresponding with a resident and asking HCC to assist with the problem. An agreement by HCC to carry out work by 31st March has not come to fruition. HCC Cllr Donnelly has been asked to investigate.

16.Items for next meeting

There were no items noted for the next agenda

17.CLOSE OF THE MEETING

The Chairman thanked everyone for coming and closed the meeting.

18.DATE OF THE NEXT MEETING

The next meeting will be on Tuesday 11th July 2023, 7.30pm Abbots Ann Village Hall

