

Stockbridge Parish Council



MINUTES OF THE EXTRAORDINARY PARISH COUNCIL MEETING

held on Thursday 28th June 2018 at Stockbridge Town Hall

Duration of meeting : 4.15 pm – 5.38 pm

Present:

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| In the Chair | Parish Councillor Richard Foord |
| Parish Councillors | Councillors Alyson Lownie (Vice Chairman), Frances Candler, Sally Smith, James Leslie, Iain Bell, and Angie Filippa |
| Members of the public | 43 members of the public were in attendance at the commencement of the meeting |
| The Clerk | Michael Mortimer |

Minute No

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Agenda Item and Minutes

Agenda Item No 1 – Apologies for Absence

Apologies were received from Parish Councillors Russell Jackson and Richard Hills

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Agenda Item No 2 - Declarations of Interest

The Chairman Cllr Richard Ford asked members to declare any interests they may have in relation to items on the agenda for this meeting.

None were made.

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Agenda Item No 3 - Chairman's Introduction

The Chairman Cllr Richard Ford gave an introduction to the meeting by firstly stating that the Parish Council was embarking on a two stage process in respect of this matter. The first stage was to ascertain the views of the community in respect of the proposed development that had been shown at the 21st June Parish Council meeting. This first stage of the process would determine whether the community wanted the Parish Council to enter into discussions with the developers. The proposed second phase of discussing the matter with developers would only proceed if the community wanted the Parish Council to take this action.

The Chairman also stated that there had already been considerable discussion and speculation within the community as to whether the proposed development would be a community led development because quite a lot of the proposed development was outside the existing planning settlement boundary and a community led development might be one of the only planning policy exceptions that might be applicable. This was TVBC planning policy COM 9

The Chairman stated that his initial view was that the Parish Council would not be pursuing a community led development - COM9 route at this time as this route would be cost prohibitive and in any event the developer had not approached the Parish Council to lead such a proposal.

Although there was no public participation session in this extraordinary meeting, the Chairman “gave way” on a number of occasions to allow some attendees to interject/speak/comment. One attendee with considerable planning experience elaborated on planning policy COM 9.

The Chairman ended his introductory session by stating that as Chairman of the Parish Council he must weigh up all the issues relating to this particular matter to include the views of the whole community before he decided whether to support or oppose this proposal.

If the Parish Council does not enter into any discussions with the developers while a potential plan for a re-development was evolving, the Parish Council would respond to a planning application, if one was forthcoming, in the normal way as a statutory consultee.

Clerks Note: Although the Parish Council does not determine planning applications in a quasi judicial manner as a planning authority, it is a statutory consultee in respect of planning applications made in respect of properties or land within the Parish. The Parish Council seeks to embody the lead given by its principal authority Test Valley Borough Council in respect of probity in relation to planning matters. Members of a local authority who consider planning applications must show that they have taken account of all the evidence presented. If a member votes on a matter with a closed mind, they could be open to an accusation of bias. Members might form preliminary ideas about how they are likely to vote on a matter. This is acceptable, providing they have an open mind as to the merits of the arguments, and only reach a final decision at the meeting after duly considering all the available information.

The above is a summary extract from the following:

<https://www.local.gov.uk/sites/default/files/documents/probity-planning-councill-d92.pdf>

<https://www.testvalley.gov.uk/aboutyourcouncil/localdemocracy/constitution>

Part 5 Local Code for members and officers dealing with planning matters

68 Agenda Item No 4 - Potential re-development of the Old Police Station and Copperknobs

The Clerk read the following verbatim form the Agenda:

At the Parish Council meeting on Thursday 21st June 2018, a presentation was made by McCarthy & Stone, which gave the Parish Council and members of the public, who were in attendance, the first formal opportunity to view a potential residentially led redevelopment scheme for the Old Police Station and Copperknobs. The scheme as shown included retirement apartments, potential open market/affordable housing together with a 120 space car park and landscaping.

In order to ascertain the views of the residents of Stockbridge on any potential redevelopment of the two aforementioned properties, the Parish Council is proposing to embark on its own consultation exercise, which will be quite separate and independent

from any consultation that the developers will be undertaking or any statutory consultation that might take place as part of any planning application determination.

The first stage of the proposed Parish Council's Consultation is to:

- (1) Provide some brief information on the proposed re-development scheme to the residents of Stockbridge,
- (2) Ask residents to provide the Parish Council with their contact details and for respondee residents to give permission for the Parish Council to continue to contact them to keep them informed of the re-development proposals, public meetings etc.
- (3) Invite initial comments on the concept of some form of redevelopment of the Old Police Station and Copperknobs.

The purpose of this extraordinary meeting of the Parish Council will be to:

- (a) Examine the information on any proposed re-development of the Old police Station and Copperknobs that has been supplied by the developers, which will in turn then be used to form the basis of the summary information prepared by the Parish Council for distribution to residents. The Clerk will have prepared draft text in liaison with Members before the meeting. Due to cost constraints, it will not be possible to produce any hard copy plans for distribution to residents at this stage. However hard copy plans will be placed on the Parish Council noticeboards and electronic copies of any supplied plans will be available on the Parish Council's web site. Members of the Parish Council will be asked to approve the text of the information summary to be distributed to residents by a resolution of the Council.

Minutes - The draft Information sheet that the Clerk had prepared was considered by members. Alterations and amendments were incorporated by the Clerk. There was also a desire by members to provide some form of plan. It was proposed that some form of black & white copy plan should be included in the information provided to all households. The Clerk will progress obtaining the relevant permissions from McCarthy & Stone to reproduce plans/drawings etc. Members resolved that they would return to finalisation of the information sheet in due course.

During the discussion that members were having on this agenda item, there were some interruptions/interjections from attendees. These included demands for the Parish Council to convene a public meeting at the earliest possible opportunity. The Chairman reminded attendees that this was a Parish Council meeting and not a public meeting.

Members continued with the following from the Agenda:

- (b) Approve by resolution the contents of the contact form, which is to be distributed to residents. A draft of this form will be compiled by the Clerk in liaison with members before the meeting.

Minutes - Members considered the contact form which the Clerk had adapted from the one that had been used at the Annual Parish Assembly and was GDPR compliant. Some minor alterations were made but it was accepted.

Members continued with the following from the Agenda:

- (c) Approve by resolution of the Council, a preliminary comment form that the Clerk will have prepared in liaison with Members before the meeting, which will invite residents to make their views known to the Parish Council on any proposed re-development of the Old Police Station and Copperknobs.

Minutes – The draft comment form/questionnaire was the subject of some considerable debate amongst members with interjections from attendees, whereby attempts were made to modify/amend the document during the meeting. Given the scale and variety of the proposed changes/amendments, it was agreed that the Clerk should try and incorporate as many changes/amendments as possible into a revised draft for further consideration and work

Members continued with the following from the Agenda:

(d) Agree a methodology and timetable for distributing the information to residents and receiving comments back.

Minutes – The Clerk advised members that McCarthy & Stone were proposing to hold their first “consultation” event in the Town Hall on Tuesday 17th July. Members considered that they would like to follow this up with the distribution of the Parish Council’s questionnaire and information sheet as soon as possible thereafter. It would be necessary for the final contents of the questionnaire and information sheet to be approved by the Parish Council at its next meeting on the 19th July 2018 with a view to the documents being delivered to every household over the weekend of 21st/22nd July. The Clerk cautioned members against making a too ambitious time table because of the possibility that there might be changes to the proposed layout to be presented on the 17th and also the logistics involved to undertake the copying of documents for every household should be borne in mind.

At this stage in the proceedings, some attendees were again demanding that the Parish Council should convene a Public Meeting before finalising and distributing the information sheet and questionnaire. Members resolved that it was still their aspiration to distribute the Parish Council’s questionnaire and information sheet as soon as possible and that convening a Public Meeting prior to the distribution of the questionnaire was not considered to be an imperative or pre-condition at this time. Cllr Iain Bell abstained on this matter.

Although many attendees wanted to speak/comment/interject further, the Chairman thanked members of the Parish Council and the public for their attendance. The Chairman closed the meeting at 5.38 pm

MM/03/072018 (Final)

These minutes were signed by the Chairman of the Parish Council at its meeting on Thursday 19th July 2018 as being a true record of the proceedings of the Parish Council’s meeting of Thursday 28th June 2018. An original signed copy is kept in the Parish Council’s Minute Book.