Minutes of the Full Council Meeting
held at Itchen Abbas and Avington Village Hall on
Thursday 1st October 2026 at 7.00pm.

Members attending:
Cllr Appleby (Chairman), Cllr Beresford, Cllr Jeffes, Cllr Langford, Cllr Moffatt, Cllr Swinstead.

In attendance:
Cllrs Pinniger and Power Winchester City Council (WCC), Cllr Porter (7.50pm) Hampshire County Council (HCC)
Victoria Richardson (Clerk), One resident of the parish.

1. **Apologies received:**
   Itchen Valley Parish Council (IVPC) Cllr Andrews, Cllr Johnston
   WCC Cllr Gordon-Smith, One resident of Martyr Worthy.

2. **Declaration of interest:**
   None.

3. **Public participation:**
   None

4. **Minutes of the last meeting:**
   Resolved: The minutes of the Full Council Meeting held on 3rd September 2026 were approved and signed by the Chairman.

5. **City and County Councillor Reports:**
   Noted: Report from WCC was noted.
   Cllr Pinniger explained that the outcome of the withdrawal of the Local Government Reform (LGR) is still unknown, but it is thought that the Mayoral elections for Hampshire and Solent will still proceed in May 2027 and the Unitary Authority will commence May 2028.
   (8.00 pm) Cllr Porter briefed the meeting on her report and highlighted again the availability of grants for EV street chargers from HCC and noted that Hazeldene Gardens had previously expressed an interest.

6. **Council Matters:**
   a) **Resolved:** To approve and adopt Diversity, Equality, Inclusion policy
   b) **Resolved:** To approve and adopt Safeguarding policy
   c) **Resolved:** To approve and adopt Emergency Plan and the Chairman noted to review ahead of the Annual Parish meeting.
   d) **Noted:** The Chairman noted that he has been nominated for the role of Vice Chairman of Winchester District Association of Local Councils (WDALC).

e) **Noted:** Cllr Swinstead is continuing to have conversations with a resident of Easton regarding them becoming a Councillor.

7. Financial Matters:

a) **Resolved:** Cllr Moffat approved and signed September/ Q2 Bank Reconciliation (attached)
b) **Noted:** The meeting noted Q2 bank balances as Current account £24,816.57 and Deposit account £44,012.43
c) **Resolved:** Cllrs Moffatt and Jeffes reviewed and signed the Bills to Pay (attached)

8. Highways & Transport:

a) **Noted:** Cllr Appleby noted the M3/J9 Improvement Project progressing well and IVPC continue to update the website with information supplied by the contractor.
b) **Noted:** Cllr Appleby confirmed that the meeting with Cllr Forster HCC regarding Easton traffic issues went ahead and he was driven around the area to highlight the issues. There will be a meeting of the Highways & Transport working group on Monday 26th October at The Chestnut Horse at Easton to discuss next steps.
c) **Noted:** IVPC have received request from 4 residents of Martyr Worthy for additional bus shelter at Chilland. Cllr Appleby will contact the landowners at potential sites at Couch Green and Chilland for permission and the Clerk will apply for the grant from HCC Passenger Transport Services once permission is received.
d) **Noted:** The meeting noted the request received from a resident of Martyr Worthy for village entry gates, with the aim to reduce the speed of traffic through the village. IVPC decided not to proceed due to the effectiveness on speed reduction and on-going costs and issues with maintenance of the signs.
e) **Noted:** Cllr Langford commented on the lack of cycle paths that exist in the Valley and surrounding area and asked if WCC were planning to look at improving. Cllr Power explained it is HCC responsibility and when Unitary Authorities take over unlikely to be any money available for this.

9. Website:

Resolved: IVPC agreed that David Wolfe continues as webmaster and therefore keeps his access to Workdrive on Zoho.

10. Law & Order:

a) **Noted:** A meeting has been arranged for Tuesday 20th October at Itchen Abbas & Avington Village Hall for all those interested in joining the volunteer Community Speed Watch group. Cllr Swinstead to complete application form on behalf of IVPC for Boomtown Grant for approx. £520 towards costs of the equipment.
b) **Noted:** Cllr Swinstead noted a request from a resident of Marty Worthy for an increase in police speed vans at the Grace's Farm/Easton Lane junction. This has been put forward to PC Hurt who explained that there may be regulations that prevent that specific area being suitable for a van but has passed on the request to the traffic department.

11. Planning applications received up to Thursday 24th September 2026 and any other planning issues.

a) **Noted:** Cllr Langford noted the WCC Local Plan 2026-2044 was out for consultation but only regarding the methodology, not a call for sites.

b)

Application No.	SDNP/26/03504/HOUS
Location	Dymoke Cottage, Church Lane, Easton, SO21 1EH
Proposal	Two storey side extension
Comment	No comment.

Application No.	SDNP/26/03630/PA13A
Location	Pumping Station, Easton lane, Easton, SO21 1DG
Proposal	Nitrate removal plant installation
Comment	We do not object to the principle of the development. The site is within an SSSI protection zone. However, the nitrate removal process will produce a significant nitrate-rich residue in some form or other to be disposed of. It should be a condition of any permission that this must not be disposed of into the River Itchen or chalk groundwater and that the disposal method should be approved of by the Environment Agency

Application No.	SDNP/26/03272/HOUS
Location	Newlands Acre, Main Road, Itchen Abbas, SO21 1AT
Proposal	Proposed swimming pool and associated plant room
Comment	No comment.

Application No.	26/01749/PNC4
Location	Itchen Down Farm, Northington Road, Itchen Abbas, SO21 1BS
Proposal	Change of use from Agriculture to flexible commercial use
Comment	Object While the sustainable reuse of agricultural buildings can be acceptable in principle, the specific impacts of Class B2 industrial operations on nearby residential amenity and highway safety at this location are significant and unmitigated. We have the following material planning considerations: **1. Residential Amenity & Noise Impacts (Class B2 General Industrial)** You advise us that the applicant has confirmed to you that the proposed use is Class B2 (General Industrial). By definition, Class B2 development involves operational noise, vibrations, potential dust, and industrial activities that are inherently incompatible with a residential location without strict operational controls. • **Proximity to Residential Dwellings:** There are four residential properties located in close proximity to the development site (between 10 metres and 40 metres away), owned and let by the applicant. In addition, there are two further independent residential dwellings located approximately 150 metres from the site.

- **Right to Quiet Enjoyment:** Tenants and nearby residents are entitled to quiet enjoyment of their homes. Uncontrolled B2 operations—potentially involving heavy machinery, power tools, workshop activities, or unsocial operating hours—would cause a severe loss of residential amenity.
- **Lack of Noise Assessment & Control:** The application fails to provide a comprehensive Noise Impact Assessment or noise mitigation scheme. Should the Local Planning Authority be minded to approve the application, strict conditions **must** be attached to restrict:
    - Operating hours (prohibiting evening, night-time, weekend, and Bank Holiday operations).
    - Maximum noise emissions (dB thresholds at the nearest residential boundary).
    - Outdoor operations or external machinery loading/unloading.

2. Highway Safety, Access Constraints & Traffic Generation

The local road network accessing the site from the B3047 via either Northington Lane or Rectory Lane is physically constrained and unsuited for increased or heavy vehicle traffic.

- Physical Road Constraints: Both access routes involve roughly 1 kilometre of narrow, single-track lane hemmed in by earth banks and mature hedges, with limited passing places.
- Cumulative Traffic Impact:
    1. Anaerobic Digester Route Movements: The applicant asserts that there will be no net increase in traffic compared to the buildings former agricultural use which included grain storage. However, this assertion overlooks the operational shift in farm cropping policy. The land now produces feedstock off farm for Anaerobic Digester consumption which involves more large vehicle movements than the previous grain lorries using these same narrow lanes, the proposed B2 use will generate *additional*, separate industrial and delivery vehicle movements.
    2. Approved Nearby Developments: The local access network is already set to absorb substantial additional vehicle movements from approved planning permissions at New Farm (comprising 9 residential houses and approximately 7,500 sq. ft. of office space).

3. Requirement for a Comprehensive Transport Assessment / Traffic Management Plan

Paragraph 115 of the National Planning Policy Framework (NPPF) requires planning authorities to ensure that safe and suitable access can be achieved for all users and that any significant impacts on the transport network or highway safety are mitigated.

Given the single-track nature of Northington Lane and Rectory Lane, the combination of industrial deliveries, residential traffic, and agricultural vehicle movements presents a high risk of vehicle conflict, damage to soft verges and high banks, and severe safety hazards for cyclists, pedestrians, and horse riders.

Before this application can be determined, the Council **must require a comprehensive Traffic Impact Assessment and Transport Management Plan**. This plan must rigorously evaluate:

- The cumulative traffic load on the access roads to the B3047 (taking into account the New Farm development and the ongoing AD movements).
- Swept-path analyses for commercial delivery vehicles negotiating the single-track lanes.
- The physical capacity and safety of the access network.

Conclusion

The previous agricultural use of the building involved intermittent use by one or two people, a B2 use will involve a much more intensive use and the proposal

risks causing significant noise pollution to nearby residents and creating adverse highway safety conditions along rural, single-track lanes.
We urge the Local Planning Authority to refuse this application in the absence of a detailed Transport Plan and Noise Impact Assessment, or at minimum, impose robust planning conditions limiting noise emissions, vehicle movements, and hours of operation to protect the local community.

12. Environment Working Group (EWG):

a) **Noted:** Cllr Langford has chased up Southern Water (SWA) again to progress the planning situation with the Avington Sewage Plant that has been ongoing for over 14 years. Cllr Porter will investigate the original paperwork that was served by the Environment Agency (EA) to SWA regarding the plant. Cllr Power also suggested Cllr Langford send her all the details as she has a site meeting with SWA on another matter and will bring this up. Cllr Jeffes noted that Tim Sykes from the EA has been looking after the interest of the River Itchen for many years and would be worth contacting for advice too.

b) **Noted:** Cllrs Appleby and Langford will investigate digging the hole for the replacement Whitebeam tree.

c) **Noted:** Cllr Langford reported on the Community Energy Scheme which is available to apply for funding from the Great British Energy Community fund to help install clean energy assets. He will investigate further and report back at the November meeting as the deadline for applications is 12th November 2026.

13. **Rights of Way Working Group (ROWWG):**

Noted: Cllr Jeffes reported that he has completed 5.9 miles of mowing for IVPC over many footpaths which also included bramble cutting and hedge trimming and 2.4 hours of mowing for Itchen Stoke & Ovington Parish Council as well as hedge cutting and that is all the footpaths completed for the season.
He has asked Swiss Services to quote for hedge cutting the footpaths to Itchen Wood (40,44,471 & 472).
Resolved: IVPC approved the replacement of the blade kit on the mower at an approx. cost of £100.
Cllr Langford expressed his thanks on behalf of IVPC for the huge amount of work that Cllr Jeffes carries out for the benefit of the parish and Cllr Porter also thanked him for his work on The Watercress Way.

14. Open Spaces:

a) **Resolved:** To approve Kiss Tree Management to include tree survey at Old School Field for a cost of £100.

b) **Noted:** The Clerk and Cllr Beresford reported on the feedback received from South Downs National Park Authority (SDNPA) regarding the unsuccessful application for funding for Couch Green development project. It was agreed to set up a working party with Cllrs Appleby, Beresford and Porter to investigate alternative funding options.

c) **Noted:** Cllr Appleby to contact Kevin Rosewell regarding the broken Easton fingerpost

and obtain quote for repair.
Cllr Moffat to look at the fence and pedestrian gate at the bottom of Couch Green playing field and obtain quotes for repairs.

15. Village Halls:

Martyr Worthy- nothing to report
Itchen Abbas & Avington- Cllr Langford reported that several pieces of equipment need replacing and running costs are increasing so the hall has decided to raise the hire rates by 10%.
Easton-Cllr Swinstead noted that the hall will not be proceeding with installing a parcel collection locker.

16. Items for Consideration:

To contact Philip Wolfe regarding the Upper Itchen Valley Society signposts that need repair.
A request received by Cllr Appleby from a young resident requesting a skate park.

17. Date and Time of next Full Council Meeting:

Thursday 6th November at 7.00pm at Itchen Abbas & Avington Village Hall

The meeting was closed at 8.55pm.

Itchen Valley Parish Council

Prepared by: Victoria Richardson Date: 01/10/26

Name and Role (Clerk/RFO etc)

Approved by: [redacted] Date: 1-10-26

Name and Role (RFO/Chair of Finance etc)

	Bank Reconciliation at 30/09/2026			
	Cash in Hand 01/04/2026			50,297.85
	ADD			
	Receipts 01/04/2026 - 30/09/2026			42,508.98
				92,806.83
	SUBTRACT			
	Payments 01/04/2026 - 30/09/2026			23,977.83
A	**Cash in Hand 30/09/2026** (per Cash Book)			**68,829.00**
	Cash in hand per Bank Statements			
	Petty Cash	30/09/2026	0.00	
	Unity Trust Current	30/09/2026	24,816.57	
	Unity Trust Reserve	30/09/2026	44,012.43	
				68,829.00
	Less unpresented payments			
				68,829.00
	Plus unpresented receipts			
B	**Adjusted Bank Balance**			**68,829.00**
	A = B Checks out OK			

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Itchen Valley Parish Council

PAYMENTS (AWAITING AUTHORISATION) LIST

30 September 2026 (2026-2027)

Vouche	Code	Date	Minute	Bank	Payment Ref.	Description	Supplier	VAT Type	Net	VAT	Total
81	Hall Hire	04/09/2026	FCM 4th June 2026 7.c)	Unity Trust Current		Hall Hire	Itchen Abbas & Avington V	X	20.00		20.00
82	Insurance	04/09/2026	FCM 3rd September 2026 7.e	Unity Trust Current		Insurance	Macpherson Easton School	X	380.75		380.75
83	Open Spaces	08/09/2026	FCM 4th June 2026 7.c)	Unity Trust Current		Grounds Maintenance	Green Smile Ltd	S	222.93	44.59	267.52
84	Section 137	08/09/2026	FCM 3rd September 2026 7.(	Unity Trust Current		Grant	Citizens Advice Winchester	X	800.00		800.00
85	Open Spaces	17/09/2026		Unity Trust Current		War Memorial Maintenance	Haddonstone	S	105.83	21.17	127.00
86	Staff Costs	22/09/2026	FCM 4th June 2026 7.c)	Unity Trust Current		Staff Costs	Victoria Richardson	X	1,206.84		1,206.84
87	Staff Costs	21/09/2026	FCM 4th June 2026 7.c)	Unity Trust Current		Pension	Nest Pensions	X	55.48		55.48
88	Hall Hire	01/10/2026	FCM 2nd July 7.e)	Unity Trust Current		Hall Hire	Itchen Valley PCC	X	20.00		20.00
89	Audit/Payroll	01/10/2026		Unity Trust Current		Payroll Processing	JLK Accounting Ltd.	S	45.00	9.00	54.00
90	Staff Costs	01/10/2026	FCM 4th June 2026 7.c)	Unity Trust Current		PAYE/NI	HMRC	X	208.48		208.48
91	Office Expenses	01/10/2026		Unity Trust Current		Office expenses	Victoria Richardson	S	3.67	0.73	4.40
92	Technology	01/10/2026		Unity Trust Current		Adobe	Victoria Richardson	S	16.64	3.33	19.97
93	Office Expenses	01/10/2026		Unity Trust Current		Office expenses	Victoria Richardson	S	3.67	0.73	4.40
94	Footpaths	01/10/2026		Unity Trust Current		Petrol	Cllr Chris Jeffes	S	80.17	16.03	96.20
95	Footpaths	01/10/2026		Unity Trust Current		Footpath Maintenance	Cllr Chris Jeffes	S	21.07	4.22	25.29
96	Footpaths	01/10/2026		Unity Trust Current		Footpath Maintenance	Cllr Chris Jeffes	X	117.15		117.15
97	Training & Travel	01/10/2026		Unity Trust Current		Training and Travel	Victoria Richardson	X	17.60		17.60
98	Open Spaces	01/10/2026		Unity Trust Current		Playground maintenance	Foard Building & Maintenar	X	516.36		516.36
								Total	**3,841.64**	**99.80**	**3,941.44**

Prepared by: Victoria Richardson — Date: 30/09/26.

Name and Role

Approved by: [redacted] — Date: 1-10-26

Approved by: [redacted] — Date: 1/10/26

Name and Role