

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

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

1. Apologies: Cllrs George Marits (GM) and Julian Hudson (JH)
2. Declaration of Interests: In respect of the Strategy Working Group, interests had already been noted previously for TE (downsize & self-build) and SL (self-build). No other interests declared.
3. To sign as a correct record the minutes of the meeting held on 3 February 2025: These were not signed as an accurate record of the meeting as TE wanted to add an amendment. Clerk to update the draft minutes and pre-circulate to Councillors, approval of the minutes will be carried forward to the next PC meeting.
4. Matters Arising
 - a) Potential Chilbolton War Memorial - There have been three positive comments received with an offer of £100 contribution. A lot of residents have verbally been supportive of a memorial. There is no appetite amongst the PC to organise a village event for VE-80 but if a war memorial is ultimately erected then this could be celebrated/unveiled with an event, with support from grants. TE will generate options for a memorial and the costs involved for consideration by the PC. **Action: TE**
 - b) Investigate if Statutory Sick Pay can be re-claimed – GB advised the answer is no as per advice from HALC. **Action: Complete**
 - c) Blocked drain on Coley Lane – DG explained the manhole has been dug out by Rick Nightingale and cleared of rubbish and dirt which had accumulated. This drain now needs escalating to HCC as it requires rodding. **ACTION: JH**

COSC: (these actions covered under COSC report)

- 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) Whitelands Path resurfacing inside the WMPF – to be carried out in Spring. DG has contacted HCC by email to obtain their assurance that our agreement still stands i.e. HCC will provide the labour and we will provide the materials. **Action: On hold**
 - c) JH to investigate a more substantial/permanent/cost effective solution for the Common Tract **Action: JH**
 - d) DG to investigate who can cut Brockerly 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 0325](#)). DH checked, agreed and signed the bank reconciliation check.
- Approval of accounts for payment: ProMow Landscapes (to clear the scrub from the enclosed area of West Down) - £1687.00 [£2237 approved by Cllrs at 3/2/25 CPC meeting. NB deduction to reflect less fuel used than anticipated) Vesper Conservation (top cut of WD (outside enclosed area) and Common top cut - £2271.60, T Ewer reimbursement for Strategy Group printing - £36, A Denyer (Sick pay, Microsoft subscription and printer ink reimbursement), G Bulpitt (Wages and exps) Aviva Pension (CPC Contribution to MD pension – 5% of salary) - £366.66 HMRC – GB income tax deductions for Jan and Feb wages - £147, M Treadwell – Strategy Group (FCA registration of CCLT) - £40, Hurstbourne Forge (basketball back boards) £276.00

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- TE explained that the TVBC pre-application charge was £936.00 gross (£156.00 VAT). This had been paid by the Painter family and the PC previously agreed to pay the pre-app fee. PC noted the amount and approved that this should be reimbursed.
 - Internal Auditor – this is still being pursued as urgent as an auditor will need to be appointed at the next PC meeting. **ACTION: GB**
 - SSE Contract – Renewal details pre-circulated. PC unanimously agreed to renew for a 2 year period.
- B. Flood Advisory Group: GM absent from the meeting and no report circulated prior to the meeting. DG explained there was a blocked sewer from Abbots Rest that required digging out and SW Water were installing pumps at the pumping station, hence the 2-way lights (see correspondence for email from SW Water). All work now complete.
- C. Highways - Update on village gateway signage: JH absent but pre-circulated report. ([030325 9 Highways Report](#)) for noting by the PC.
- D. Open Spaces Committee (COSC): DG
- i. COSC DRAFT minutes of the meeting held on 13.02.25 ([COSC Minutes 130225](#))
 - ii. DG reported an update on the Purleygig Bridge ([030325 10 Purleygig Bridge](#)). EN explained that Veolia have grants available up to £75K which may support any future repairs. To be discussed at the next COSC meeting.
- E. Planning Committee: SL
- i. Minutes of the meeting held on [17/02/2025](#) and draft minutes from [03/02/2025](#) pre circulated
 - ii. Test Valley Farm (TVF) – Notification received 03/03/2025 of a TVBC Planning Committee meeting on 13th March to discuss the TV Farm application 22/02668/FULLN ([Notice](#)). This was discussed at planning committee on 03/03/2025 with the decision to attempt to object against the planning proposal again. Advise to be sought from Kings Counsel to object on the basis that the application does not meet the criteria for starter homes or mix of housing to meet the Chilbolton Neighbourhood Plan. David Drew (DD) was asked later in the meeting if he would be able to make a presentation at the Planning Committee meeting on behalf of the PC but DD advised that he has declared a conflict of interest and is not able to do this. DH will ask another Councillor if he is able to undertake this task.
 - iii. TVF – No response has been received from TVBC about the request made by the PC to remove this area from the Settlement Boundary. **Action: GB to send a chaser.**
- F. Village Hall:
- i. Welcome event set for 22nd March and leaflets are being distributed. This will highlight opportunities for volunteering in the community.
 - ii. DG has organised for the clearance of the weeds from the fence on the north side of the car park.
- G. Community Fundraising update: DH summarised pre-circulated report ([030325 4](#))
- i. Wherwell Solar Farm – Following granting of planning permission, Third Revolution Projects (TRP) have issued a draft agreement (with errors). The agreement should be that CPC received £5,000 index linked for the lifetime of the solar farm. PC unanimous agreement for DH to respond to the proposal with a number of amendments to the agreement as detailed in DH report. DH has also agreed to liaise with Wherwell PC so that any challenges can be co-ordinated. Concerns were raised to ensure that the agreement would pass to a possible new operating company of the Solar Farm in the future.
 - ii. Open Gardens (SL) – Date set for 15th June with the same entry fee as last year (£6 entry and £10 to include tea and cake). There is an agreement with the Fete Committee that the cost of the provision of

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the toilet facilities is shared. This is £225 in VAT from ACE. ACE will deliver one toilet for the open gardens event, come back and empty it and reposition it, with another, for the Fete.

- H. Strategy Working Group (SWG): TE summarised pre-circulated report ([030325 3](#)) and added the following:
- i. SWG minutes are now on the website apart from the last meeting which will be uploaded when agreed. There is an issue with the website and the SWG minutes link has disappeared. **Action: GB** to investigate and re-instate.
 - ii. SHELAA - The Parish Council has no influence over the SHEELA and the landowner has been asked to change the SHELAA with not only the number of houses but extend it over a 50 year term (not 7 as currently stated). Questions about infrastructure are not included in the SHEELA. EN provided a TVBC analysis of the SHELAA with the infrastructure box not ticked where there clearly are infrastructure issues with access, sewage and supply of fresh water. **Action: DG** to draft a note to TVBC requested the TVBC analysis document is updated to reflect infrastructure issues.
 - iii. Pre-Application – TVBC have confirmed that they will only consider their advice regarding the pre-app on 25 houses not the whole site which was included within the pre-app documentation. The pre-app fee paid to TVBC covered the 25 houses only. Advice was sought amongst the PC members and the decision was to place the pre-app on hold whilst it is revised. The pre-application resubmission would be in the name of the CPC only. This was communicated to the public at a pre advertised informal meeting at Chilbolton Village Hall on 22 Feb 2025. ([CPC statement](#)).
 - iv. TE put forward the proposal for the PC to consider establishing a full PC sub-committee to continue the building project work of the Strategic Working Group. This will have secretarial support, transparency and visible governance with the meetings open to the public. DG as vice chair took over the debate and it was unanimously resolved by the Council that a new committee should be created to take over the building project from the Strategic Working Group. After a majority vote by the PC, it resolved that DH will draft the Terms of Reference for consideration at the next PC meeting. Members of this Committee will then need to be appointed, the Chairman will be elected by the Committee itself and members can include the co-option of people who can add value.
 - v. Drove Road Access – The SWG are still gathering information about Drove Road. This is a work in progress.
 - vi. Housing Needs Survey – TVBC have confirmed that a housing needs survey would normally be done every 5 years and TVBC would not be prepared to fund another survey for Chilbolton as one was only done in the last year. If the PC wanted a survey then it would need to pay for it. As per public notices, anyone interested in the new housing should express interest with the Clerk.
 - vii. Revised pre-app – Until the new sub-committee is formed the existing SWG will re-write the pre-application for submission to the PC when it will become a public document. DC asked as the work provided by James Painter team to create the pre-app was not paid for, should it be considered a gift to the PC and declared as such. **Action: GB** to investigate

6. HCC and TVBC Cllr report:
Cllr Drew summarised his report ([HCC March 25](#)). This will be placed on the CPC website **Action: GB**

7. POLICY REVIEWS

- a) Constitution – Unanimously re-adopted without amendment
- b) Website Privacy Notice – Unanimously re-adopted without amendment
- c) GDPR Policy - Unanimously re-adopted without amendment

8. Correspondence: Pre-circulated – items discussed under relevant agenda items.

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- 06.02.2025 Email from Southern Water re update and pumping works ([030325 2](#)) for noting
- 06.02.2025 Email from David Drew re Devolution ([030325 5](#)) for noting
- 10.02.25 Email from TVBC - Grant available for VE-80 ([030325 6](#))
- 12.02.25 Email from Drove Road residents (summarised by TE in agenda 5H)
- 14.02.25 Email from D Drew re HC Council tax rise and grants 14.02.25 ([030325 7](#)) for noting
- 20.02.25 FOI request received
- 21.02.25 Email from Stockbridge re Lengthsman 21.02.25 ([030325 8](#)) passed to COSC

9. Questions from public:

Please see Appendix A for the Question and Answer session

During the Q&A session SL advised she would be withdrawing her registration of interest with TVBC in a self-build plot in Chilbolton. *(Post meeting note – SL confirmed TVBC were emailed with this request on 04/03/2025).*

10. Any Other Business: None

11. Items for next agenda:

- Feedback from the Resilience Forum (DC)
- Annual Parish Assembly

12. Date of next scheduled meeting: Monday 7 April 2025, 18:30 Chilbolton Village Hall. It was resolved that the date of the AGM in May will be moved to 19th May

There being no further business to discuss the meeting was closed at 9:25pm

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Agenda Item 9 - Appendix A – Question & Answer Session

Q - After checking the measurements of the initial concept drawing provided in the Martin Gosling presentation, it would appear these are incorrect. The plot sizes are smaller than published and the roads exceptionally narrow. It would appear that the area to be taken up by the houses has been mis-represented and is 3 times bigger than the drawing presented. What steps will the CPC take to ensure misinformation does not continue?

A – TE advised this will be reviewed by the SWG and cross reference with the plot sizes. A fuller answer will be provided after further investigation.

Q – Minutes of SWG suggest that more information is available on the Drove Road access?

A – TE advised that JH will issue a report on the findings to the SWG

Q – Are the Informal meetings in March cancelled? It would be good to have an informal meeting on access/infrastructure

A – TE advised the informal meeting for March are cancelled as there is a CLT meeting on 13th March. The idea about an access and infrastructure meeting was welcomed.

Q – There are notices on Facebook that some are not able to see. Can these be put on the website?

A – TE explained that Facebook is not an official Parish Council page and the PC has no control over this site. The SWG does post onto Facebook. The minutes of the SWG are and will be posted on the Parish Council website.

Q – Who will be the members of the new Sub-Committee for the housing project?

A – To be confirmed. All meetings will be open for any member of the public to attend it can have members who are not Parish Councillors.

Q – When is the Memorandum of Understanding to be drawn up?

A – TE explained the time to do this will be following the advice from TVBC about the pre-app.

Q – All housing proposed are outside the settlement boundary, has a decision been made regarding square footage of self-build and downsize plots?

A – TE explained that after discussion with TVBC they use no link between the number of bedroom and square footage. TVBC use the terminology of number of bedrooms. TVBC have agreed to undertake a study to link the size of the house to the number of bedrooms that can be used as standards for proposed developments.

Q- What are the proposed house sizes?

A – 100 Sqm for affordable. 150 Sqm for the downsize and 200 Sqm for the self-build

Q – What covenants will be in place for the properties to prevent them becoming ‘executive homes’ and to ensure they fall in line with the Neighbourhood Plan?

A – TE explained that the likely covenants will be for the downsize properties a) prevent any extensions b) preclude sales to anyone who is not a Chilbolton resident c) cannot be rented out. The self-build will have a likely restriction that it has to be built by any person to live in. These covenants are a work in progress.

Q – Who will decide who gets the Self-build plots?

A – A Community Land Trust.

Q – Is the property deal only for 25 houses? Does it include the whole red line plot?

A – TE advised that the first phase of 25 houses is on the south side of the larger plot of land available but it is only the land for the 25 houses that is in this current deal. There will be an agreement over the entire site and this

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agreement will cover the next 50 years but there must be a proven need for houses before any development can be pursued.

Q – Will the Parish Council hold a referendum?

A – TE advised that there was already a referendum on the Neighbourhood Plan which included 20 houses to be built. If there is a need to build an additional 20 houses then we will have a referendum. When the pre-app report for the first phase is received from TVBC then a proposal can be prepared. There will be a public meeting to present the proposals and there may be a referendum at that time.

Q – The strength of feeling in the village is that they would like a referendum?

A – TE explained that there will be an opportunity to discuss this at a future PC meeting and would decide on the issue of a referendum by the AGM in May.

END OF APPENDIX