

CHILBOLTON PARISH COUNCIL
MINUTES OF THE MEETING HELD ON MONDAY 3 FEBRUARY 2025; 18:30, CHILBOLTON VILLAGE HALL

Present: Cllrs Tony Ewer (Chairman) (TE), David Griffiths (Vice-Chairman) (DG), David Hall (DH), Julian Hudson (JH), Emma Noble (EN), Debbie Collis (DC), Gill Bulpitt (Clerk) (GB)
HCC/TVBC Cllr David Drew (DD)
Members of public: 10

1. Apologies: Cllrs George Marits (GM) and Sue Larcombe (SL)
2. Declaration of Interests: In respect of the Strategy Working Group JH declared he has registered an interest in a downsize property. Interests had already been noted previously for the same reason for TE (downsize & self-build) and SL (self-build).
3. To sign as a correct record the minutes of the meeting held on 6 January 2025: These were agreed and signed as an accurate record of the meeting.
4. Matters Arising
 - a) Maintenance of Stonefield Park memorial: The Painter family owns the industrial estate where the memorial is located and have maintained up to now. **Action: Complete**
 - a) Potential Chilbolton War Memorial: Article in the February Community Magazine seeking comments from the community ([030225 10](#)). So far two positive comments received with an offer of £100 contribution. **Action: TE**

COSC:

- a) Common car parking signs update – There is one more sign to be installed at the top of Joys Lane. However, after discussion it was agreed that this would not be installed until March/April '25. **Action: On hold**
 - b) Reinstate WD/TVF barrier - the barrier has been replaced by HCC. It is positioned blocking the gate onto West Down. **Action: Complete**
 - c) Whitelands Path resurfacing inside the WMPF – to be carried out in Spring. DG has contacted HCC by email to obtained their assurance that our agreement still stands i.e. HCC will provide the labour and CPC will provide the materials. **Action: On hold**
 - d) JH to investigate a more substantial/permanent/cost effective solution for the Common Tract **Action: JH**
 - e) DG to investigate who can cut Brockley Warren footpath **Action: DG**
5. To take questions and to discuss and decide on any proposals with the monthly reports as follows:
- A. Finance Report: Prior to the meeting the finance report circulated ([Finance Report 02 25](#)). DH checked, agreed and signed the bank reconciliation check.
- i. Approval of accounts for payment: MD salary £X & Microsoft Subs, GB wages £X, ProMow Landscapes £115.00, Hants Conservation Volunteers £48.00 and Pro Mow Landscapes (when work completed) £2,237.00 were approved.
 - ii. Chilbolton Village Hall annual grant £600.00 was approved
 - iii. GB advised the precept application had been returned to TVBC.
 - iv. DH will investigate if Statutory Sick Pay can be re-claimed from HMRC. **ACTION: DH/GB**

Agreed and signed (Chairman)

CHILBOLTON PARISH COUNCIL
MINUTES OF THE MEETING HELD ON MONDAY 3 FEBRUARY 2025; 18:30, CHILBOLTON VILLAGE HALL

- B. Flood Advisory Group: GM absent from the meeting and no report circulated prior to the meeting. Email from Southern Water 24/01/2025 ([20250203 16](#)) that tankers were in the village to help prevent flooding. Flooding is being caused on Coley Lane by a blocked drain on the West Down Side. DG will arrange for it to be unblocked. **ACTION: DG**
- C. Highways - Update on village gateway signage: JH reported HCC emailed to advise they will be in touch in a week with proposals.
- D. Open Spaces Committee (COSC):
- i. COSC DRAFT minutes of the meeting held on 15.01.25 ([COSC Minutes 15 Jan 2025](#))
 - ii. Prior to the meeting DG circulated the attached report ([030225 18](#)) providing an update on matters arising.
 - iii. Regarding the repair to the path at the Purleygigg Bridge, DG will draft a response to NE justifying what has been done and why (especially for Health & Safety reasons) and that the repair does not damage the SSSI. The same applies to the proposed works to the path leading from the village to the Purleygigg bridge. Again DG will draft a reply that the repair will not damage the SSSI. **ACTION: DG**
 - iv. Vote of thanks given to EN for the time she has invested in brush cutting an area on the slope leading down to Coley Lane.
- E. Planning Committee:
- i. Planning draft minutes of the meeting held in 20.01.25 pre circulated ([Planning Minutes 20 Jan 2025](#))
 - ii. Prior to the meeting SL circulated the attached report ([030225 6](#)) on additional matters which was presented by JH.
 - iii. Appoint new member of Planning Committee: Alistair Smith has agreed to be co-opted onto the planning committee to start on 17th Feb.
 - iv. Test Valley Farm (TVF) – Email has been sent 30/01/2025 to TVBC ([300225 19](#)) requesting the removal of the parts of TVF included in the settlement boundary as confirmed by the referendum on that subject.
- F. Village Hall:
- i. TE advised that following the installation of some new media equipment the VHC plan to take over the operation of film nights and will be setting up a film club. Details to follow.
 - ii. Welcome Event – 22nd March – Joint event with VHC and PC. Will be advertised in the magazine with pre-registration of attendance. Wine, soft drinks and nibbles to be provided. The aim is to promote opportunities on 'how residents can become involved in the village' and rally some volunteers for various committees and groups. Support requested from PC members to be there on the day.
- G. Community Fundraising update: DH summarised pre-circulated report ([030225 3](#))
- i. Condolences given to DH following the recent loss of his mother.
 - ii. There is a strong case that the Common should qualify for a Higher Tier Stewardship Agreement. Annual claim to be submitted by 15/5/2025 through a dedicated RPA portal, Savills can support the application process for HTS – chargeable to PC after expiry of the subsidised support in February. Annual claim for West Down to be submitted by the same date - 15/5/2025 **ACTION: DH/GB**
- H. Strategy Working Group (SWG): TE summarised pre-circulated report ([030225 4](#))
- i. FOI – Letter sent to the enquirer 27/01/2025
 - ii. Website – a separate section has been created to locate all information. TE requested PC to agree to SWG minutes being added to the website once approved (with necessary redactions). This will overcome the expressed concern that the SWG discussions are not transparent. PC provided unanimous approval.

Agreed and signed (Chairman)

CHILBOLTON PARISH COUNCIL
MINUTES OF THE MEETING HELD ON MONDAY 3 FEBRUARY 2025; 18:30, CHILBOLTON VILLAGE HALL

- iii. 50 year Vision for Chilbolton - One of the tasks of the SWG was to prepare a long term vision for Chilbolton 50 years ahead to guide future decisions and actions. A draft was pre circulated. DC proposed some minor tweaks to the wording and will provide to TE. The draft document was unanimously agreed in principle by the PC subject to the minor amendments. This will then be published on the website.
(Post meeting the final version of the document – [Approved Chilbolton Vision 50](#)) **ACTION:DC/TE**
 - iv. Pre-application submitted to TVBC – James Painter has a professional team who have created a design and access statement. The pre-application documents were submitted to TVBC on 31/01/2025 in the name of Parish Council after review of the design and access statement by the planning committee and included the draft Vision 50 document. TE requested it be noted that the pre-application had been submitted urgently, before the full Council had seen the document, as a reaction to receipt of the TVBC Planning policy email on 31/01/2025 entitled Update on National Planning Policy Framework and Five-Year Housing Land Supply (HLS) which referred to ‘presumption in favour of sustainable development’ and the need to register the housing project on TVBC books to endeavour to protect the parish from unwanted development. TE apologised that the full Council had not seen the pre-application before it was submitted. The response from TVBC will provide valuable guidance and advice for the formal planning application process. TE will share the pre-app documents with the Parish Council.
ACTION: TE
 - v. Community Land Trust (CLT) – As a first stage the CLT is in the process of registration in the CLT network using basic documents provided by the CLT network. Further discussions and advice is being sought about the type of CLT required and the PC will be consulted at future meetings before any decisions are made about the constitution of the CLT that will become independent of the Parish Council.
 - vi. The Strategic Housing and Employment Land Availability Assessment (SHELAA) for the site can only be amended by the owner of the land. This requires modification with the likely range of the number of houses for the whole site to be between 100-160 and modifications required to the timing of when these houses will be built.
 - vii. The SWG is collecting information about Drove Road and its suitability as a point of access. It is likely a range of options will be generated regarding access for a decision in the future.
6. HCC and TVBC Cllr report: DD provided his HHC report including an update on proposed HCC devolution ([HCC Feb Report](#)) and reported TVBC matters:
- i. Solar Farm – Planning permission was granted by the North TVBC planning committee. The committee will be writing to the Wherwell and Chilbolton PC’s to advise what funds will be received from the development for the benefit of the community. The figures being discussed were £10,000pa for Wherwell and £5,000pa for Chilbolton.
 - ii. Permission has been granted to demolish the Poundstretch in Andover and to build a new arts centre.
 - iii. Food waste collection is planned to start 12/10/2025.
7. POLICY REVIEWS
- i. Delegation Scheme – Unanimously re-adopted without amendment
8. Correspondence: Pre-circulated with the agenda and noted.
- i. Correspondence sent since the agenda published
 - a) FOI response with fees notice for any further work
 - b) 30.1.2025 Letter to TVBC Planning – TVF and the settlement boundary ([030225 19](#))
9. Questions from public:
- Q – What is the overall governance of the new development and where can people get involved?
- A – TE explained that whilst the Community Land Trust will be set up by the PC, the aim will be to separate it from the Parish Council and be a stand-alone entity with its own governance and funding. There are two focus

Agreed and signed (Chairman)

CHILBOLTON PARISH COUNCIL
MINUTES OF THE MEETING HELD ON MONDAY 3 FEBRUARY 2025; 18:30, CHILBOLTON VILLAGE HALL

groups taking place: 15th February at 3pm the Village Hall to discuss the various types of affordable housing and the CLT. On 22nd February at 10am in the Village Hall the Chilbolton Vision will be discussed. *[Note the answer given to the question at the PC meeting was incorrect and has been corrected in this minute to be in accord with the announcement in the village magazine]*. There is likely to be a need to further engagement with the Community when the CLT is handed to the community.

Q – Will there be an opportunity for anyone who is unable to attend any public meeting to have their say?

A – TE advised that we want to engage with as much of the Community as possible and it may be that a referendum is needed to endeavour to get a wider response.

Q – Can the informal meeting dates be put onto the website?

A – Yes

Q – Can the proposed stages of the decision making process be placed onto the website?

A – TE explained it is difficult to clarify at the moment the exact stages but the SWG will endeavour to be clearer about what has happened to date and the next imminent stages and place these onto the website. The pages of the website are to be re-designed so they can easily be accessed and updated. It is acknowledged at the moment that there are only a few documents available online.

Q – Can any referendum be clear, so that everyone knows what they are voting for and there should be a mechanism to ensure it is only Chilbolton residents who have a say?

A – Yes and Yes

Q – When will you know about the sizes of the self-build houses?

A – TE advised these will need to fit in with the Neighbourhood Plan i.e. 1 / 2 or 3 bedroom.

Q – Who owns the land?

A – TE explained that the Painter family own the land at the moment and it had previously been farmed. The family have already donated land to the community in 1999. In a call for building sites, the Painter family offered the whole site for development [SHEELA 389] for housing. The Painter family have discussed with PC the granting land for amenities as requested by the community and phasing of the development over several decades to meet community housing need. However, for the transaction to be worth their while, the self-build houses were added in the project.

10. Any Other Business:

None

11. Items for next agenda:

None

12. Date of next scheduled meeting: Monday 3 March 2025, 18:30 Chilbolton Village Hall.

There being no further business to discuss the meeting was closed at 20:30 pm

Agreed and signed (Chairman)
Page 4 of 4