



DRAFT PORTFOLIO HOLDER DECISION NOTICE

PROPOSED INDIVIDUAL DECISION BY THE PORTFOLIO HOLDER FOR HOUSING

USE OF HOUSING LAND AT ST ANDREWS GREEN, MEONSTOKE

PROCEDURAL INFORMATION

The Access to Information Procedure Rules – Part 4, Section 22 of the Council's Constitution provides for a decision to be made by an individual member of Cabinet.

In accordance with the Procedure Rules, the Head of Legal and Democratic Services, the Chief Executive and the Head of Finance are consulted together with Chairman and Vice Chairman of The Overview and Scrutiny Committee and any other relevant overview and scrutiny committee. In addition, all Members are notified.

If five or more Members from those informed so request, the Leader may require the matter to be referred to Cabinet for determination.

If you wish to make representation on this proposed Decision please contact the relevant Portfolio Holder and the following Democratic Services Officer by 5.00pm on Thursday 28 April 2016.

Contact Officers:

Case Officer: Fiona Churcher, 01962 848 577 fchurcher@winchester.gov.uk

Democratic Services Officer: Nancy Graham, 01962 848 235, ngraham@winchester.gov.uk

SUMMARY

The Parish Council of Corhampton & Meonstoke approached the City Council several years ago to request that a piece of Housing open space at the front of 1 & 2 St Andrews Green, Meonstoke, be used for allotments. The area in question is shown on the attached plan.

Part of the land is currently open space. Progress with the scheme has been delayed by two separate land disputes although agreement on the extent of the site has now been reached. It is proposed that the City Council prepare the site, clear shrubs and erect fencing.

It is worth noting that the site is immediately adjacent to a Sewage Treatment Plant (indicated on the plan) and as such, there are two soakaways on the proposed

allotment site. Some years ago, the sole soakaway overflowed. The second soakaway was subsequently constructed to allow additional capacity and to reduce the risk of the system overflowing again. However, in recognition that the land was contaminated when the soakaway overflowed (and that it cannot be ruled out that this could happen again in the future) the City Council has undertaken additional soil testing. These tests have confirmed that the site is suitable for allotment use.

The site, including allocation of the plots, will be managed by Corhampton & Meonstoke Parish Council, under a lease from the City Council. The lease would be a nominal rent although all associated fees and running costs would need to be met by the Parish Council. It is proposed that the lease be for a period of ten years, terminable with a minimum of twelve months' notice. The Parish Council proposes to apportion the land into approximately 11 allotment plots, to be used for growing fruit and vegetables, for personal consumption only. The site will be demarcated with a wooden (rustic) post and rail fence.

The Parish Council wish to arrange for a water supply to be installed on the site, by way of three standpipes, spurred from the Sewage Treatment Plant supply, and are prepared to fund this work and future associated costs.

The allotments will be allocated to residents of the villages of Meonstoke and Corhampton only.

As part of the land is public open space, and the proposed disposal is for more than seven years, it has been necessary for the disposal to be advertised in a public newspaper for two consecutive weeks, under Section 123 of the Local Government Act 1972, and any representations received must be considered. The disposal was therefore advertised in the Mid Hants Observer on 13 and 20 May 2015 and a copy of the notice placed on site. One objection was received from a resident in St Andrews Green, relating to the perceived problems with parking that will be caused by allotment holders parking in the road. The complainant states that parking in St Andrews Green is already under pressure from persons visiting the local shop (on the corner of Allens Lane) and also from workers who park there. The individual also has concerns regarding noisy equipment being used into the evening and disturbing residents.

These concerns are mitigated by the fact that the allotments will be let to local people. The smaller size of allotments will also restrict the use of any machinery. It should be noted that the land has for many years been leased to local residents for cultivation. A small increase in traffic movements cannot be avoided but is considered to be manageable in light of the space available within St Andrews Green.

PROPOSED DECISION

1. That the lease of land at St Andrew's Green, Meonstoke, shown edged red on the plan attached to the Decision Notice, to Corhampton & Meonstoke Parish Council for use as allotments be approved.
2. That delegated authority be given to the Head of Estates, in consultation with the Assistant Director (Chief Housing Officer), to determine and agree the terms of the lease..

REASON FOR THE PROPOSED DECISION AND OTHER ALTERNATIVE OPTIONS CONSIDERED AND REJECTED

Leasing the land to the Parish Council for use of allotments will make best use of this public land and support community development. No alternative sites for such provision are available in the area.

RESOURCE IMPLICATIONS:

Whilst it is recommended that the lease should not be subject to an annual charge, the City Council has agreed to meet costs of preparing the site from the existing Housing Revenue Account Estate Maintenance budget. All associated fees and running costs will be the responsibility of the Parish Council.

CONSULTATION UNDERTAKEN ON THE PROPOSED DECISION

All residents in the locality have been consulted on the proposals which resulted in the representation being made as detailed above, and a statutory consultation under section 123 of the Local Government Act 1972 has already taken place. One representation has been received which is considered above.

FURTHER ALTERNATIVE OPTIONS CONSIDERED AND REJECTED FOLLOWING PUBLICATION OF THE DRAFT PORTFOLIO HOLDER DECISION NOTICE

N/a

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DECLARATION OF INTERESTS BY THE DECISION MAKER OR A MEMBER OR OFFICER CONSULTED

None

DISPENSATION GRANTED BY THE STANDARDS COMMITTEE

Not applicable

Approved by: (signature)

Date of Decision

Councillor Caroline Horrill Portfolio Holder for Housing

Appendices:

Site Plan

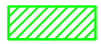
Site Address:- LAND AT ST ANDREWS GREEN, MEON STOKE




Winchester City Council
Estates Division

Scale:- 1:500
Date:- January 2016

Map Ref:- SU 6120

 = Open Space Land

 = Land to be leased to Parish Council

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