

# NORTHINGTON PARISH COUNCIL

## MINUTES OF THE MEETING OF THE COUNCIL

**Date:** Thursday 20<sup>th</sup> November 2025 **Time:** 6:30 pm

**Venue:** Village Hall, Northington

**Present:** Juliet Blanshard Chair  
Andrew Bason  
Rhona Hatchley  
David Corney  
4 members of the Village Hall Committee  
Wendy Simson Clerk

**Apologies:** Gail Taylor  
Russell Gordon-Smith District Councillor  
Margot Power District Councillor  
Claire Pinnger District Councillor  
Jackie Porter County Councillor

### **Welcome and apologies.**

The Chair welcomed everyone to the meeting including four members of the Village Hall Committee. Cllr Taylor sent apologies along with Cllr Power, Pinnger, Gordon-Russell and Porter.

### **Presentation on the roof work required for Northington Village Hall**

The Village Hall Committee informed the Parish Council that Northington Village Hall was built in 1887 and that the roof was still the original. A survey has shown that the timber is sound, but the nails used to secure the slates are failing meaning tiles are slipping down the roof. The survey was completed two years ago and predicted that work would be required within 5 years, and an estimate of costs was £50,000 plus VAT and fees.

The Village Hall Committee need to decide if the lantern and the chimney are maintained or removed from the roof as part of the project. The type of tile will also impact the costs with natural slates £20,000 more expensive than synthetic. Once agreement has been reached, then the Committee will need to apply for building regulations which will require a schedule of works.

The Committee have identified four companies to provide initial quotes for the work, and it is hoped that these will be available in the next 2-3 months.

**Q. Councillors asked if the project all needs to be completed at the same time or could it be broken down into stages?**

The Committee explained that the flat roof area was in good order, so it is only the pitched roof area which needs work. All the tiles would need to be removed, and this would allow access to the soffit boards and guttering which is usually difficult to get to. It is therefore suggested that all the work is completed at the same time. The guttering is cast iron and has failed in a number of places causing leaks, it appears that the soffit boards are sound so would just need to be treated. The Committee plan to replace the gutters with modern PVC fixtures which will require less maintenance in the future.

**Q. Councillors asked if the Committee had investigated grants which could support the project?**

The Committee explained that the quotes needed to be received to get a full understanding of the costs. Grants had been looked at but most had short timeframes and as the work is not planned for 18 to 24 months, these would not be suitable.

The Committee suggested that there could be an option for the precept be increased for the next 3 years to support the project but were aware that this would affect everyone in the Parish and potentially financially impact some who were less able to contribute. The precept request is required to be submitted by 9<sup>th</sup> January 2026, and it was agreed that this avenue of funding would not explore for 2026/27 as the Parish Council needed quotes and other funding to be identified.

The Clerk suggested that there may be Community Infrastructure Levy (CIL) for the work carried out at the Woolpack due to the Parish and agreed to ask Winchester Council for an update.

**Action:** Clerk to speak to Winchester about CIL funding

Cllr Bason informed the Committee that Suzanne Dixon from Winchester Council had presented to a group from the farming community about substantial grants which were not well used which would apply to supporting the Village Hall including work needed on heritage buildings. The website to find all grant opportunities is:

[Grants for Not for Profit Organisations - Winchester City Council](#)

Cllr Hatchley informed the Committee that the Church had applied to the Heritage Lottery Fund. This funding opportunity requires match funding so would need to Village Hall to have half the costs. The Committee explained that they had £15,000 which they were moving into an earmarked reserve for the project.

The Clerk suggested that the District and County Councillors had a funding allocation which could be utilised. Following the meeting the Clerk emailed all four Councillors, Margot explained that unfortunately the WCC Councillors don't have a pot and Cllr Porter has been reduced. Cllr Pinniger suggested that she may have access to some funding which could support the project, the Clerk has asked if the paperwork required could be forwarded.

**Action:** Clerk to forward paperwork from Cllr Pinniger when received.

*"Cllr Porter suggested that there are grants at WCC and to contact Jane Chuhan (work Mon-Thurs) her phone numbers are 01962 848256 or mobile 07980 732 135. The team offers grants up to £1K and up to £3K. The County Cllr grant is now modest (max £1000) but suggested other WCC grants may be more productive. The County Grant could be used to show support for other grants too.*

*Cllr Porter asked if the Village Hall Committee could affix solar panels? If so, there is something called the Shared Prosperity Fund that could bring in serious amounts of money but best to ask Jane she knows all about them!"*

Cllr Hatchley agreed to send an email to the village about the lantern as there may be support to sponsor this feature. The Village Hall Committee agreed to prepare the words they would like sent and forward to Cllr Hatchley.

**Action:** Village Hall Committee to draft email to all the village about funding for the lantern.

The Clerk also suggested speaking to a bid writer, these are companies who write grant applications for organisation like the Village Hall Committee. They do make a charge but, in most cases, include this charge within the bid they are completely and so in reality have no financial impact on the project, example of companies are:

- Grant Writers - [Grant Writers | Grant Writing Services – Best Grant Writers UK](#)
- Charity Fundraising Ltd - [Fundraising Consultants | Strategic Charity Consultancy | Charity Fundraising Ltd](#)

The Councillors suggested that the Christmas drinks party would be a good opportunity for the Village Hall Committee to talk to the community about the need for funds.

**Action:** Village Hall Committee to look at drafting a short speech for this event.

The Village Hall Committee members thanked the Parish Councillors for their support and all the suggestions to move the project forward and agreed to keep the Parish Council informed of developments.

The four members of the Village Hall Committee left the meeting.

**Declaration of Pecuniary & Personal Interests to note any conflict with any item on the agenda.**

None were declared.

**Any additional agenda items**

The Chair asked if there were any additional agenda items for the meeting, none were suggested.

**Minutes of the last meeting**

The Councillors reviewed minutes for the meeting on 23<sup>rd</sup> September 2025 and agreed the minutes as a true representation of the meeting. The Chair proposed that the minutes be formally accepted, Cllr Bason seconded this, the minutes were approved.

**Matters arising from the last meeting**

**Hampshire Association of Local Councils (HALC) courses for Councillors.**

The Clerk had looked at dates for additional Councillors to attend the Councillors update sessions but these were not suitable. The dates for this course and other courses are:

- Knowledge and Core Skills – 5<sup>th</sup> March (10am to 2:30pm)
- Local Council Governance – Understanding your responsibility – 26<sup>th</sup> November (10am to pm)
- Handling Challenging Individuals – 20<sup>th</sup> January (10am to 1pm)
- Digital and Data Compliance – 12<sup>th</sup> January or 12<sup>th</sup> March (10am to midday)
- Year End for Councillors – 4<sup>th</sup> March (10am to 12:30pm)

There is a charge for these courses but they provide excellent knowledge for Councillors along with the opportunity to meet other Councillors in the area.

A full list of courses and new dates can be found at:

[Training Events | HALC](#)

**Speed Indication Device (SID) Sign location application**

The Clerk informed the Council that this has been completed.

**Inform residents about locations for SID**

The Chair informed the Council that the residents who live close to the locations for the SID have been informed and the responses to date have been favourable.

**Design for replacement Bench at vantage point by church.**

The Chair informed Councillors that there had been two responses from the message asking about what the replacement should look like. One asked that it have longevity and the other for a design like the current bench.

The Chair has also spoke to Nick Barrington who created the original bench, he has now retired but suggested Nicola Hernshaw. Nicola's benches start at about £5,000.

The Chair also brough suggestions of a design with iron ends and wooden slats which could be replaced when they fail. The distinctive motive in the church wall which is mirrored on the existing bench could be replaced in the ironwork.

Councillors asked if the new bench could be double sided as the existing one is, allowing residents to look either at the church or the view. The Chair explained that this could be achieved by placing two benches back to back.

Councillors discounted the option for the heavy carved bench presented in the last minutes as it was suggested that it would not have the longevity desired.

**Action:** Chair to bring sketches and costs for the metal and slatted bench to the next meeting for decision.

### **Clearing area by the bench**

Cllr Corney informed the Council that he was waiting for a date from the collage but it would be before 1<sup>st</sup> April 2026.

### **Courier drop off point at the Village Hall**

Cllr Hatchley informed the Council that the Village Hall Committee had considered this proposal but there are issues with security, lighting, location and insurance. The Village Hall Committee also explained that the Children's Play Group which use the location three times a week have strict guidelines about anyone else being on the premises when they have children on site.

Councillors agreed to close this point.

### **District Councillors Reports**

The Councillors reports were circulated to the Parish Council earlier in the month.

### **Financial Update**

The Clerk informed the Councillors that the two grants of £1,000 to the Vaillage Hall and £600 to the church have both been made.

An application has been made by the Village Hall Committee for £500 from the One )Off Grant fund for repairs to the parquet flooring, this was approved.

[Clerk to transfer funds.](#)

### **Budget for 2026/27**

In advance of the meeting the Clerk prepared a short report detailing the costs to the end of 25/26 of £600 plus any invoices form the Village Hall for room hire. This would give a predicted closing balance on the Parish Council account of approximately £11,000, this figure does not include the CIL funding of £3,565.57. Councillors agreed that the values attributed to the budget lines were in line with spending in 25/26 and the increases suggested for 26/27 are justified. The budget was therefore agreed as:

	<b>2025/26</b>	<b>2026/27</b>
<b>HALC Affiliation fee</b>	£209.00	£250.00
<b>Churchyard upkeep grant</b>	£600.00	£600.00
<b>Village Hall upkeep grant</b>	£1,000.00	£1,000.00
<b>One off Grants</b>	£1,000.00	£1,000.00
<b>Insurance</b>	£250.00	£250.00
<b>Hall hire</b>	£200.00	£300.00
<b>Clerk's Salary</b>	£1,200.00	£1,200.00
<b>PAYE &amp; NI</b>	N/a	£240.00
<b>General Admin</b>	£100.00	£50.00
<b>Audit (internal + external)</b>	£50.00	£50.00
<b>Defib battery &amp; pads</b>	£150.00	£250.00
<b>Website</b>	£100.00	£100.00
<b>Training</b>	£100.00	£300.00
<b>Contingency</b>	£400.00	£200.00
<b>Total expenditure</b>	<b>£5,359.00</b>	<b>£5,790.00</b>

Councillors approved a 5% increase on the precept from £5,508 to £5,783.

Action: Clerk to complete and return precept request.

### **Village Hall Update**

Cllr Hatchley informed the Council that there was no further update from the Village Hall Committee.

### **Planning applications & related matters**

The Parish Council have had no planning application since the last meeting.

The Councillors have been contacted by residents about the work being carried out at the Spinney following the application granted in 2023 (23/01596/FUL). The ridge height of the new dwelling in relation to the existing surrounding building has been questioned. Residents believe that whilst the new dwelling is the correct height that foundations were too high.

Winchester Planning Department have reported on 10<sup>th</sup> October 2025 that *“an Enforcement Officer has conducted a site visit to assess the physical dimensions of the development in relation to the approved plans granted under Planning Permissions REF: 23/01596/FUL and 24/00918/NMA. Upon inspection, it was verified that the development aligns with the specifications and measurements detailed in the approved plans. Therefore, Enforcement Team has formally recommended that the case be closed.”*

The residents have raised a complaint about the investigation undertaken by Winchester Planning Team which were summarised as:

*“You have expressed dissatisfaction with the enforcement investigation into the alleged breach of planning control at the above address. Specifically, you believe the development under permission 23/01596/FUL does not comply with the approved plans, particularly regarding the building’s height relative to the ridge height of the neighbouring property at 75 Northington.*

*You referenced the following plans:*

- *Proposed site elevations with 07/01339/FUL – L-1892-3-235*
- *Proposed site elevations with 07/01339/FUL – L-1892-234*
- *Proposed North and South Elevations with 07/01339/FUL – L-1892-3-233*

*You are concerned that these plans, which include specific measurements, were overlooked in favour of those showing approximate heights. You also raised concerns that the ridge-to-ridge relationship between the properties was not measured during the enforcement investigation. As part of this complaint, you are requesting the enforcement case be reopened, that ridge height comparisons be undertaken, and that a further written response be provided.”*

The conclusion of this complaint by the Sarah Armstrong Service Lead – Built Environment at Winchester City Council was:

*“Based on my review, I am satisfied that the planning assessment considered the proposed dwelling’s measurements and its context. There is no evidence that undue weight was given to illustrative drawings referencing neighbouring properties. The ridge height was considered early on in the process, and amended plans were submitted.*

*Therefore, I am of the opinion that there is no evidence that suggests that the planning assessment put significant weight on the comparative drawings. It appears to me from my discussions and investigation that the application was considered on its merits and the suitability of the proposal within its immediate context was assessed from observations from the site visit. On this basis I am not proposing to reopen the enforcement investigation. I appreciate that this is not the outcome you were hoping for but my conclusion is based on a detailed consideration of all relevant matters.”*

A stage 2 complaint to the Chief Executive of Winchester City Council has been raised on 17<sup>th</sup> November and the residents are asked the Parish Council to support the request for a survey to carry out a ridge-to-ridge measurement between the dwellings.

The Councillors agreed to write to the Chief Executive of Winchester City Council asking that this survey be carried out to ensure an acceptable conclusion can be drawn to this issue. The Chair agreed to draft the letter and circulate to all Councillors for approve prior to it being sent by the Clerk.

**Action:** Chair to draft letter.

### **Lengthsman**

Cllr Bason requested that an email be sent to the community asking for any outstanding activity be flagged so the Lengthsman can be directed to complete them at the next visits.

The remaining dates for the Lengthsman visits in 2025/26 are:

- 15<sup>th</sup> December 2025
- 10<sup>th</sup> March 2026

The list of activities that can be undertaken by the Lengthsman are:

### **SCHEDULE ONE – DUTIES OF PARISH LENGTHSMAN**

**(This schedule lists the duties the Parish Lengthsman may undertake).**

- 1 Drainage**
  - \* Clearing existing drainage grips
  - \* Maintaining ditches
  - \* Cleaning channels
  - \* Clearing outfalls
  - \* Rodding pipes (off highway)
  - \* Flood prevention works (as specifically directed by the County Council as Further Works)
- 2 Signage**
  - \* Cleaning (non-illuminated)
  - \* Minor repairs
- 3 Other Minor Works**
  - \* Remove soil/detritus
  - \* Cutting back vegetation overhanging the road or footway
  - \* Clearing footways of weeds/moss
  - \* Removing vegetation from parapets or fences
  - \* Grass strimming
  - \* Reporting defects
  - \* Sweeping
  - \* Litter picking
  - \* Removing fly-posting
  - \* Unauthorised sign and graffiti removal
  - \* Cleaning street name plates
  - \* Cleaning bus shelters
  - \* Minor repairs to street furniture
  - \* Staining and painting of street furniture/fences/pavilions
  - \* 'Village upkeep'

### **SCHEDULE TWO – EXCLUDED WORKS**

**(This schedule lists the duties the Parish Lengthsman may not undertake.)**

**1 Cleaning, repair or any work on:**

- \* Street Lighting
- \* Illuminated signs and bollards (i.e. any street furniture with an electrical connection)
- \* The live road,
- \* Patching and structural repairs (no excavation due to possibility of underground apparatus), and
- \* Emergency call-outs to highway incidents

**General Correspondence**

**Roadworks at M3 Junction 9**

The Clerk circulated an email from Hampshire Highways about the closure dates for the project on M3 at J9.

**Hampshire Local Government Reorganisation**

The Government has now launched its public consultation on the future of local government across Hampshire and the Solent area as part of national plans for local government reorganisation.

The Government's consultation runs until 11 January 2026. Details of how to take part can be found on the [consultation webpages](#).

**Reader at Nine Lessons and Carols**

The Parish Council have been asked for a member to volunteer as a Reader at the Nine Lessons and Carols church service on Sunday 21<sup>st</sup> December from 6pm. Cllr Corney agreed to volunteer.

**Action:** Chair to inform Church Warden.

**SSE Electricity Networks - access signage Church/field locality**

To support members of the SSE Electricity Network Team who arrive in the car park of St Johns Church and take a direct route to SSE's apparatus in the field. As they are not able to locate the very agreeable so-called, kissing-gate, which offers ideal & unobstructed access just 60m or so to the right of the car park. The Parish Council are if they could put up some small signage to guide the teams, who often arrive in poor weather & at night, to the access gate. It is suggested that a simple yellow sign approx. 20cm x 15cm with SSE Electricity and perhaps 'APPARATUS ACCESS THIS WAY' or similar.

Councillors discussed this request and agreed that in the dark the sign would not be visible and so would not solve the issue. Instead the Councillors suggested that the What.Three.Words location of the gate be given to the teams.

**Action:** Clerk to respond to the request.

**Date of the next meeting**

Proposed dates of 2026 meeting.

- Thursday 22<sup>nd</sup> January
- Thursday 19<sup>th</sup> March
- Date tbc with Village Hall Committee for May
- Thursday 16<sup>th</sup> July
- Thursday 17<sup>th</sup> September
- Thursday 19<sup>th</sup> November

Councillor agreed these dates.

The meeting ended at 8:45pm