

**Minutes of the Extraordinary Amport Parish Council meeting held on Tuesday 24th August 2021,
7.30pm at Monxton & Amport Village Hall**

Present: Cllr S Coke - Vice Chairman, Cllr Mrs S Baker, Cllr T Grimshaw, Cllr A Maddern, Cllr A Montagu, Cllr Mrs S Richardson & Cllr Mrs D Stephenson

Also present

Mr T Hartigan (non voting member)
Test Valley Borough Councillor Mrs Maureen Flood
Caroline Unwin-village correspondent
Heather Bourner – Parish Clerk
27 Members of the Public

Apologies:

Apologies for absence had been received from HCC Chris Donnelly, Test Valley Borough Councillor David Coole, Cllr T Hawkings-Byass, Cllr W Hawkings-Byass & Cllr C Harris.

1.WELCOME.

Cllr Coke acting Chairman for this meeting welcomed everyone in attendance.

2.DECLARATION OF INTERESTS.

There were no declarations of interest.

3.AMPORT HOUSE PLANNING APPLICATION. 21/02304/FULLN Amport House, Furzedown Lane, Amport, SP11 8BG Conversion of Amport House into a Boutique Hotel with additional accommodation in the grounds (planning use class C1), kids club, energy centre, cycle storage, new swim club (planning use class E) and landscaping enhancements

Cllr Coke opened the meeting by providing details of the application which was the only matter for discussion at the meeting. He referred to an open day at the site which had been attended by members of the Parish Council. He confirmed detailed plans could be reviewed on the TVBC website. Members of Monxton Parish Council were also in attendance as the application impacted on their parish. He encouraged all residents to submit any comments they had on the application before the deadline of 03/09/2021. He confirmed the applicant had taken pre application advice from TVBC and that they had been communicating with the Parish Council. The Owners had been invited to attend this meeting but were unable to following an issue that arose at another hotel in the chain.

He explained that the Parish Council as statutory consultees can respond to the application and would like to hear the views of local parishioners to help form their views. He invited the members of public present to comment, a list of the points made is as follows

A representative of Monxton Parish Council said the Parish had serious concerns regarding the volume of traffic using the facility would create in particular those using the already very narrow Monxton High Street

The traffic management plan has not sufficiently considered the volume of visitors and the considerable parking that will be required.

There is no realistic public transport available.

If the application is granted traffic signs need to be significantly improved in particular at the junction of the main gate and Furzedown Lane and consideration given to a 20mph speed limit particularly near the school.

There is a covenant attached to Furzedown Lane which allows use of the lane by the owners of Amport House, but it is not clear whether this extends to other users of the site.

Access roads into Amport-Keepers Hill. Wiremead Lane, & Sarson Lane all will need to be considered in detail, signage, passing spaces and volume of traffic are of particular concern.

The traffic plan at present is theoretical if the application is granted two groups of people will use the site, those who know where it is will use the quickest and shortest route and visitors and deliveries will follow sat nav instruction.

Volumes of traffic from Amport through Monxton heading toward Andover is already enormous.

Possible routes cross over bridges which may have weight limits on them which will impact on which routes lorries can use

The developer needs to provide clarification of their business plans, they are suggesting traffic movement will be the same as when the MOD used the building which is highly unlikely. It also needs to be clear how many people can become members and what membership means in the way of facilities which can be accessed. Leisure & spa offers are likely to produce much more traffic, this along with the volume of restaurant users will almost certainly require more parking than in the plan.

Noise abatement is an issue for those who live nearby- noise generated by outdoor events, including outdoor eating, and specific functions for example weddings is a cause for concern.

There should be a complete ban on fireworks

The site of the Kids Club needs to be reconsidered, small children near a car park is a recipe for disaster. Moving this could also help with traffic flow around the site.

Will Broadband provision impact on the bandwidth and users in Furzedown Lane?

Is there capacity for the sewage that will be created by the hotel given the current issues in the area.

Will there be any CIL funds generated by this application from which the Parish can benefit?

Should there be a PR exercise to fight the application in which case there would need to be more villagers to support the cause. Could the PC consider posting a flyer through the door of every household.

There needs to be signage on Furzedown Lane only allowing residents vehicular access, cameras can be installed to monitor this.

What is the goal, is it to object to the whole development? Most villagers are not against a development but are concerned about traffic in both development and use stages. However, the owners are listening and open to suggestions.

Some residents are excited about the development those with small children are keen on the swimming pool and children's club, adults like the idea of being able to visit and eat in the restaurant

TVBC Maureen Flood encouraged all individuals to submit their views to the planning officer dealing with the case. The Clerk confirmed any objections need to relate to planning policies but never the less comments regarding concerns can be submitted.

Cllr Grimshaw said in his view, the development is a good thing but the current plans are not realistic or transparent. He suggested the Parish Council need to have regular communication with the developer and as plans are developed have the opportunity to review these. He said if Another Place want to be a good neighbour, they will want to do this and to ensure staff and deliveries stick to agreements made. In particular improved construction & operational plans need to be seen as the current traffic plans remain weak. He suggested Amport Parish Council approach HCC highways again about concerns regarding current traffic volume as well as the additional traffic which will be generated if this proposal is approved. All Councillors agreed they did not object to the planning application but did have concerns regarding other matters in particular traffic management, sewage capacity and the site of the Kids Club. Tim Hartigan said he was happy to discuss these issues with the owners.

Cllr Mrs S Baker therefore proposed the Parish Council support the application to develop Amport House but submit comments regarding all of the concerns raised. This was seconded by Cllr Mrs D Stephenson. All in favour

4 CLOSE OF THE MEETING

The Chairman thanked everyone for coming and closed the meeting.

5)DATE OF THE NEXT MEETING

The next meeting will be on Monday 20th September 2021. This will be the Annual Parish Meeting and will start at 7.00pm

