

PRESTON CANDOVER AND NUTLEY PARISH COUNCIL

MINUTES OF THE MEETING OF THE COUNCIL

Date: Monday 21st July 2024

Time: 7:30pm

Venue: Preston Candover Village Hall, Preston Candover

Present:	Robin Human	Chairman
	Emma Dare Bryan	
	Rebecca Kennelly	
	Andrew Frome	Vice Chair
	Luke Finch	One of the owners of the pub
	Luke Ashwood	New pub manager (arrived at 8pm)
	Alex Rowley	Member of the public
	Wendy Simson	Clerk
Apologise:	Tara Paul	
	Luke Sherbrooke	
	Cllr Juliet Henderson	County Councillor
	Paul Gaskell	Borough Councillor

1582 Public Forum

Prior to the meeting Luke Finch sent the Clerk an email from Hampshire Highways about the re-instatement of the gateway in Preston Candover. The email refers to the application made by Mr Finch to move the gateway:

"I can confirm that the gateways are not part of this licence application and therefore should not be reinstated. This would require a separate agreement between HCC and the Parish."

Cllr Dare Bryan contacted Hampshire Highways about this response and asking what the Parish Council need to do to ensure the gateway is re-instated, the response was:

"Any installation of this kind will require an agreement to be in place regarding maintenance in perpetuity. This has previously taken the form of a section 115 agreement (HA - Provision of Amenities on Certain Highways) which involves a document being drawn up by our legal services department and being signed by all parties involved. This can often take several months to complete and does incur legal fees (circa £750).

However, we are discussing other mechanisms of giving this approval.

Once this has been discussed we can notify yourselves and any other interested parties of the outcome.

I appreciate this may not be of too much use for tonight's meeting, but hopefully it provides some context."

Councillors agreed that the ongoing maintenance of the gateway could be included in the Lengthsman duties.

Alex Rowley offered to forward contact details for an Officers at HCC who looks after the Community Funded traffic calming opportunities as the Parish Council may be able to purchase the infrastructure for Hampshire Highways to install.

Action: Clerk to contact Officer to discuss options and circulate to Councillors.

The fence at North Hall has been set back from the road and Luke suggested this could be used to create a path.

Purefoy Arm/ The Candover update

Most of the groundworks have been completed and the extension at the rear and front are being started. Replacement of the roof is planned while the weather is still good.

Christmas opening is not likely but if the bar can be opened then it will be.

The name change does not require any permissions, and new website will use the new name. Luke Ashwood has been recruited as the manager, he has recently worked in London but also has experience of village pubs, he will be the face of the business going forward. Recruitment of a chef along with about 20 members of staff will take place later in the year.

There have been some changes to the plans, the deli won't be installed immediately but the space will be left in case it is decided to create this feature later. The pub is looking to serve breakfast to the overnight guests and possibly be open to the public.

The menu will be influenced by the chef, but Luke explained that most of the cooking will be with charcoal as there is a lack of extraction. Local produce will feature on the menus and wine lists, along with high-quality alcohol-free options. A house bitter is being created in collaboration with the "triple f" brewery.

There will be the facility for parties to dine of 16 to 18 people but there are no plans to hold weddings at the pub as this would require being closed to the public.

A soft launch will be planned for the spring followed by a highly publicised launch party.

Luke Ashwood joined the meeting and gave the Councillors a brief overview of his experience in the sector. He informed Councillors that he wanted to create a friendly inviting atmosphere where residents and visitors could enjoy Sunday lunch, birthday parties, date night or a quiet drink. The dining room will serve a high-end dining experience with good service. Portion sizes will in keeping with the pub environment.

Parking has been raised as a concern by residents, Luke agreed that the number of spaces may not be sufficient and options to add extra parking are being investigated if required.

Opening hours are hoped to be from 9am to service breakfast to 10pm Sunday to Thursday with 11pm on Friday and Saturday.

The Chairman asked what the Parish Council could do to support this project. It was suggested that support with how to communicate with the residents would be very helpful. The Clerk suggested an advert in the Oxdrove.

Action: Clerk to send contact details for Jean Frost.

The Yew Tree behind the bus shelter on the Parish Council land has been pruned in accordance with the application approved by B&D (T/00241/25/TPO). An application has been made to maintain the other trees on the Parish Council land (T/00344/25/TPO) which is due to be decided on 7th August. The cost of this work is being met by the owners of the pub. The Parish Council have written to support this work which is in line with the work recommended as part of the tree survey carried out by Saplings.

The TPOs on the trees on the Parish Council land were issued by B&D because of the breach of conditions with other tree work. The TPOs are currently temporary but may be made permanent to protect particularly the Yew and Cherry trees.

8:20pm - Luke Finch and Luke Ashwood left the meeting.

1583 Apologies for absence and welcome

Clerk had received apologies from Cllr Paul. Cllr Sherbrooke, Cllr Gaskell, Cllr Henderson and PC Andy Jones.

1584 Minutes of the last meeting

The Councillors confirmed that the minutes were a true record of the last meeting held on Monday 19th May. The Clerk to provide a copy of the minutes for the Chairman to sign at the meeting.

1585 Matters arising

Additional bracket for new SID – The Clerk informed Councillors that this has now been received.

Action: Clerk and Chair to install on existing post on Dummer Road.

The Clerk explained that the hedges are quite high along this piece of road so Preston Farm may need to be asked to it. The alternative may be to have an additional post installed closer to the Dummer end of the village.

1586 Financial Statement

The Clerk circulated the financial report prior to the meeting.

- Payments received since last meeting.
 - £1,000 Councillor Grant for new play equipment
 - £322.28 from Candover Community Store for new play equipment
- Payment to make at meeting:
 - Grass cutting in May - £210.00.
 - Grass cutting in June - £210.00.
 - New bracket for solar panel - £254.16
 - Email address - £129.17
 - Clerk's salary (April – June) - £790.92
 - PAYE (April to June) - £197.73
 - Electricity for streetlights - £352.44
 - Bank charges - £4.25

The Clerk explained that she had queried why the electricity for the street lighting was very high it is because one of the two accounts had not been taken via direct debit. The two accounts are one for the lights in Preston Candover and the other for the lights in Axford.

Cllr Dare Bryan asked if the streetlights could be adjusted as the one in Axford is very bright. The Chairman confirmed that they can but the Clerk explained that it was an unmetered supply so this would not affect the cost of electricity.

Action: Cllr Dare Bryan to speak to residents of Axford about brightness of streetlight.

All payments were approved.

The three quotes for the tree work were discussed. Councillors agreed that the trees at the entrance to the tennis courts were surveyed, they do not belong to the Parish Council. They were included in the survey to send to the owners of the land, the Paracinni family to ask them to complete the work required. Councillor agreed that this work would not be carried out and these trees would be removed from any further survey work.

Councillors agreed to appoint company B to complete the tree work at the play area and war memorial.

Action: Clerk to contact all three companies and inform them of the outcome of the tender.

1587 Flooding

The Clerk informed the Councillors that there had been no further communication with Ellisfield Parish Clerk following the contact details of the Lengthsman and Paul Peskett being sent. The Councillors asked that the Clerk email again and if there is no response to speak to the Chairman.

Action: Clerk to email Ellisfield Clerk

Cllr Dare Bryan informed Councillors that Sovereign have cleared the ditches by the bungalows in Axford. The application for an additional “in-kerb” drain has also been approved.

1588 Rights of Way

Cllr Kennelly informed the Council that two signs have been reported and not yet repaired; they are one opposite the entrance to Moundsmere Estate and the other is on a walk to Bradley. If any other signs need repair of rights of way need any maintenance then please ensure Cllr Kennelly is informed.

1589 Lengthsman visits

The next visit date for the Lengthsman is Thursday 4th September. Councillors agreed that clearing grips should be the focus of the visit.

The dates for the other Lengthsman visits in 2025/26 have been confirmed as:

- Monday 8th December
- Thursday 5th March

1590 Parish Council website

The Clerk reported that the website needs some attention as there are too many pages for them all to be visible. Once this has been completed then the links to HCC for reporting issues can be added.

1591 Planning

The Parish Council have had seven applications since the last meeting, they are:

- The Purefoy Arms (T/00241/25/TPO) – tree work to Yew. No objection.
- The Old Post Office (T/00248/25/TPO) – tree work to Yew. No objection.
- 1 Kimber’s Cottage (25/01080/HSE) – erection of home office outbuilding and garden room and associated engineering works to retain the existing ground. No objection.
- The Purefoy Arms (25/01565/LBC & 25/01325/ROC) – variation of condition 1 of 24/000723/LBC to amend drawing numbers to allow for various alterations to approved scheme. Comment made.
- The Purefoy Arms (T/00345/25/TCA) – fell Douglas Fir. In line with Saplings Tree Survey.
- The Rectory (T/00351/25/TCA) – tree work, comments by 4th August.
- The Purefoy Arm (T/00344/25/TPO) – maintenance work on trees as discussed earlier in meeting.

The Councillors discussed the four possible development sites which have been identified SHELAA. The Parish Council has written to the Local Authority about the site in Axford to supplement the information provided. B&D have not asked for comment but have agreed to put the letter in the file.

The Councillors raised concerns about Paul's Field in Preston Candover, and it was agreed that a similar exercise be carried out for this submission.

Action: Councillors to write letter to B&D re suitability of land for development.

Parish	Site reference	Site Name	Area (hectares)	Promoted land use	Submission information
Preston Candover	PCAN001	Land adjacent to Church Farm, Wield Road	2.07	Residential	SHELAA 2024
Preston Candover	PCAN002	Fairview Farm	1.36	Residential	SHELAA 2024
Preston Candover	PCAN003	Land adjoining Paul's Field and Stenbury Drive	2.13	Residential	New promotion
Axford	PCAN004	Straight Furlong Site, Berrydown Lane	0.25	Residential	New promotion

1592 Children's Play Area

The Clerk circulated the inspection report for the play area with the meeting papers. The main issue is the uneven ground, the contractor who looks after the area is aware and will fill with topsoil and grass seed later in the season as it has been so hot that the seed would not have germinated.

Asset Name	Finding Title	Risk Level
frame & net	Item - Cap missing	Very Low
slide	Item - Timber rotting	Low
frame & net	Timber - Decay	Low
Site - Preston Candover Parish Council	Surface - Holes	Medium
Twin seat springy	Surface - Holes	Medium
Signage	Other / Miscellaneous	Medium
bench	Fence - Distance	Low

1593 Highways

Nothing further to report.

1594 General Correspondence

The Clerk confirmed that all Councillor had received the letter from Basingstoke & Deane about a new food waste collection starting on Monday 6th October.

Alex Rowley informed the Councillors that proposals for the new Unitary Authority Plans have been put out for consultation and comments from the public. The link for the survey is:

www.basingstoke.gov.uk/recommended-option

1595 Dates of next meeting

- Monday 21st July 2025 (7:30pm)

The meeting closed at 9:30pm.

