

# MINUTES OF THE PARISH COUNCIL MEETING

TUESDAY 05 SEPTEMBER 2023, Village Hall 7.30pm

Parish Councillors Alan Tyler (Chairman), Mark Gifford, Alison Mossom, Dave Rudge;  
Clerk Susan Turner; Members of the Public: 4.

- 1 WELCOME & APOLOGIES**  
Apologies Simon Barker, Ward Cllr Onnalee Cubitt, County Cllr Juliet Henderson.  
TO RECORD The Parish Council's heart-felt condolences to Ward Councillor Kate Tuck.
- 2 PUBLIC SESSION**
- .1 Government Special Measures for Planning Departments** Question raised regarding Gazette report that BDBC Planning is at risk of having decision making powers for major developments (at least 10 dwellings) taken over by Government.  
NOTED This relates to published figures which show BDBC to be fifth in the top seven of 'authorities in danger of special measures designation for having the most major district level development decisions overturned at appeal in 2020/21 - 2021/22'. Meaning that these authorities have, in Government's view, been refusing too many applications. The land supply issue means BDBC Development Control Committee having to make difficult unpalatable decisions. DC Committee Councillors have been advised to be very careful about refusing applications they think might be allowed at Appeal.  
The threat of Special Measures is intended to elicit compliance. Few Local Planning Authorities have been placed under 'Special Measures'.
- .2 Footway at Hooper's Mead.** Email received from resident re  
'...a short footpath in the village that is almost impassable at one point because of undergrowth. The footpath leads from the bottom corner of Hoopers Mead and skirts the back of a few bungalows to join up with the path that runs alongside the churchyard. The undergrowth is coming from the fence that divides the two footpaths. There is another path from Hoopers Mead that runs round the back of the gardens and leads to this point so people still have access from Hoopers Mead to the churchyard and Church Lane. Obviously the footpath is used little but is it worth maintaining?'  
NOTED This isn't a public footpath in terms of the rights of way network, and not a HCC Highways 'adopted footpath' **APPENDIX I**. The Land Registry map shows the area to be Housing Association land so it is inferred that the footways are their responsibility.  
ACTION Clerk to contact Housing Association.
- 3 REPORTS TO MEETING**
- PCSO Andy Jones** attended the meeting with colleague.  
Nothing to report directly relating to Cliddesden. But recent large jewellery thefts – from Whitchurch, and from Oakley just two days ago (03 Sept).  
Police currently engaged in joint operation, in relation to the jewellery thefts (a silver golf implicated) and also looking for 4x4 trespass / criminal damage related crime.  
Parish Council Request regarding speed enforcement on Farleigh Road. Noting that PC Andy Reid used to conduct speed checks from the gateway to Hooper's track. The SIDs do help and remind the majority of drivers to think and slow down. But the police speed checks make a real difference and only need to be done occasionally.  
Police response that the Police Constable and all team trained in use of hand held speed detection devices. Sgt Martyn Evans recently transferred to Basingstoke Rural South, is very proactive. Andy Jones will feed back the Parish Council's request.

*Police left the meeting with the thanks of the Parish Council*

4	<b>MINUTES OF PREVIOUS MEETING</b> of 04 July agreed and signed
5	<b>DECLARATIONS OF INTEREST</b> in items on the Agenda, none.
6	<b>PLANNING</b>
.1	<b>Parish Planning Applications</b> – Planning update <b>APPENDIX II</b> No new applications for discussion, no change to status of Appeals.
.2	<b>MOTO application</b> for MSA M3 J6 17/03487/FUL (Validated 02 Nov 2017) Land Adjacent to J6 M3 Construction of a new Motorway Service Area to comprise an amenity building, lodge, drive-thru coffee unit, associated car, coach, motorcycle, caravan, HGV and abnormal load parking, and a fuel filling station with retail shop, together with alterations to the adjoining roundabout on the M3 and slip roads to form an access point and works to the highway. Provision of landscaping, infrastructure and ancillary works. Further reconsultation. Further response from Parish Council that: Cliddesden Parish Council and all local parish councils are united in opposing this proposal. Six years on, the many environmental concerns cannot be argued away. The impact of the proposal will be damaging and potentially disastrous – to the ecology of the site itself and to its environmentally sensitive locality – notably Hackwood Park, Crabtree SINC & Local Nature Reserve, the Loddon springs and wetlands. (To draw attention to the comment from Thames Water that: Failure to enforce the effective use of petrol / oil interceptors could result in oil-polluted discharges entering local watercourses.) This in addition to the foul water and sewage discharge to the Loddon. BDBC declared its Climate Emergency in September 2019, and Ecological Emergency in October 2021. The Borough Council's new administration is seeking to promote and strengthen its Green agenda. This proposal contributes nothing to the sustainable development of Basingstoke, its existing services or surrounding villages. Its high environmental cost brings no corresponding benefit to the borough to even begin to mitigate the harm. As such, the Parish Council requests this application be refused. Noted that Winslade are appointing a new consultant (previously instructed a Transport consultant). Also noted – a reminder of previous service station application adjacent to J7.
.3	<b>Local Plan Update</b>
ACTION	i Council leader and portfolio holder are scheduling visits to all Parish Councils. Chairman to contact re potential dates. ii Reg 18 consultation now to be published Jan 2024. iii EPH (Economic Planning and Housing Committee) will discuss LPU Spatial Strategy at meeting on Thurs 7 Sept. <b>APPENDIX III</b> - Using the Standard Method over the Plan Period as a whole - A 'stepped approach' will lower the housing number to 700dpa for first five years - No changes at the moment to major sites allocated in 2022 Draft (as put on hold). - Re Policy SS5, Cliddesden continues to be allocated 20 dwelling; the draft continuing with proposed policy change for all additional new houses within the settlement boundary to contribute to the SS5 allocation. - Land at Oakdown Farm included in strategic sites – for warehousing. (Also previous Draft but prior to Inspector Appeal dismissal.)
.4	<b>Neighbourhood Plan update</b> The Draft Neighbourhood Plan document – Regulation 15 submission to BDBC – has been reviewed by Consultant, and secondly by BDBC itself. Final comments to be returned by the Team in response to BDBC's 'Critical Friend' review. Anticipated the Draft Plan will shortly be ready for Reg 16 Consultation conducted by BDBC.
.5	<b>Government Consultation on Local Plan-making reforms</b> to 18 October. Notes at <b>APPENDIX IV</b> . Proposals for a 30-month target for Local Plan preparation with a requirement for six preparation stages and three mandatory 'gateways', the second two of these to be assessed by an Inspector. Aim is for more engagement with consultees and Inspectorate earlier in the process. Changes proposed to the tests for Soundness; guidance needed re required evidence base; criticisms the Plans will be less 'robust'.
AGREED	No benefit in the Parish Council submitting a comment.

For signature (p2 of 5) .....

- .6 Jolly Farmer**
- i Asset of Community Value application has been prepared.  
To consider whether – with the recent planning application for a house on the car park refused – the pub is presently under threat? Punch are reportedly investing in pubs. The Jolly Farmer is reportedly doing moderately well.
- AGREED To monitor and reconsider should the application go to appeal or a future planning application come forward.  
See **APPENDIX V.I** for further information on ACVs ref  
<https://mycommunity.org.uk/what-are-assets-of-community-value-acv>  
<https://historicengland.org.uk/advice/hpg/har/crb/>
- ii Maintenance – listed buildings Questions raised over lack of adequate and regular maintenance to the (listed) pub building.
- TO NOTE The Planning (Listed Buildings and Conservation Areas) Act 1990 includes measures to protect listed buildings at risk, but unlikely the Jolly Farmer would be considered 'at risk'.  
[www.gov.uk/government/publications/the-upkeep-and-repair-of-historic-buildings/the-upkeep-and-repair-of-historic-buildings](http://www.gov.uk/government/publications/the-upkeep-and-repair-of-historic-buildings/the-upkeep-and-repair-of-historic-buildings)  
'Statutory guidance on the upkeep and repair of historic buildings' **APPENDIX V.II**  
'1. There is no specific duty on owners to keep their buildings in a good state of repair but local authorities have powers to take action where a designated heritage asset has deteriorated to the extent that its preservation may be at risk.'
- .7 Kingsmore Copse festival licensing application** – Reported in the August *Newsletter* that: The Cosmic Roots licence was granted but the event has been rescheduled for September 2024.'
- NOTED The Parish Council will maintain links with the Cosmic Roots company, and check on all the proposals put forward for the 2024 festival which must be in accordance with the legal requirements of the licence as granted for up to 5K people. Ellisfield are conducting their own base level sound checks. An important issue for Cliddesden is the access which has been redirected via Garlic Lane.
- .8 Business advertising boards** Notes from Government publication *Outdoor advertisements and signs: a guide for advertisers* published in August *Newsletter*.
- NOTED The sign which initiated the complaint has been moved.
- AGREED No further action.
- .9 Garlic Lane** Noted for information an advertisement on Garlic Lane for storage units.
- 7 VILLAGE UPKEEP AND HIGHWAYS**
- .1 Pond floating islands**
- The Islands installed on 16 August; Article published in August *Newsletter*.  
S106 funding due to be paid into the Parish Council account.
- AGREED Parish Council approval of the floating islands project and installation.
- TO RECORD Thanks to Alison Mossen for designing the project and overseeing installation.
- .2 Pond pathway** Suggested that the pond pathway is in need of maintenance and could be replaced with a hoggin (scalpings) path. Also suggested using a hexagonal base structure to stabilise the surface material.
- AGREED A potential CIL-funder project. To seek input and quote from the Parish Lengthsman.
- .3 Pond noticeboard**
- NOTED That the new pond board has flexibility such that it moves four or five inches backwards and forwards. Supplier Greenbarnes have advised that the movement will not cause a problem, but have supplied a further post and a discussion will be held with the Lengthsman on its fitting.
- FURTHER ACTION for Parish Lengthman.

For signature (p3 of 5) .....

<b>.4</b>	<b>Parish Lengthman</b>															
AGREED	Between all parties, transfer of Parish Lengthsman from September 2023; Cliddesden LM now Jason Ebury of Premier Grounds and Garden Maintenance. <u>Jobs list for next visit.</u> - Pond land, strim and tidy; - bush shelter, brush out, clear bus shelter roof of vegetation and clear gutters; - (if time) check silt traps when possible, particularly the one in Church Lane.															
<b>.5</b>	<b>Station Road verges</b>															
NOTED	The verges received a summer cut, most likely by HCC Highways and not in accordance with the Cultivation Licence. Likely the licence not yet enacted for this year's cutting schedule. (No harm done as the grasses remain dominant.)															
AGREED	To be cut and collected, end September onwards and additional plugs planted.															
<b>.6</b>	<b>Hedges and vegetation encroaching on the Highway</b>															
i	Encroaching hedges logged on HCC website ( enquiry reference 21689429).															
ACTION	<i>Newsletter</i> article for October to include request, now nesting season over, for roadside boundary hedges to be cut back where they are growing out into the road or pavement – tracking number 21689429.															
ii	30mph signs and 'school' sign obscured by vegetation in vicinity of Otters Nursery School, B3046 Farleigh Hill RG25 2JL. Logged on HCC website – tracking number 21689461. Thanks to Dave Rudge for cutting back some of the hedge.															
NOTED	The incoming (downhill) 30mph sign should ideally be further back (thus extending the 30mph area by a maybe some 50-75m) to give traffic more time to slow down before reaching the nursery. Nothing lost in putting this suggestion to HCC Safer Roads & Traffic.															
<b>8</b>	<b>FINANCE AND GOVERNANCE</b>															
<b>.1</b>	<b>Accounts 2023/24 to date APPENDIX VI.I.</b> Reconciliation = <u>£37,985.27</u>															
	<u>Payments since last meeting</u>															
	<table> <tbody> <tr> <td>19</td><td>Personalised Print – CVN June, July</td><td>£112.00</td></tr> <tr> <td>20</td><td>Clerk Salary – July</td><td>£455.00</td></tr> <tr> <td>21</td><td>Broadley Aquatics – Floating-Islands-Balance</td><td>£4,800.00</td></tr> <tr> <td>22</td><td>Clerk Salary – Aug 2023</td><td>£455.00</td></tr> <tr> <td>23</td><td>Personalised Print – CVN Aug, Sept</td><td>£100.00</td></tr> </tbody> </table>	19	Personalised Print – CVN June, July	£112.00	20	Clerk Salary – July	£455.00	21	Broadley Aquatics – Floating-Islands-Balance	£4,800.00	22	Clerk Salary – Aug 2023	£455.00	23	Personalised Print – CVN Aug, Sept	£100.00
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	<b>Income pending</b>															
	<table> <tbody> <tr> <td>BDBC S106 Payment</td><td>£8,143.88</td></tr> <tr> <td>VAT reclaim Jan-Aug 23</td><td>£2,396.20</td></tr> </tbody> </table>	BDBC S106 Payment	£8,143.88	VAT reclaim Jan-Aug 23	£2,396.20											
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<b>.2</b>	<b>Budget review APPENDIX VI.II</b>															
	Little changed since last meeting															
i	<u>Neighbourhood Plan</u> This year's budget allocates £5K for the NP. Approx £4K of this allocated to preparation of the Regulation 15 document. The budget has an additional £5K for the Neighbourhood Plan in allocated reserves.															
ii	<u>Community Infrastructure Levy</u> Business Instant Access account holding c£25K CIL.															
<b>.3</b>	<b>Community higher interest account</b>															
	<u>One year fixed savings account</u>															
	<ul style="list-style-type: none"> <li>- Metro high on the list of those offering community accounts – and offering fixed term deposit accounts. A one-year at 4.01% (30 August). Requires opening account in branch.</li> <li>- Lloyds offer 12 months at 3.5%; should be able to open that online attached to the existing Treasurer Account.</li> </ul>															
NOTED	Lloyds also offer a charity 30-day account at 3.5%. To check this option.															
<b>.4</b>	<b>Audit 2022/23</b> Internal audit complete; external audit, awaiting certificate and invoice.															
<b>9</b>	<b>PARISH COUNCIL WEBSITE</b>															
	Hugo Fox has provided free community websites for a number of years; now to begin charging. Their basic (bronze) package will be £9.99 per month.															
AGREED	To stay with Hugo Fox at cost of c£120 per year.															

For signature (p4 of 5) .....

**10 FURTHER REPORTS / UPDATES**

.1 **Newsletter** Ongoing thanks to Dave Brown.

TO CONFIRM Once the Parish Council pages are agreed by Parish Council, no requirement for Parish Council to approve the rest of the *Newsletter*.

.2 **SID** Continued thanks to Dave Rudge for managing the SIDs. Both presently active on Farleigh Road, Southlea.

.3 **Village Hall** – Grant application to replace patio fire doors.

Letter submitted by the Parish Council to the Village Hall Trustees in support of their application to BDBC's Community Infrastructure Fund – for funding to replace the Village Hall's double French Fire Doors.

.4 **BDAPTC** (Basingstoke and District Association of Parish & Town Council) meeting of Tuesday 26 September **APPENDIX VII** Clerk to attend and provide report.

**11 NEXT PARISH COUNCIL MEETING**

Tuesday 7.30pm 07 November.

*Meeting close 9pm with thanks to all*

For signature (p5 of 5) ..... Date .....

**APPENDIX I – HOOPERS MEAD FOOTWAYS (HOUSING ASSOCIATION)**

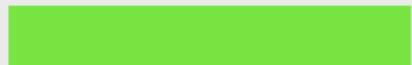
**A Road:**



**B Road:**



**C Road:**



**U - Unclassified - Adopted Metalled:**



**T - Unclassified - Adopted Unmetalled:**



**W - Footpath - Adopted:**



## APPENDIX II PLANNING UPDATE – 03 SEPTEMBER 2023

T/00297/23/TCA (Validated 27 Jul 2023) Old School House Farleigh Road Cliddesden

Hampshire RG25 2JL T2 Lilac - pollard down to 2m height as lapsed pollard and potential to fail T3 Yew - tip reduce branches away from building to create 3m clearance to prevent damage to structure and relieve shade. G4 Neighbours Sycamore x2 - tip reduce overhanging branches by c3m to open up space and light to rear of property T5 Neighbours Sycamore - Crown lift lowest limb overhanging greenhouse and tip reduce remaining overhang by c3m to open up space and light to rear of building and prevent potential of damage to greenhouse. T8 Holly - Crown lift to 3.5m to take branches away from shed and open up space that can be utilised in that corner of the garden.

23/01794/HSE (Validated 19 Jul 2023) Swallick Cottage Alton Road. Erection of double garage.

23/01325/HSE (**Granted** 17 July) Bona Vista, Woods Lane. Granny annexe garden room.

23/00909/FUL (**Granted** 21 July) Land At Greenlands Nursery, Hackwood Lane. Erection of a bungalow dwelling.

23/00773/RET (**Pending** 04 Apr 2023) 2 Coldharbour Cottages Woods Lane. Erection of new boundary treatments and hard and soft landscaping.

23/00772/FUL (**Refused** 10 August) The Jolly Farmer Farleigh Road. Retention of existing public house and erection of a four-bedroom detached dwelling (Use Class C3) utilising the existing access, including associated parking and landscaping, and reconfiguration of the public house car park and beer garden.

22/02233/HSE (**DC Wed 11 Oct 2023**) 27 Southlea. Erection of home workshop/office/playroom, new access arrangement, and new entrance gates. Officer recommending approval following amendments, To DC due to number of original objections.

### Appeal lodged

23/00023/REF APPEAL LODGED (04 May 2023) Land South Of Woods Lane. Application for Permission in Principle for the erection of up to 9 dwellings.  
(22/01551/PIP refused by BDBC 23 March)

### Appeals pending

23/0002/ENF APP/H1705/C/23/3314607 (lead case) Start date 9th Feb, Comments by 23 March. Faerie Meadows, 14 Hackwood Lane. Appeal against Enforcement notice relating to the alleged breach of planning control that without planning permission, the material change of use of the Land from agricultural use to residential use together with associated paraphernalia including but not limited to:- (i) Close boarded fencing (shown for indicative purposes only marked between points A and B on the attached plan); (ii) Boundary treatment (comprising timber fencing and camouflage netting and domestic planting) (shown for indicative purposes only marked between points A and C on the attached plan); (iii) Patios/hardstandings (shown for indicative purposes only edged red on the attached plan); (iv) Outbuilding (shown for indicative purposes only edged green on the attached plan); (v) Play equipment; (vi) Zip line and associated structures; (vii) Trampoline; (viii) Pergola; (ix) Open sided timber canopy structure; and (x) Oil tank.

23/0003/ENF (Received 13 Jan 2023) APP/H1705/C/23/3314608 Faerie Meadows, 14 Hackwood Lane. Appeal against Enforcement notice - DETAIL AS ABOVE

## APPENDIX III

### FROM DRAFT LOCAL PLAN UPDATE DOCUMENT REF – EPH 07 SEPT AGENDA PACK

#### CONCLUSION ON HOUSING NUMBERS AND PROPOSED WAY FORWARD

2.21 While the NPPF remains unchanged, and if the Council wants to move forward with plan making at this time, it is considered that the only realistic options to move forward is to progress [using the Standard Method over the Plan Period as a whole](#).

However, given local issues such as the suitable and timely provision of infrastructure, uncertainty over the future of water supply and the impact of development on water quality it is considered suitable and prudent to apply a [stepped trajectory to housing provision](#).

Such an approach would also, importantly, support the delivery of strategic sites which take time to deliver due to their significant lead in times.

2.22 The stepped approach will effectively lower the housing number for the first five years of the Plan period before a step up over the longer term. With Local Plans legally requiring review every five years this will enable the housing number to be reconsidered in five years' time. A figure of just under [700 homes per year](#) is considered suitable, including a small buffer in line with the NPPF, amounting to an approximate reduction of around 20% from the current standard methodology figure for the first five years.

#### 3 DRAFT SPATIAL STRATEGY

3.1 [Papers were previously published in June 2022](#) outlining details of the previously proposed draft spatial strategy for the Plan. As the papers were not discussed, some of the key elements of that report, most notably relating to housing allocations and also the approach to rural areas, are re-provided here. In relation to proposed site allocations and policies, whilst work is continuing to refine the site assessment process, [the content of the previous report remains unchanged at this stage](#) to enable a discussion to take place on the previous draft proposals. The work will be revisited post committee to fully consider comments made and also the evolving evidence base, and the strategy will be updated prior to formal consultation.

#### POLICY SS5: NEIGHBOURHOOD PLANNING

3.11 The policy sets out the council's support for Neighbourhood Planning and includes specific housing requirements for the settlements outside Basingstoke as a key part of the spatial strategy. A similar approach is set out to that included in the current adopted Local Plan but with housing numbers updated to reflect the new Plan Period and the outcomes of the Settlement Study which was discussed by this committee in 2022.

3.12 One notable change to the current adopted policy is the approach to the size thresholds for the types of development that can contribute to a settlement's housing figure. [It is set out that the current threshold of less than 10 homes in SPBs be removed so that all net new development in an SPB would count towards the requirement](#).

#### SS3.19 - OAKDOWN FARM

The site, as shown on the Policies Map, is allocated for a well-designed and sustainable development that will: a) Make provision for the delivery of warehousing and/or industrial floorspace (use classes B2 or B8);

1. The site provides an opportunity to deliver storage and distribution floorspace in a suitable location for this type of development, being located next to Junction 7 on the M3, and with good access to the local and strategic road networks. Previous applications on the site have demonstrated that the site is well-suited to meeting the commercial needs of logistics operators and would be attractive to a range of businesses

## APPENDIX IV NOTES ON GOVERNMENT LOCAL PLAN CONSULTATION

### GOVERNMENT CONSULTATION ON LOCAL PLAN-MAKING REFORMS

Levelling-up and Regeneration Bill consultation open till 18 October

[www.gov.uk/government/consultations/plan-making-reforms-consultation-on-implementation](http://www.gov.uk/government/consultations/plan-making-reforms-consultation-on-implementation)

The Government is consulting on proposals for a 30-month target for Local Plan preparation. The aim is for Local Plans to be prepared more quickly and updated more frequently so more of them are up-to-date.

Under these proposals, the Local Planning Authorities (LPA) would be required to go through six preparation stages and three mandatory 'gateways' to get their Local Plans in place. At each gateway point, 'assessors' would check that the Plan meets legal requirements and is sound, and would flag up any potential issues. The first gateway 'may' involve assessment by a Planning Inspector, the second and third definitely would.

To help meet the proposed 30-month time frame, the test of 'Soundness', which holds up many Plans at public examination, is set to be changed to 'ensure that the evidence prepared by local authorities is proportionate'. And Plan examinations should take no longer than six months.

Re the tests of Soundness the Government is still to undertake work on how the 'alignment' test will replace the Duty to Co-operate, and also consider the test of Deliverability and the test of Meeting Development Needs.

The Local Plan's Evidence Base currently includes extensive (and expensive) evidence material to demonstrate the Plan is sound. It will be important for Government to define what evidence councils are expected to produce.

Involving Planning Inspectors at the gateway stages has been welcomed in creating greater collaboration between the LPA and the Inspectorate early on. However Planning Inspectors are in short supply; more input by Inspectors could bring more costs and if different Inspectors are involved at different stages, this could cause problems as their approaches may differ.

'Nationally defined' digital templates would set out 'standardised approaches' to parts of the Plan. However there is concern about how far 'standardisation' should go – councils must be able to customise the documents to cater for the different qualities and challenges of their areas.

The Government objective of simplifying the Plan-making process has been welcomed by planners and developers. But concerns have been raised that the proposals oversimplify such that resulting Plans may not be sufficiently 'robust' or 'ambitious', speed being achieved at the cost of quality.

[www.planningresource.co.uk/article/1831982/14-key-proposed-changes-local-plan-making-governments-latest-consultation](http://www.planningresource.co.uk/article/1831982/14-key-proposed-changes-local-plan-making-governments-latest-consultation)

## APPENDIX V.I.i – ASSETS OF COMMUNITY VALUE



The screenshot shows a web browser window with the URL <https://mycommunity.org.uk/what-are-assets-of-community-value>. The page features a header with the Locality logo and navigation links. Below the header, there is a large image of a residential area with houses and trees. The main content area contains text about Assets of Community Value (ACV) and the Community Right to Bid, along with sharing options and a print button.

**Assets of Community Value (ACV) form a part of the Community Right to Bid.**

It acts as the first stage in identifying and nominating buildings or other assets such as land that have a main use or purpose of furthering the social wellbeing or social interests of the local community, and could do so into the future.

Once listed as Assets of Community Value with the local authority, the local community will be informed if they are listed for sale within the five year listing period. The community can then enact the Community Right to Bid, which gives them a moratorium period of six months to determine if they can raise the finance to purchase the asset.

### What defines an Asset of Community Value?

An Asset of Community Value is defined as: A building or other land is an asset of community value if its main use has recently been or is presently used to further the social wellbeing or social interests of the local community and could do so in the future. The Localism Act states that 'social interests' include cultural, recreational and sporting interests.



The screenshot shows a web browser window with the URL <https://mycommunity.org.uk/what-are-assets-of-community-value>. The page features a header with the Locality logo and navigation links. Below the header, there is a large image of a residential area with houses and trees. The main content area contains text about Assets of Community Value and the Community Right to Bid, along with sharing options and a print button.

### Why are Assets of Community Value and the Community Right to Bid important?

In neighbourhoods across the country there are buildings and amenities that are integral to the communities that use them. This could be a village shop, a pub, a community centre or a library for example. Many provide a base from which to deliver public services to the local community. The closure or sale of such buildings and amenities can create lasting damage in communities and threaten the provision of services.

Assets of Community Value and the Community Right to Bid offers greater opportunity for communities to keep such buildings in public use and ensure they remain a social hub for the community.

[Read the Assets of Community Value \(England\) Regulations](#)

**APPENDIX V.I.ii – ASSETS OF COMMUNITY VALUE**

https://historicengland.org  67%     Search

# Assets of Community Value

The Localism Act 2011 ([ref. 1](#)) and subsequent regulations ([ref. 2](#)) introduced a new regime giving local community groups the right to make a bid to buy a property that has a community use when it comes up for sale.

Every local authority must maintain a list of [assets of community value](#). These assets can be buildings or land. The current (or recent) and realistic future use of them must further the social wellbeing or social interests of the local community.

The regulations ([ref. 2](#)) exempt certain land and buildings, such as residences.

Nominations for entry onto the list may only be made by community interest groups with a local connection ([ref. 3](#)).

Once a building or parcel of land is on the list then the owner is obliged to give notice to the local authority of any intention to sell. There is then a process which brings this to the attention of the community and gives them the opportunity to make an offer. Subject to certain exemptions, the owner is unable to dispose of the asset while this process is underway. That is as far as it goes. There is no obligation on the owner to sell or to give the community group a right of first refusal. It is there to avoid missing the opportunity to negotiate an agreeable sale.

The scheme is obviously principally aimed at securing the ongoing community benefit of local shops, pubs, libraries and the like. These buildings will frequently also be [heritage assets](#). Whilst their [heritage value](#) or [significance](#) cannot be described as a community use in the meaning of this regime, there is clearly nothing wrong in using this mechanism to secure the opportunity to negotiate the acquisition of important heritage assets that also have a community utility.

Government has produced non-statutory advice for local authorities on the operation of the scheme ([ref. 4](#)).

**APPENDIX V.II – LISTED BUILDING UPKEEP**

 GOV.UK | ▾ Menu | 

[Home](#) > [Regional and local government](#) > [Local government](#) > [The upkeep and repair of historic buildings](#)

 Department for Culture, Media & Sport	 Department for Digital, Culture, Media & Sport
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Statutory guidance

# The upkeep and repair of historic buildings

Published 28 March 2022

**Applies to England**

## The use of Sections 47, 54, 55 and 76 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended

1. There is no specific duty on owners to keep their buildings in a good state of repair but local authorities have powers to take action where a designated heritage asset\* has deteriorated to the extent that its preservation may be at risk. These powers take two forms.

### Repairs notice under Section 48 of the Act

7. If a local planning authority (or Historic England in London) considers that a listed building is not being properly preserved, it may serve a repairs notice on the owner. This notice must specify the works which the authority considers reasonably necessary for the proper preservation of the building, and must explain the relevant provisions of the legislation. These powers are not confined to urgent works or to unoccupied buildings, and authorities should consider their use in cases where protracted failure by an owner to keep a listed building in reasonable repair places the building at risk.

## APPENDIX VI.I

### CLIDDESDEN PC – INCOME 2023/24 - 03 SEPT

Balance brought forward 1st April 2023								£50,187.17
Date	Item	Precept	Grants	CIL	Interest	VAT	Total	
24/04/23	Parish Precept (six months)	£4,665.50					£4,665.50	
24/04/23	BDBC Coronation grant		£500.00				£500.00	
29/07/23	BDBC Cllr Community grant		£612.00				£612.00	
	Vat reclaim							
2023/24	Bank interest				£156.65		£156.65	
	<b>TOTALS</b>	<b>£4,665.50</b>	<b>£1,112.00</b>		<b>£0.00</b>	<b>£156.65</b>	<b>£0.00</b>	<b>£5,934.15</b>
								<b>£5,934.15</b>

### RECEIPTS & PAYMENTS SUMMARY

Bal brought forward from 2022/23	£50,187.17
Plus income	£5,934.15
Minus expenditure	£18,136.05
Balance to date	<b>£37,985.27</b>

### BANK RECONCILIATION

Treasurers account	£1,113.88
Inst Access	36,871.39
Balance	<b>£37,985.27</b>



### INCOME PENDING - BDBC S106 PAYMENT VAT RECLAIM - JAN 23 - AUG 23

£8,143.88  
£2,396.20

BUS BANK INSTANT 30-45 CLIDDESDEN PARISH CO...  
**£ 36,871.39**

### CLIDDESDEN PC – EXPENDITURE 2023/24 - 03 SEPT

Date inv	Date paid	Supplier	Description	Salary	Backpay 2022/23	Admin/Governance	Newsletter	Community	Pond S106	CIL Projects	NP	VAT	TOTAL
1	25/04/23	25/04/23	Mehmet Balli Coronation lunch					£235.00					£235.00
2	25/04/23	25/04/23	CG for Amazon Bunting and crafts					£57.64					£57.64
3	27/03/23	05/05/23	PersonalisedPrint 22046-APRIL-2023					£56.00					£56.00
4	03/04/23	05/05/23	HALC/NALC Subscription-2023/34					£274.31					£274.31
5	April	05/05/23	Clerk Salary April 2023	£455.00									£455.00
6	05/05/23	10/05/23	CG for Poundland Crayons and craft					£3.34					£0.66
	05/05/23	10/05/23	CG for Tesco Table covers					£2.92					£0.58
7	09/05/23	10/05/23	MaxTooGoodWolves Coro Musician					£200.00					£200.00
8	2022/23	10/05/23	Clerk Backpay-2022/23	£803.40									£803.40
9	28/04/23	23/05/23	PersonalisedPrint 22046-May-16pp					£68.00					£68.00
10	12/05/23	23/05/23	MG for Lidl Assembly food&dr					£80.75					£80.75
11	21/05/23	23/05/23	Chris Paterson NP-BDBC meeting										£214.50
12	May	30/05/23	Clerk Salary May 2023	£455.00									£455.00
13	06/05/23	31/05/23	BHIB Insurance					£386.03					£386.03
14	24/05/23	06/06/23	Broadley Aquatics Floating-Islands-Deposit										£800.00
15	16/06/23	16/06/23	Peter Brown Internal Audit					£75.00					£75.00
16	11/05/23	16/06/23	Greenbarnes Ltd Noticeboard										£598.49
17	June	01/07/22	Clerk Salary June 2023	£212.00									
18	A-M-J	01/07/22	HMRC PAYE-Apr-May-Jun	£243.00									£455.00
19	04/07/23	05/07/23	PersonalisedPrint June-July					£112.00					£112.00
20	July	30/05/23	Clerk SalaryJuly 2023	£455.00									£455.00
21	17/08/23	17/08/23	Broadley Aquatics Floating-Islands-Bal-3323										£800.00
22	Aug	30/05/23	Clerk SalaryAug 2023	£455.00									£455.00
23	04/07/23	05/07/23	PersonalisedPrint Aug-Sept					£100.00					£100.00
			<b>TOTALS</b>	£2,275.00	£803.40	£735.34	£336.00	£579.65	£8,000.00	£2,992.43	£214.50	£2,199.73	£18,136.05
	Date	Supplier	Description	Salary	Backpay 2022/23	Admin/Governance	Newsletter	Community	Pond S106	CIL Projects	NP	VAT	TOTAL

## APPENDIX VI.II

CLIDDESDEN YEAR END 2022/23			CLIDDESDEN YEAR TO DATE & LATEST EST	2023/24 TO DATE	2023/24 LATEST ESTIMATE	CIL  2023/24 latest est
2022/23 YEAR END	CIL 2022/23					
<b>EXPENDITURE</b>						
£3,486.60			CLERK'S SALARY	£2,275.00	£5,460.00	
			SALARY BACKPAY 2022/23	£803.40	£803.40	
£324.00			CLERK'S ALLOWANCE		£324.00	
£13.40			EXPENSES		£95.00	
			TRAINING		£300.00	
£1,042.91			FINANCE / ADMIN	£735.34	£1,050.00	
£617.98			NEWSLETTER	£336.00	£750.00	
£994.46			COMMUNITY	£579.65	£900.00	
£20.81			MAINTENANCE		£500.00	
			PROJECT-Noticeboard	£2,992.43	£2,848.55	£2,848.55
£1,942.03	£1,942.03		INTERPRETATION BOARD		£143.88	
£2,239.86	£2,239.86					
£686.08	£686.08		VERGES		£1,000.00	£1,000.00
			FLOATING ISLANDS	£8,000.00	£8,000.00	
£4,146.95			NEIGHBOURHOODPLAN	£214.50	£5,000.00	
£1,981.90						
£799.41			VAT	£2,199.73	£2,500.00	
£18,296.39	£4,867.97		<b>TOTAL EXPENDITURE</b>	£18,136.05	£29,674.83	£3,848.55
<b>INCOME</b>						
£9,331.00			Precept	£4,665.50	£9,331.00	
			Coronation grant	£500.00		
			Ward Cllrs Community gr	£612.00		
£24,697.22	£24,697.22		<b>S106</b>		£8,143.88	
			CIL			£0.00
			Returned funds			
£3,826.00			Neighbourhood Plan			
£99.80			Bank Interest	£156.65	£300.00	
£2,028.68			VAT refund		£2,696.47	
£39,982.70	£24,697.22		<b>TOTAL INCOME</b>	£5,934.15	£20,471.35	£0.00
£21,686.31	£19,829.25		Surplus/(Deficit)	£12,201.90	£9,203.48	£3,848.55
£50,187.17	£28,986.04		<b>Balance</b>	£37,985.27	£40,983.69	£25,137.49
£21,201.13			Balance less CIL	£8,999.23	£15,846.20	
<b>D RESERVES 2022/23 YE</b>		<b>ALLOCATED RESERVES 2023/24</b>				
y/Working bal	£9,331.00	Contingency/Working bal	£9,331.00			
Infrastructure L	£28,986.04	CIL	£25,137.49			
ood Plan	£5,000.00	NP	£5,000.00			
ng fund	£6,870.13	Pond clearing fund	£1,515.20			
TOTAL	£50,187.17	TOTAL	£40,983.69			

## APPENDIX VII BDAAPTC MEETING INVITATION

We hope that you can join in the next Zoom meeting of  
**Basingstoke District Association of Parish and Town Councils**  
**Tuesday 26 September,**  
**6.15pm – 8pm.**

We are pleased that Cllr John McKay will be joining us ,  
John is the Cabinet member responsible for our rural half of the electorate  
John will report on the priorities of the new administration and partnerships with rural councils  
We will discuss YOUR SUGGESTIONS to improve the service Basingstoke can make in partnership with our Councils  
Receive updates on Planning , deposit plan , developers appeals , neighbourhood plans  
Share experiences with Traffic speed control

We will also have a short AGM to elect the team to manage BDAPTC in the next year .  
Since Paul Mahoney had to stand down we need a new Chairman  
We will also need representatives to be part of the BDBC Standards Committee (a Parish and a Town volunteer )  
A treasurer to take over from Les Fryer as Wayne Aylott who was elected last year has left the area

Please

reply to confirm that you intend to take part  
send topics that you would like the meeting to address  
call me if you would like to discuss any of the team roles before offering to help  
079 43 400 505

I will send more details before the event  
Kind regards

Martin Slatford.  
Vice Chairman BDAPTC