

PARISH COUNCIL OF NEWLANDS

MINUTES OF THE HIGHWAYS AND GENERAL PURPOSE COMMITTEE MEETING HELD ON THURSDAY 17th FEBRUARY 2022 AT NEWLANDS COMMUNITY HALL, NEWLANDS AVENUE, WATERLOOVILLE, HAMPSHIRE, PO7 3BX COMMENCING AT 7.30 pm

Members: Cllr A Berry (Chairman) (P) Cllr D Crichton (P)
Cllr A Carden (P) Cllr L Price (P)

Also present Karen Seear, Clerk to the Council.

049/22A Apologies: All Councillors were present.

050/22A Declarations of Interest: No declarations were made.

051/22A Minutes: The minutes from the Highways and General Purpose Meeting held on 17th February 2022 were received. **It was UNANIMOUSLY RESOLVED that the minutes of the Council meeting be accepted as an accurate record and were duly signed by the Chairman.**

052/22A Public Session: There was no requirement for a public session.

053/22A Outstanding Matters and Matters Arising: Cllr Crichton gave a verbal update regarding the recent meeting that took place regarding speeding on the A32. Two items of relevance came out of the meeting. The police are introducing plain clothes policemen on motorbikes in the hopes to catch more offenders and they will cover a wider area. Another meeting will be held to discuss the use of E-scooters. **NOTED.**

Cllr Price mentioned that Taylor Wimpey were looking at giving Newlands Parish Council the authority to manage their land. Cllr Crichton was not sure that at the present time whether the Council has enough resources in order to manage the land. Would the Parish have the liability of the land and if given the responsibility, would more staff be required to enforce management? The matter will be considered further at future meetings. **NOTED.** On the Berewood side of the development, it appears preparation work is underway in readiness for road surfacing and adoption. **NOTED.** Cllr Crichton mentioned the requested delay to the signing the Parish Council's adoption agreement with WCC, this had previously been spoken about. This is in order to avoid becoming a legal party to Dicentra's section 106 agreement. Cllr Crichton went on to mention that he had a concern regarding the agreement as part of the agreement states an obligation to have a RTO (road traffic order) along Darnel Road. At this stage the RTO needs to be applied for and not actually in place. **NOTED.**

Cllr Crichton had spoken to Cllr Tim Pike at Havant Borough Council. It is hoped he will push forward in getting the HBC land adopted shortly. There is a legal obligation for HBC to adopt the land. Cllr Crichton will raise the issue once again at the next West of Waterlooville Forum meeting. **NOTED.** Lastly Cllr Crichton mentioned the on-going requirement for residents to have access to Brambles Farm from the development. A planning application has been submitted for a KFC, Aldi and Costa. In the application there is a reminder from officers to provide foot and cycle access to the new businesses. There are ways in which this may be implemented but it is hoped that the current Havant Borough Council leaseholder may give up a piece land for a footpath. Cllr Crichton will also raise this as item at the WOW Forum. **NOTED.**

054/22A Correspondence: The current maintenance contract for the open space management was spoken about. The Chairman asked whether the Council currently has a copy of their Health and Safety risk assessment? If the Council were to continue with the current contractors a copy of the risk assessment will be required. **NOTED.** If new contractors are chosen the Chairman stated that the maintenance contract will be required to go to out to tender. **NOTED.** There are many factors which will need consideration regarding contractors and maintenance, this is in currently in hand with the Amenities committee. Cllr Carden suggested contacting WCC for guidance and support. Cllr Crichton suggested that this become part of negotiations with WCC as part of the adoption process.

NOTED. The Chairman suggested that both the Highways and Amenities committees look at this and start the process now. The Chairman asked the Clerk to gain this information from Winchester. A joint meeting was suggested between Amenities and the Highways Committee's to discuss maintenance contracts. Cllr Carden recommended that the Chairman liaise with the Amenities Committee to arrange this. **NOTED.**

055/22A Highways Adoption: Cllr Crichton gave a verbal update regarding adoption of the Spine road in Wellington Park. This should have occurred 2 to 3 months ago. It is hoped adoption will happen shortly. Work will then continue in other areas of the development in readiness for adoption of these areas. He will gain an update from Taylor Wimpey and circulate this via the Clerk. **NOTED.** Cllr Crichton then went on to mention that it would be useful to gain an adoption update from Grainger and it could be an opportunity to remind Grainger that it would be beneficial to arrange meetings with them going forward as previously spoken about. Two representatives of the Council have been chosen for attendance at the meetings. **NOTED.** Cllr Crichton went on to point out a couple of points of interest that were featured in the latest copy of Berewood newsletter. Firstly the community centre is anticipated to open in 2025. This is much earlier than expected. A clearer picture of what is planned would be beneficial to the Council. Cllr Crichton suggested a meeting be held with Grainger to discuss plans for the community centre, specifically. **NOTED.**

056/22A Allotments: Grainger have been in touch with the Council regarding the first phase of allotments within the development. Input had been requested from the Council going forwards. Grainger asked how the Council will be managing the allotments and what facilities will be needed. What size the plots will be, and considerations given to car-parking etc.. Grainger suggested holding a meeting to discuss this. There are two options available regarding management. The Parish Council could manage the allotments in house or management could be passed on to an allotment society. Cllr Carden wished to ensure that obligations are met, as stated by the allotments act. He also asked what the obligation is on Grainger when providing the allotments to Newlands Parish Council. He suggested gaining clarification on what their obligations are. **NOTED.** Cllr Crichton mentioned that the Council's solicitor may be able to offer assistance. The Chairman ran through some suggestions going forward regarding planning for the allotments.

- He suggested managing allotments in house
- Inviting the Amenities Warden to a meeting to discuss plans
- Inviting experts in horticulture to assess the allotment plans
- Considering employing an extra member of staff to oversee management of the allotments
- Consider charges of allotments in readiness for approval at Finance and Full Council.
- Consider who will have priority for the allotments

The Chairman will draft a list of requirements in readiness for discussion at the meeting. Cllr Price suggested gaining the latest copy of the allotments act. **NOTED.**

The Chairman recommended that pricing of the allotments be considered. The charge is recommended to be between 55 pence and 60 pence per square metre. Cllr Crichton suggested the rate be at the higher rate. Services to the area will also need consideration. Power will not be provided. Cllr Price suggested installing a small shed. The way in which water may be provided was also spoken about. He also suggested not allowing the use of hoses. Cllr Carden mentioned the Council may offer concessionary charges as well as additional charges in some cases. The Chairman suggested that if in house management of the allotments is approved at Full Council then the matter be returned to at the next meeting of the Highways and General Purposes committee. **NOTED.** Cllr Crichton also mentioned that the southern allotments will be managed in a similar way. The Clerk reported that there must be around 50 names on the current waiting list. As demand is so high more land for allotments will be requested. **NOTED.** A policy will

be required which outlines guidance of use. **NOTED. It was UNANIMOUSLY RESOLVED to ask the Chairman of the Amenities committee and the Chairman of the Highways and General Purposes committee, the Chairman of the Council, the Clerk and the Warden to attend the meeting with Grainger.**

Cllr Carden mentioned remaining farmland which surrounds the Parish. He asked whether is it Grainger's intention to own this land? This may mean that this land could be sold off in the future for more housing. The farmland may be part of the SHELAA. The Chairman stated that a convenance could be placed on the land. Cllr Crichton suggested asking Grainger about their intentions. **NOTED.**

057/22A Future Staffing Requirements: Both the Amenities and the Highways Committee have identified future staffing. It was previously mentioned that there may be a requirement for an employee with horticultural experience. How the open space will be managed will also determine whether a grounds person may be required. Timescales for the requirement for the staff members was spoken about. As the allotments are due in 2023 it was suggested that advertising for the post should be this year. How the extra member of staff will be funded will also need consideration. **It was UNANIMOUSLY RESOLVED to take the matter to next Full Council meeting for consideration, noting that the member of staff will not be required until the end of the year, on that basis the funding for this member of staff will be subsumed into next years budget.**

058/22A Reports of noise: The Chairman had received complaints of noise which appear to be coming from the one of the industrial areas, either Proxima Park or Brambles Farm area. Cllr Crichton mentioned the ongoing noise coming from Hampshire Cosmetics, the noise is a low hum and can be heard throughout the development. Cllr Carden suggested trying to identify where the noise was coming from. If the noise is coming from Brambles Farm, Havant Borough Council will need to be made aware. He suggested writing to the environmental health team at the relevant Council. Cllr Crichton said he would look into the matter further, talking to business owners, he would bring back further information to the next committee meeting. **NOTED.** The Chairman also mentioned that he had received complaints about noise which appears to be coming from vehicles through the night and into early morning. Cllr Crichton asked the Chairman to provide more details about the incidents of noise, timings etc.. He will then speak to business owners in Proxima Park. **NOTED.**

059/22A Other Reports: Cllr Crichton spoke about the requirement for a Council depo. Available options are currently limited. The possibility of renting a unit at Proxima Park was looked at. The rental cost of the unit is very high. The other option is the anticipated business units due to built in Darnel Road. These units are not expected to be ready for two years. There also is the option that the Parish Council build a structure themselves on Council owned land. Space will be provided for the Council to use once the Sports pavilion is built. Cllr Crichton asked members to give some thought to the process and to consider any alternatives and factors surrounding the need for the requirement. **NOTED.** Cllr Carden mentioned that there are many existing temporary working yards within the development, currently owned by Grainger. He suggested making enquires regarding being able to use one of these areas. **NOTED.**

The meeting closed at 9:30pm.

The next meeting of the Highways and General purpose Committee is scheduled for Thursday 31 March 2022 starting at 7.30pm