

ABBOTTS ANN PARISH COUNCIL
Minutes from the Extraordinary Meeting held on
Monday 26th September 2016 at 19:00
at the Pavilion, Bulbery, Abbots Ann



Present: Parish Councillors A Hayter (Chairman), T Abram (Vice Chairman), Mrs S Bleeker, Mrs L Haigh, D Wells, C Teasdale, M Doherty, Borough Councillor G Stallard, County Councillor A Gibson

Members of the Public: Jane Windebank TVBC Housing Development Officer, Catherine Kirkham Action Hampshire, Judy Lucas and Geoff Philpots Whickham CLT, Mr Ian Garthwaite, members of Abbots Ann Vision, a number of parish residents.

Minutes: Cllr Abram

AGENDA ITEM	ACTION
<p>1 Apologies for Absence Apologies for absence were received from Councillor Flood</p>	NOTE
<p>2 Declarations of Interest There were no Declarations of Interest</p>	NOTE
<p>3 Public Participation –There were no items of public participation with the exception of Mr Ian Garthwaite in relation to planning application 16/02081/FULLN, this was heard during council discussion of this application</p>	NOTE
<p>4 Abbots Ann Vision - Housing Need Survey</p> <ul style="list-style-type: none"> - Presentation on behalf of Abbots Ann Vision detailing the proposals in the Housing Needs Survey <p>A presentation was made on behalf of Abbots Ann Vision (AAV) by a number of their members, recapping the results of the housing needs survey, the definition of a Community Land Trust, Possible Alternative structures to a Community Land Trust (CLT), the route that will be taken by AAV to progress the project and achieve the recommendations by Action Hampshire in their report April-August 2016 (previously accepted by the council), and possible funding sources. Part of the presentation included a short talk from Judy Lucas and Geoff Philpots of Whickham CLT as to their experiences of starting and running their organisation, they were thanked by the Council for their time and input. The presentation slides will be made available on the village website. It was made clear that the council were only being asked for their support in principle of the proposals.</p> <ul style="list-style-type: none"> - Formal questions and answers regarding the proposals <p>The council asked a number of questions regarding the set up and operation of the Whickham trust and the responses are summarised;</p> <p>The Trust is Operated by the members of the CLT with rents and minor maintenance being handled by a managing agent.</p> <p>There is a National organization of CLT's (The National Community Land Trusts Network) that is very active and of great assistance during start-up and is an effective lobbying group to National Government.</p> <p>The CLT could be wound up through normal statutory processes for a charity, and any land and building assets must be disposed of to a similar charitable body, and any land owned by the trust must be retained for the original charitable purposes in perpetuity.</p> <p>The council asked of Abbots Ann Vision number of questions regarding operation of the trust in Abbots Ann and the responses are summarised;</p> <p>The precise structure of any Land Trust is yet to be decided and will be in full consultation with the public.</p> <p>There are no selected or proposed sites for any construction or land ownership at present.</p> <p>A number of commercial development would be undertaken both to satisfy the need for local "downsizers" which could be covenanted on sale to be maintained for the occupation of existing local residents and other criteria yet to be decided.</p> <p>The profits from the sale of the commercial developments could be utilised only to</p>	

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	<p>fund the development of CLT owned and maintained properties and land.</p> <p>Any profits from the CLT must be returned to the community in the nature of the charitable trust of the CLT.</p> <p>It is the intent of any CLT formed to become members of the National Community Land Trust Network</p> <p>Proposal that the Parish Council accept the recommendations in the report by Abbots Ann Vision - Proposed Cllr Haigh, seconded Cllr Abram, all agreed</p>	
5	<p>Planning and Tree Work applications – Cllrs to propose a response to be submitted to TVBC relating to the following applications: Proposed: Cllr Abram, seconded Cllr Teasdale</p> <p>a) 16/02081/FULLN – Detached 3-bedroom dwelling with associated site works – Bowermead, 10 Manor Close, Abbots Ann</p> <p>- It is noted that both Cllr Hayter and Cllr Wells are residents of Manor Close although have no pecuniary or other interest in this application</p> <p>– Voted Objection, all agreed for the following reasons: The architectural style is not in keeping with the other houses in Manor Close. The construction materials are significantly different from the surrounding properties. Surface drainage is intended to flow into the main sewer for which there is no provision of storm drains in Manor Close. It is also noted that the building line of the other properties is not maintained and encroaches further towards the carriageway and due to the shape of the plot the frontage becomes very narrow to the southern end of the proposed construction. We would also recommend a parking survey and assessment as the road is very congested with parked cars.</p> <p>b) 16/02195/TREEN – Tree of Heaven – Reduce overhanging branch by 1/3 – Upper Cottage, Monxton Road, Abbots Ann – Voted No Objection - all agreed</p> <p>c) 16/002151/TPON – T3 Field Maple – Crown reduce by 4m in height and reshape – 9 Abbots Hill, Little Ann. – Voted No Objection - all agreed</p>	NOTE
6	<p>Finance:</p> <p>a) Audited Annual Return – Cllrs to accept the external audit opinion and approve the Annual Return and Certificate, Proposed Cllr Bleeker, seconded Cllr Wells, all agreed</p> <p>b) Cllrs to approve the quotation for insurance received from Came & Company Proposed Cllr Wells, seconded Cllr Bleeker, all agreed</p> <p>c) Cllrs to approve the payment of the insurance premium of £1,429.67 Proposed Cllr Wells, seconded Cllr. Bleeker, all agreed</p>	
7	The Next Meeting of the Parish Council will be held on 6th October 2016	

Meeting closed at 20:26

Approved and signed by the Chairman at the meeting held on 6th October 2016