

Minutes of the Grateley Parish Council Meeting held on Tuesday 5th April 2022 in the Grateley Village Hall at 7.00pm.

Present: Cllr Mr K Smith – Chairman
Cllr Mr D Atfield – Vice Chairman
Cllr A Bettle-Shaffer
Cllr Mr M Horne – Planning
Cllr Mr I Wingfield
Cllr Mr A Bradford
Richard Waterman – Parish Clerk
Borough Councillor's Mrs M Flood and Mr D Coole
Members of the Public – 64

Apologies: County Councillor Mr C Donnelly

WELCOME.

The Chairman welcomed everyone to the meeting.

DECLARATION OF INTEREST.

Cllr A Bettle-Shaffer declared an interest on the plot of land to the rear of Wallop Road/Station Approach for consideration under the Test Valley Borough Plan 2040. Cllr A Bettle-Shaffer's property backs on to the land.

PARISH COUNCIL VACANCY.

The Chairman stated that the Parish Council have agreed to co-opt Mr Ian Wingfield and Mr Andrew Bradford onto the Parish Council to fill the two vacancies. Proposed by Cllr D Atfield and seconded by Cllr A Bettle-Shaffer.

The demographic of the Parish Council will now be equally split around the village. The Chairman hoped that the other two candidates would still be interested in getting involved with the village.

Mr Ian Wingfield and Mr Andrew Bradford signed the Declaration of Office and were welcomed into the Parish Council and joined the other Parish Councillors at the table.

MINUTES OF THE PREVIOUS MEETING.

The Chairman signed the minutes of the previous meeting as a true record. Matters Arising from those minutes will be dealt with at the May Meeting.

PLANNING.

22/00754/FULLN – First floor extension, single storey rear and side extensions and demolition of detached garage – The Retreat, Station Road, Grateley. SUPPORT.

It was noted that the planning application for development on land adjacent to Broad Lease has gone to appeal.

FUTURE DEVELOPMENT IN THE PARISH.

The Chairman read out the following statement:

During the Grateley Parish Council meeting in March the number of comments posted on social media from the residents of Over Wallop Parish Council was raised regarding the apparent activity on the Andover Turf site off Streetway Road.

It was decided not to continue the discussion or minute anything until the actual facts were known to avoid any further unnecessary concern and anxiety. We now have that factual information which will be discussed this evening.

Grateley Parish Council understands there is concern over recent preliminary survey work and site investigation activity on two potential development sites within the parish. The sites in question are off Streetway Road, and land to the rear of Wallop Road and Old Stockbridge Road.

The preliminary site investigations were undertaken by the Developer Drew Smith as part of their submission for inclusion within Test Valley Borough Council's Strategic Housing and Economic Land Availability Assessment (SHELAA). The SHELAA submission will be considered as part of the Test Valley Borough Adopted Local Plan 2040 (LP40), which replaces the current Test Valley Borough Revised Adopted Local Plan DPD 2019-2029. With this in mind it is unlikely that a planning application will be made on either of the two sites in the near future. I confirm that at the time of this meeting, there were no current applications.

Hereafter is a response from Drew Smith:-

I thank you for your email and for your kind invitation to attend your Parish meeting in April to present details on our early thoughts and answer questions from local residents.

Your decision to dedicate the meeting in April to discuss this matter is to be applauded, it's refreshing to see a Parish Council proactively engaging the community in this sort of discussion so early. Sadly, on this occasion we will have to politely decline your offer, as it is too early to attend, as we are still awaiting results from our survey work so simply don't have the information to present and won't have answers to residents questions.

We would welcome an opportunity to attend a meeting in the future and believe this would be a hugely worthwhile exercise for your councillors, residents and for us to attend once we have reviewed the survey work and developed our thoughts.

In the meantime we would be delighted if you could table the following statement at your meeting:-

"Drew Smith has submitted two pieces of land north of Hill View Farm and north of Streetway Road, for possible consideration following the Test Valley Borough Councils request for details of land that could be considered for development and therefore potentially included in the new Local Plan. These two sites will be Local Plan led and residents should not be concerned that a planning application is imminent.

Drew Smith is committed to engagement and consultation through this process and we will be keen to understand in the future if there are any new facilities or infrastructure gaps that could form part of our proposals. We have sadly politely declined the Parish Councils offer to attend this meeting, as it is simply too early and we don't have the information to present, or the answers to residents questions.

We would be delighted to meet and brief the local parish council in the future and we will be actively engaging and consulting local residents and stakeholders in due course. Test Valley Borough Council will also engage with residents as the Local Plan process progresses and they consider which sites to include in the Local Plan.

We have undertaken recent preliminary survey work and site investigations. Further activity on the sites will continue as we gather more information to further our thoughts as to how the sites could be developed in the future, however, currently it's very early in the process and that level of work is still being undertaken.

We will be in further contact once we have reviewed the survey work and site investigations and have further information to present to you.”

The Chairman handed over the chair of the meeting to Cllr Mr M Horne who holds the Planning Portfolio.

Cllr Mr M Horne stated:

- Correspondence from Mr Middleditch of Streetway Road, Palestine suggested that the Parish Council had met with the Developer Drew Smith. Cllr Mr M Horne confirmed that no meeting with TVBC or Drew Smith has taken place.
- The size and scale of any proposed development is not known, it is a very early stage of the process. Landowners are invited by Test Valley Borough Council to put forward parcels of land for future development to be included in the SHELLA.
- Investigation on the internet has identified Drew Smith as a company that has a large 'Land Bank' for future development.
- It is not known what agreement has been made with Drew Smith and the Landowner.
- At present both sites put forward are classed as Greenbelt until 2029. The Parish Council would hope that the Grateley Business Park site, a Brownfield Site, would be first to be developed in the parish.
- The infrastructure of Grateley will need to be looked at by TVBC when considering the new 2040 Borough Plan. We no longer have a shop; the Public House has just closed again, and the bus service is poor. Cllr Mr M Horne felt that TVBC will have difficulty justifying any largescale development.
- TVBC will also need to look at a mixture of housing for any future development. Affordable Housing is much needed to enable the Village Children to stay in the village.
- The Local Primary School could not take more Children and would need to be enlarged or a new one built.

Cllr Mr M Horne invited members of the Public to put forward their comments. Cllr Mr M Horne answered each question to the best of his knowledge.

Comments/Questions put forward:

- Drew Smith the Developer has given the impression on social media that this is a done deal with support from the Parish Council. A clear understanding of the positions needs to be confirmed.
- What kind of option agreement does the Landowner have with the Developer?
- How many houses are to be built?
- The developer has been seen on the Streetway Road site taking measurements and samples, does this mean that a planning application is imminent?
- Surely a president for development has been established with the building of the Street Way Close affordable housing.
- The Parish needs more affordable rentable housing.
- Access issues for the Station Approach/Wallop Road site were raised.

- The village needs to grow, but slowly otherwise it is in danger of becoming another Picket Piece.
- Examples were given of local children not being allocated a property when the affordable housing becomes available in the village.
- There is a need for smaller dwellings for people to downsize.
- If these two sites are given permission to develop it is imperative that a footpath linking the two end of the village is provided.
- It was felt that the Grateley Station attracts development.

Cllr Mr M Horne brought the Comments to a close and handed the Chair back to the Chairman.

The Chairman stated that the following action will be taken by the Parish Council:

1. The Parish Council will seek clarification from Drew Smith on the two statements they have made on social media.
2. The Parish Council will keep the residents of Grateley informed via the Parish Council Website.
3. The Parish Council will make comment on the 2040 Borough Local Plan and the sites put forward. The Parish Council are not keen on either of the sites for development.
4. The Parish Council are undertaking a Village Design Statement, a document that helps to protect Village Life and the way the village looks. Cllr A Bettel-Shaffer invited anyone interested in helping with this task to contact her for more information. This should be a Village Design Statement should be village led not done by the Parish Council, who will oversee the task.

BOROUGH COUNCILLOR'S REPORTS.

Cllr Mrs M Flood reported:

- The SHELAA is a wish list for development. TVBC each year ask for proposals from Landowners/Developers this is part of the Borough Plan process. It does not necessarily follow that these sites will be included in the Borough Plan.
- Cllr Mrs M Flood will give her Colleagues at TVBC feedback from the meeting.
- Cllr Mrs M Flood urged residents to get involved with the Village Design Statement.
- Andover Town Centre are holding a French Market starting in May.
- TVBC now own the Chantry Centre and are embarking on a rejuvenation project, this will include the provision of some affordable homes.

Cllr Mr D Coole reported:

- That Andover are to start hosting an Artisans Market.
- HCC are managing the re-homing of Ukraine Refugees; the process is very slow, but progress is being made.

ANY OTHER BUSINESS.

The following issues were raised and will be discussed further at the May Meeting.
Play Area project.

Greatly/Palestine Jubilee Celebrations.

Pub Closure – Community Pub/Shop?

Ukraine Refugee Assistance.

CLOSE OF THE MEETING.

The Chairman thanked everyone for coming and closed the meeting.

DATE OF THE NEXT MEETING.

3rd May 2022 at **7pm**

WEBSITE.

www.grateley.net