



## **OAKLEY AND DEANE PARISH COUNCIL**

### **MINUTES OF THE ORDINARY COUNCIL MEETING**

#### **HELD AT NEWFOUND PAVILION**

#### **ON THURSDAY 16<sup>TH</sup> NOVEMBER 2023 7:30 PM**

Councillors of Oakley and Deane Parish Council were summoned to attend the Ordinary Council Meeting at Newfound Pavilion on Thursday 16<sup>th</sup> November 2023. Members of the press and public were also invited to attend.

The public session commenced at 7:30 PM followed by the Council meeting at 7:40 PM. The business to be transacted at the meeting was set out in advance as of Friday 10<sup>th</sup> November. Councillors and the public were requested to note that this meeting was recorded by the Council and may also be subject to recording by members of the public.

#### **Guest Speaker 6:30 PM - Hook Lane Solar Panel Farm**

Ahead of the November 16<sup>th</sup> '23 Ordinary Council Meeting, Mr. Jamieson (Planning & Development Manager) from Intelligent Alternatives spoke about the proposed Solar Panel Farm on the land off Hook Lane, Malshanger. Members of the Council and public were invited to attend, as Mr. Jamieson was looking to engage with the local community and learn about any potential issues.

The presentation commenced at 6.30 PM followed by the Ordinary Council Meeting at 7.30 PM. Three members of the public were in attendance, two of which were residents from Wooton St. Laurence, along with BDBC Cllr. Taylor. Members of the Parish Council present: Cllr. Hayman (Vice Chair), Cllr. Condliffe, Cllr. Wain, Cllr. Green, Mrs. Beere (Clerk) and Mrs. Meyer (Deputy Clerk).

Specifics relating to the proposed site were accompanied by detailed maps/imagery demonstrating the decision-making process and impact on the surrounding landscape. A summary of following main facts and benefits of the proposal:

- The site would hold a 30MW solar farm.
- This would see the equivalent of 8,750 local homes powered annually, contributing to a carbon free, low cost, domestic electricity supply system.
- The site has been designed to remain in agricultural use and will diversify the estate's operations.
- The installation is temporary (40 years), fully reversible, with no change of use on the site to brownfield.
- They anticipated substantial biodiversity net gain.
- The site is generally well contained, to minimize the visual impact on the surrounding landscape.
- There will be no battery energy storage on site, as part of the application.
- There is no direct impact on Public Rights of Way (PROW) as a result of panels, with only minor disturbance expected as a result of 'rolling' cable work during the build.
- Existing access to the site would be used to/from the B3400 Andover Road, with no traffic associated with the construction phase passing through Oakley, Deane or nearby villages.

Furthermore, there was a proposed community benefit fund of £80,000 offered by the applicant (NextEnergy) irrespective of whether or not the Parish Council support the Solar Panel Farm application. Members of the Council were later (agenda ref. point 131/23) asked to review the community deed agreement and bribery compliance act letter (see attachment A ref: Guest Speaker and point 131/23 i) sent by Intelligent Alternatives on behalf of the applicant NextEnergy, to determine how the Parish Council wish to proceed.

Mr. Jamieson answered all questions from those in attendance relating to the community benefit fund, site traffic and 'rolling' cable work routes to be taken, the biodiversity impacts and concerns relating to the pending Manydown development which may coincide with the Solar Panel Farm installation. Cllr. Taylor (BDBC) will connect with Mr. Jamieson to help facilitate any information required relating to the Manydown development with Urban&Civic. When asked about battery storage facilities on site, Mr. Jamieson said that it would be open to the company to apply at a later stage to have battery storage facility at the site.

To close the meeting the Council thanked Mr. Jamieson (Planning & Development Manager) from Intelligent Alternatives for his presentation and would like to encourage any members of the public with further questions relating to the proposed Solar Panel Farm on the land off Hook Lane Malshanger, to contact the Clerk or Deputy Clerk.

All members of the public and Mr. Jamieson departed 7:15 PM, to allow a short break ahead of the Ordinary meeting of the Council commencing at 7:30 PM.

### **Ordinary Meeting of the Council - Opened**

**Present:** Cllr. Hayman (Vice Chair), Cllr. Bullions, Cllr. Condliffe, Cllr. Ellison, Cllr. Chisnall, Cllr. Green, Cllr. Wain, Mrs. Beere (Clerk) and Mrs. Meyer (Deputy Clerk), Cllr. Taylor (BDBC) and Cllr. Henderson (HCC).

### **Public Session 7:30 PM**

No members of the public attended the meeting on this occasion.

Mr. Burns, a resident of Oakley was present to be co-opted as a new councillor (Ref: point 116/23) as part of the evenings proceedings.

### **Council Meeting 7:40 PM**

#### **114/23 Apologies for absence**

Apologies for absence were received from Cllr. Rowley (ODPC Chair), Cllr. Archer (ODPC) and Mrs. Moody (ODPC RFO)

#### **115/23 Leave of absence requested for Cllr. Archer and Cllr. Rowley**

A leave of absence from all Parish Council business was granted for Cllr. Archer and Cllr. Rowley (Chairman) to be reviewed in January 2024. During this period Cllr. Hayman (Vice Chair) will be acting as Pro tempore Chair for the evenings meeting, and where required on Council matters till further notice.

#### **116/23 Co-option of new councillor**

Mr. Burns, a resident of Oakley had volunteered to be co-opted onto the Parish Council and had sent their personal statement to the Clerk, who had forwarded it to all members in advance. Proposed by Cllr. Condliffe, seconded by Cllr. Wain it was agreed by all members present that Mr. Burns be co-opted and will serve the East Oakley West Ward. The Clerk witnessed Mr. Burns sign his acceptance of office form and to be counter signed following the meeting and processed accordingly. Cllr. Burns will be invited to attend all meetings so that he can better understand where his interests and experience can most benefit the council, and where he will most enjoy working.

#### **117/23 Minutes of previous meeting**

Minutes of the October '23 meeting as previously circulated, were agreed to be accurate. Proposed by Cllr. Hayman (p.t Chair), seconded by Cllr. Bullions and agreed by all members present the p.t Chair signed and initialled the minutes.

**118/23 Declaration of interest**

Arising from this agenda, Councillors were invited to declare any relevant interests. Notwithstanding this item, Councillors could subsequently declare an interest at any point during the meeting. None were raised at this point or during the meeting on this occasion.

**119/23 Urgent matters**

No decisions were to be taken on any items raised other than to delegate to Clerk to address or defer to next meeting. None were raised at this point during the meeting on this occasion.

**120/23 Hampshire County Council (HCC) November '23 report given by HCC Cllr. Juliet Henderson, Candovers Oakley and Overton Division.**

Cllr. Henderson, Hampshire County Council (HCC) Candovers Oakley and Overton Division presented her November '23 report. This included the following information, please refer to attachment B for full details:

- Update HCC Budget Restrictions
- Update to Hampshire Minerals and Waste Plan latest
- Consultation on proposed changes to school and post-16 transport
- County Council renews commitment to Hampshire's Armed Forces
- Useful links for power cuts and flooding
- Household Support Fund
- Reporting Highway Problems

The Council thanked (HCC) Cllr. Henderson for her presentation and would like to encourage any members of the public with questions relating to the HCC November '23 report to contact (HCC) Cllr. Henderson directly on: [juliet.henderson@hants.gov.uk](mailto:juliet.henderson@hants.gov.uk)

***MEETING PAUSED – Cllr. Henderson (HCC) departed the meeting.***

As Cllr. Taylor (BDBC) had to depart the meeting early, a verbal update was given concerning the Newfound Sports Grounds: Land ownership and workshop (minutes under Confidential matters Ref: point 142/23) as no members of the public were in attendance. The Council thanked (BDBC) Cllr. Taylor for attending.

***MEETING PAUSED – Cllr. Taylor (BDBC) departed the meeting.***

**121/23 Clerk/Deputy Clerk report and correspondence received**

The Clerk and Deputy Clerk had issued their report in advance and there were no questions.

**122/23 Reports received from sub-committees:**

- i. **Staffing sub-committee;** A verbal update was given by Cllr. Hayman (Staffing sub-committee Chair) informing members that the sub-committee will be next meeting on the 29<sup>th</sup> November '23 at 6:30 PM in the Newfound Sports Pavilion. The Terms of Reference for the sub-committee had been agreed and will be brought to the December '23 main meeting for approval. All other matters to be discussed are under confidential matters (Ref: point 137/23).
- ii. **Burial committee;** A verbal update was given by Cllr. Hayman (Burial committee Chair) informing members that the committee will be next meeting on the 29<sup>th</sup> November at 10:00

AM in the Newfound Sports Pavilion. Minutes from the last October meeting are still pending and will be brought with November's minutes, to the December '23 main meeting for approval.

- iii. **Allotment advisory committee;** A verbal update was given by the Clerk (Allotment Officer) concerning plot renewals for 2023-24. All other matters to be discussed are under confidential matters (Ref: point 140/23).

**MEETING PAUSED – Cllr. Ellison joined the meeting.**

**123/23 Finance and Governance Committee;**

A verbal update was given by Cllr. Hayman (p.t Chair) informing members that a draft of the Council's updated Financial Regulations has almost been completed, with the aim that it will be brought to the December main meeting for approval.

**124/23 Reports received from other groups and external organisations:**

- **BDAPTC - Basingstoke and Deane Association of Parish and Town Councils**  
Cllr. Rowley, Clerk and Deputy Clerk; Nothing to report.
- **OCA - Oakley Community Association**  
Clerk; The OCA have successfully held the annual Oakley and Deane Firework display which took place on the Newfound fields Sunday 5th November '23. Tickets were sold out, and over 2000 hot beverages were served by members of the OCA. Car parking near the event was an issue, with private driveways and pavements blocked. The OCA will explore options to avoid this in the future, but it is a very hard task. As with any event in the village members of the public are requested to act responsibly and ideally walk to the venue.
- **East Oakley Village Hall**  
Cllr. Hayman and Cllr. Bullions; The Annual General Meeting (AGM) will be taking place on November 27th '23. Cllr. Bullions will attend on behalf of the Council.
- **Andover Road Village Hall**  
Cllr. Hayman and Cllr. Bullions; Concerns have been raised regarding external lighting to the Hall by Cllr. Bullions, as the winter nights set in. There is very little visibility, and this needs to be addressed as a matter of Health and Safety. Members of the Hall are exploring options.
- **Jubiloaks**  
Cllr. Wain; Members of Jubiloaks meet twice a year, a meeting is pending and Cllr. Wain will be attending this on behalf of the Council. Cllr. Ellison highlighted that Jubiloaks have been instrumental in planting new hedgerows along the Beach Park Tennis Club and railway line boundaries and North Peter Houseman boundary. An estimated 200 new trees have been/will be planted with no cost to the Council – The Council gave their thanks to all Jubiloaks members involved.
- **Oakley Woodlands Group**  
Cllr. Wain; The Oakley Woodlands Group have been busy clearing debris following the recent storms and pending winter months. While doing this an active Badger set has been discovered and is being monitored as they are a protected species. The Oakley Woodland Group will be supporting the Parish Council's biodiversity 'Nature' walk planned for 2024 (details yet to be confirmed).
- **Oakley Support Network**  
Clerk; Reactivation of the Network is being considered by all founding members (St. Leonards Church, Oakley Community Association and the Parish Council) as there is a growing need

for support in the village. The Clerk confirmed she attended an initial meeting on the 14<sup>th</sup> November '23. No further update at present.

- **Hampshire Police**

Clerk, Deputy Clerk and Cllr. Condliffe; The Clerk will connect with PC Jones for an updated Police report at the December main meeting.

**125/23 Update from Responsible Finance Officer (RFO) including payments for approval:**

- Approval of payments for October/November 2023;** A report was circulated by the RFO to all members in advance (see attachment C Ref: point 125/23 i). It was proposed by Cllr. Wain that the following payments be made, seconded by Cllr. Chisnall and approved by all members present.
- Update concerning our current budget with spend and income review;** A report was circulated by the RFO to all members in advance, and during the meeting. It was highlighted that all sub-committees and working groups (Members of the Council) are required to meet to review their individual reports, predict their (current) financial year end spend and forecast their part of the 2024/25 budget. Reporting back to the Clerk, Deputy Clerk and RFO by no later than the morning of Monday 4<sup>th</sup> December '23. This will allow sufficient time for the draft 2024/25 budget to be consolidated, for review at the December '23 main meeting. Members are reminded that that the Council need to agree and approve the final 2024/25 budget to set the Parish precept\* at the January '24 main meeting. This was noted by all members present.

*\* Town and Parish Councils issue a precept, which is the amount of money they require from Council Tax payers in their area. We work out the amount for each tax band, which is shown on your bill with the percentage change from the previous year.*

**126/23 Parish Council Information Technology (IT) projects – To receive verbal update.**

The project group reviewing our I.T requirements have not formally meet over the past month. The Clerk gave a verbal update to confirm that Clerk, Deputy Clerk and RFO will be reviewing Councils IT requirements (software and hardware) to forecast the 2024/25 budget and plan for the years ahead. Previously Cllr. Rowley (Chair) confirmed at the October '23 meeting that he was exploring our options with support from a local volunteer to ensure the Council continues to operate and deliver an efficient and cost affectively database with a file sharing system for all members. The Clerk confirmed that despite Cllr. Rowleys (Chair) leave of absence that this will still be considered, but there are no timelines for this, and it will be brought to full Council when ready. There were no comments or queries.

**127/23 Receive planning advisory committee report – November 2<sup>nd</sup> '23 meeting report to be received and approved.**

Circulated by the Deputy Clerk to all members in advance, there were no comments or queries relating to the report. The planning advisory committee meeting on the 2<sup>nd</sup> November '23 was conducted under (Local Government Act 1972) Delegation S101 as it was not quorate; Noted by members present.

**128/23 Receive planning application summary.**

Circulated by the Deputy Clerk to all members in advance, there were no comments or queries; Noted by members present.

**129/23 Tree Presentation Order (TPO) consultations to be reviewed:**

- T/00502/23/TPO** to coppice woodland on a 8 year cycle at St Johns Copse, St Johns Road Oakley. Proposed by Cllr. Condliffe, seconded by Cllr. Hayman (p.t Chair) and approved by all members present - no objection raised.

- ii. **T/00482/23/TPO** to prune 4 Oak trees at 88 Pardown, Oakley. Proposed by Cllr. Hayman (p.t Chair) seconded by Cllr. Wain and approved by all members present - no objection raised.
- iii. **To note decision: T/00424/23/TCA** to remove (fell) the Norwegian Spruce Tree that is in front of the Annex at 10 Rectory Road, Oakley - Raise no objection. Noted by all members present.

**130/23 Highways – Matters for review:**

- i. **Hill Lane bus stop repairs, funded through the Lengthsman scheme.** An update was given by the Clerk to explain that an updated quote had been submitted 16<sup>th</sup> November '23, whereby the total cost to repair the bus stop would be £740 ex vat. With only £551.00 remaining in the 2023 Lengthsman fund, the additional £189 ex vat would have to be covered by the Council. Proposed by Cllr. Chisnall seconded by Cllr. Green and approved by all members present.

**131/23 Environment – Matters for review:**

- i. **Hook Lane Solar Panel Farm;** To review the community deed agreement and bribery compliance act letter (see attachment A ref: Guest Speaker and point 131/23 i) sent by Intelligent Alternatives on behalf of the applicant NextEnergy, to determine how the Parish Council wish to proceed. It was noted that the proposed community benefit fund of £80,000 was offered by the applicant (NextEnergy) irrespective of whether or not the Parish Council support the Solar Panel Farm application. It is not a formal material consideration therefore cannot effect the decision making process. The community benefit deed would be paid directly to the Parish Council to benefit the local community if the Solar Farm is approved by BDBC and when it produces electricity. The £80,000 offered was "flexible" i.e. could go up if the Council have a specific project in mind. Members of the Council requested additional time to consider the deed agreement; Decision required ahead of the planning application being submitted - Deferred till the December '23 meeting.
- ii. **Parish Handyperson;** To review and approve the appointment of a new Handyperson, based on rates provided by RC Saunders Limited and Mr. Jack Hill, to support the Council with the general upkeep of the Parish up to the budgeted 2023/24 allowance. Members present agreed that delegated authority be given to the Clerk and Deputy Clerk to identify and allocate work appropriately between that RC Saunders Limited and Mr. Jack Hill depending on what was required, keeping within the budgeted allowance. Proposed by Cllr. Ellison seconded by Cllr. Hayman (p.t Chair) and approved by all members present.
- iii. **Village waste bins;** To review and approve the appointment of a new waste bin collection person, based on rates provided by RC Saunders Limited and Larkstel Ltd, to cover any Parish litter picker periods of absence. Members agreed to proceed RC Saunders Limited, with Cllr. Ellison requesting that additional quotes be further sourced from local 'wheely' bin cleaning companies for comparison. Proposed by Cllr. Chisnall seconded by Cllr. Wain and approved by all members present.
- iv. **Oakley parish tree survey 2023:** Request the quote of £3810 ex vat provided by tree surgeon Simon Warner be approved, to undertake the 6-month priority tree works listed on the survey produced by Harrison Arboriculture Ltd. This includes the two trees (T23 and T24) which were added at Newfound post survey completion. Proposed by Cllr. Condliffe, seconded by Cllr. Ellison and approved by all members present.
- v. **Residents fence repairs:** Following recent storms, a Newfound tree fell blocking the B3400 temporarily and damaging a resident's fence opposite. Request to approve a quote from RC Saunders Limited of £75 ex vat to repair the fence. Proposed by Cllr. Ellison seconded by Cllr. Green and approved by all members present, the Clerk will contact the resident and arrange a suitable time for the repairs to be done.

- vi. **Parish owned village planters that require replanting and maintenance.** The Clerk met with members of the Oakley Gardening Club to confirm which of the village planters they help to maintain, which require repair work and where in the village new planters are perhaps required. The Oakley Gardening Club have kindly offered to supply the Council with a selection of plants in Spring 2024 for the Parish Handyperson to plant out and will continue to help maintain the planters opposite the school junction and on Hill Lane – The Council gave their thanks to all Oakley Gardening Club members involved.

**132/23 Sports Grounds and Play Areas – General update and maintenance works for approval:**

Reports relate to the sports grounds and pavilions in Newfound (NF) and Peter Houseman (PH), facilities at Beach Park (BP) and the play areas on Avon Road (ARPA) and Upper Farm Road (UFRPA).

- i. **Sports pavilion Cleaner;** To review and approve the appointment of a new weekly sports pavilion cleaner at the Newfound and Peter Houseman grounds based on quotes provided by Gleaming and Cleaning Group Ltd., Carat Cleaning Services and 3 County Property Services Ltd. Members present agreed that the position be offered to Gleaming and Cleaning Group Ltd. to attend to both pavilions commencing January 2<sup>nd</sup> 2024, once a week till the end of the current financial year whereby a longer term contract will be agreed with an appropriate notice period. Proposed by Cllr. Hayman (p.t Chair) seconded by Cllr. Ellison and approved by all members present. The Clerk will issue our current cleaner Mrs. Harrington with four weeks' notice following her recent resignation - The Council would like to thank Mrs Harrington for her service over the past 11 years and wish her the very best for the future.
- ii. **Maintenance repairs to the sports ground and play areas facilities, utilizing funds allocated within the repair & maintenance budget:**
  - a. Request delegation to the SGPAWG and the Clerk to undertake necessary works with W.G. Shenton to repair/replace a faulty thermostat control in the Newfound pavilion. Keeping within the budgeted allowance. Proposed by Cllr. Hayman (p.t Chair) seconded by Cllr. Wain and approved by all members present.
  - b. Request approval to purchase a new main gate padlock as it's starting to rust, for the Newfound Sports Pavilion with delegation to the Clerk. Keeping within the budgeted allowance up to £40. Proposed by Cllr. Hayman (p.t Chair) seconded by Cllr. Chisnall and approved by all members present.
  - c. Update concerning the installation of six new Trojan bins (already purchased) in BP and ARPA, with support from Men's Shed. New ground fixing are being tested at BP by the kissing gate, however the preference is still to use concrete slabs to position the Trojan bins as they allow the grounds maintenance teams to move the bins to cut the grass and the Handyperson to reposition them onsite when required. Men's Shed hopes to install the remaining five Trojan bins before the new year.
- iii. **For Information:** The Annual Play Inspection by The Play Inspection Company has been completed. Minor repairs have been identified and quotes are currently being sourced. Noted by members of the Council.

**133/23 Sustainability – 2023 approved scheduled events, general update.**

- i. **'Coming Together on Climate Change' – 18th November '23, guest speaker event.** Previously titled: 'Saving Energy and Calculating your own Carbon Footprint'. A progress update was given by organiser Cllr. Wain to verify that Mr. Martin Heath, director of Basingstoke Energy Services Co-operative and co-founder of Basingstoke Transition Network will be speaking. Mr. Heath is campaigning to have Manydown designed as an environmentally friendly development. His presentation will cover the topic of Climate Change, with information relating to the Carbon Footprint of Basingstoke and Oakley. The Deputy Clerk will also be demonstrating how the Parish Council are monitoring our own Carbon Footprint. Members of the community and Council are encouraged to attend.



**134/23 Community Engagement – General update and approval requested on the following event:**

- i. **To note:** Due to the Parish Council public office closing over the Christmas period, the Councils 'Coffee and Chat' drop in that runs every Thursday at the Newfound Sports Pavilion will not be open on Thursday 28<sup>th</sup> December '23. Noted by members of the Council.
- ii. **Verbal update concerning the upcoming 'Carols at the Pond' event, due Saturday 16<sup>th</sup> December '23:**
  - a. Members of the Council are requested to approve that Jubiloaks, the Oakley Woodland Group and Oakley Gardening Club receive an equal share of any donations raised at this year's 'Carols at the Pond' event. Proposed by Cllr. Wain seconded by Cllr. Burns and approved by all members present.
  - b. Request delegate authority to the Clerk to speak to the Methodist Church, with an offer to pay for the electricity used to light the pond Christmas tree and conduct the carol service. Proposed by Cllr. Hayman (p.t Chair) seconded by Cllr. Wain and approved by all members present.
  - c. Request approval of £56 to purchase new Christmas tree lights. Keeping within the budgeted allowance. Proposed by Cllr. Chisnall seconded by Cllr. Hayman (p.t Chair) and approved by all members present.

**135/23 Progress update on HALC Councillor Training.**

As the Council review the funds available for the remainder of the current financial year, members are requested to consider which HALC training courses they would like to attend and notify the Clerk and Deputy Clerk. It is recommended that all councillors complete the HALC 'Knowledge and Core Skills' course (every four years) in the new year. Course dates and locations are available to view online, the Clerk will recirculate the necessary link. Noted by members of the Council.

**136/23 Request from the Clerk to adjust the following ordinary main Council meeting dates:**

- i. Move the next December meeting back to it's original date of the 14<sup>th</sup> December '23. This was moved forward to the 7<sup>th</sup> December '23 at the last October meeting (see October minutes ref. point 112/23 for further detail). Location to remain the same, Newfound pavilion at 7:30pm. Members to note the final agenda and content deadline will then be Friday 8<sup>th</sup> December '23. Proposed by Cllr. Condliffe seconded by Cllr. Hayman (p.t Chair) and approved by all members present.
- ii. Move the first 2024 January meeting date to the 18<sup>th</sup> January '24. This is to ensure members can attend following the Christmas holiday season, as we confirm the Councils 2024/25 budget during this meeting. Location to remain the same, Newfound pavilion at 7:30pm. Members to note the final agenda and content deadline will then be Friday 12<sup>th</sup> January '24. Proposed by Cllr. Condliffe seconded by Cllr. Hayman (p.t Chair) and approved by all members present.

**Council Meeting – Confidential Matters**

**To pass a resolution in accordance with the Public Bodies (Admission to Meetings) Act 1960 to exclude the public and press to consider confidential contractual and staffing matters which meet the criteria of Schedule 12A of the Local Government Act 1972 Part 1.**

**137/23 Confidential matters – Parish Council staff pay scales for approval**

**138/23 Confidential matters – Grounds Maintenance**

**139/23 Confidential matters – Village Waste Management**

**140/23 Confidential matters – Allotments at Dell Farm**

Deferred till the December '23 main meeting.



**141/23 Confidential matters – Small claims court case**

Deferred till the December '23 main meeting.

**142/23 Confidential matters – Newfound Sports Grounds: Land ownership and workshop update**

Main conversation was deferred till the December '23 main meeting.

**Meeting closed – 10:45 PM**

**Next meeting was approved as Thursday 14<sup>th</sup> December 2023 to be held at Newfound Pavilion 7:30 PM, Ref: point 136/23 above for further detail.**

**Attachment A, ref: Guest Speaker and point 131/23 i, Hook Lane Solar Panel Farm**

Dated

(1) Oakley & Deane Parish Council

(2) NextPower SPV 18 Limited

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Deed

relating to

the Solar Farm on land at Malshanger

**THIS DEED** is made the                      day of                      20

Between:-

(1) **Oakley & Deane Parish Council** care 1 Station Rd, Oakley, Basingstoke RG23 7EH (the  
"Community Body");

and

(2) **NextPower SPV 18 Limited**, company number 12571950 whose registered office is at 5th  
Floor, North Side, 7-10 Chandos Street, Cavendish Square, London, W1G 9DQ (the  
"Operator")

#### RECITALS

#### WHEREAS

- (A) The Operator is to own and operate a solar farm and associated equipment at the land at Malshanger ("the Scheme") which lies within the geographical boundaries of the Community Body's area; and
- (B) The Operator is to make a one off community payment of £80,000 to the Community Body to the Community Body to be applied for the benefit of the residents of the Community associated with the Scheme, all as set out in this Deed

**IT IS AGREED** as follows:-

#### 1. Definitions and Interpretation

For the purposes of this Deed:

- 1.1 where any two or more persons are included in the expressions the Community Body or the Operator then the covenants and obligations entered into by such persons shall be deemed to be entered into by them jointly and severally
- 1.2 words denoting the singular only shall include the plural and vice versa and words denoting the masculine gender shall be deemed to include (as appropriate) the feminine and neuter genders and vice versa
- 1.3 references to any Clause Sub-clause or Schedule or Annexure is to a Clause Sub-Clause Schedule or Annexure of or to this Deed
- 1.4 the headings in this Deed are inserted for convenience only and shall not affect its construction

- 1.5 reference to laws statutes by-laws regulations orders and delegated legislation shall include any law statute by-law regulation order or delegated legislation re-enacting consolidating or made pursuant to the same
- 1.6 the words "include", "includes" and "including" shall be construed as if they were followed by the words "without limitation"

## **2. Agreed Terms**

- 2.1 The Operator shall pay to the Community Body the Payment on the date electricity is first generated by the Scheme.
- 2.2 Notwithstanding that the Community Body is to be the primary beneficiary of the Payment, other communities lying further afield may, on cause shown and with the agreement of the Community Body and the Operator, benefit from the Payment.
- 2.2. The Community Body agrees to use the Payment for charitable, educational, environmental, amenity or other appropriate purposes within the Community Body's established geographical area. Wherever possible the Payment shall be applied towards the promotion of sustainable energy and uses. For avoidance of doubt, the Payment shall not be used for political, religious, entertainment or hospitality purposes, or for any purpose adverse to the Operator's interest in the Scheme.
- 2.3. Any dispute between the Operator and the Community Body regarding whether or not expenditure or other benefits fall outside the agreed purposes shall be settled by a single arbiter mutually appointed or, failing agreement, appointed on the application of either party by the president for the time being of the Royal Institution of Chartered Surveyors.
- 2.4. The Community Body will be responsible for investing the Payment and will maintain records of income and expenditure and will make such records available for inspection by the Operator, if requested.

## **3. VAT**

- 3.1. For the avoidance of doubt no VAT is payable on any payments made by the Operator under this Deed.

## **4. Governing Law and Jurisdiction**

- 4.1. This Deed will be governed by and construed in accordance with the law of England and Wales and each party agrees to submit to the exclusive jurisdiction of the courts of England and Wales over any claim or matter arising under or in connection with this Deed

## **5. Termination**

- 5.1. This Deed will terminate on the end of the 36th month from the date of this Deed if the Scheme is not connected and exporting electricity by such date. For the avoidance of doubt no further payments will be due after termination of this Deed.

## **6. Entire Agreement**

- 6.1. This Deed and the documents annexed to it constitute the entire agreement and understanding of the parties and supersede any previous agreement between them relating to the subject matter of this Deed. This Deed may only be varied or modified in writing.

This document has been executed as a Deed and is delivered and takes effect on the date stated at the beginning of it

EXECUTED as a DEED  
by NextPower SPV 18 Limited  
acting by Director  
in the presence of

.....  
Witness Name

Witness Address

Witness Occupation

The Bribery Act 2010 Compliance Form

[www.intelligent-alternatives.co.uk](http://www.intelligent-alternatives.co.uk)

To the Directors of NextPower SPV 16 Limited,

Intelligent Alternatives Ltd, acting for NextPower SPV 18 Limited ("NextEnergy"), is seeking planning permission for the development of a solar farm on land at Malshanger.

If the development is successfully constructed NextEnergy would like to offer a community benefit payment to Oakley & Deane Parish Council (the "Council") for use on projects that will directly benefit the local community. This will provide for a tangible benefit to the community, in addition to the reduction in the Council's carbon footprint through the generation of renewable energy at the solar farm. Though the use of the Community Benefit Payment is at the discretion of the Council, NextEnergy recommends that it be utilised for projects with sustainable objectives where possible.

Benefit Offer Details

- On successful completion / energisation of the proposed solar farm, NextEnergy will make a one off payment of £80,000 to the Council as a one-off community benefit payment.

This offer does not require any action on the part of the Council and there was no expectation of support during the planning process. The offer is only conditional on the following two items:

- Payment will only be made if the solar farm is successfully completed via NextEnergy's initial planning application; and
- No member of the Council was a decision maker in the planning process, meaning County Council or District Councillors which sat on the Basingstoke and Deane Borough Council Planning Committee, or as a Case Officer / Planner with Basingstoke and Deane Borough Council.

To ensure compliance with the 2010 Bribery Act it is essential that we confirm that this offer will have no influence on the decision making process, therefore before accepting this offer, please read the statement below carefully and ensure the statements below are a matter of fact.

I confirm that:

- ☐ No member of the Council is or was a Councillor for Basingstoke and Deane Borough Council with a vote in deciding planning applications.
- ☐ No member of the Council is or was a Planning Case Officer at Basingstoke and Deane Borough Council.
- ☐ No member of the Council shall personally benefit from the Community Payment through decisions made on the deployment of the funds.

Signed on behalf of Oakley & Deane Parish Council

Signed: .....

Print Name: .....

Position:.....

Date:.....

Intelligent Alternatives Limited incorporated and registered in Scotland with company number SC366966

## Juliet Henderson Hampshire County Councillor report

November 2023

### 1. HCC budget reductions

I mentioned in my last report the steps that the county council are considering ensuring it can balance its budget going forward in the face of central government underfunding of local government. A final decision is to be made by the full county council at its meeting on 9 November. I will let you know next month about the decisions taken and further public consultations.

### 2. Update to Hampshire Minerals and Waste Plan latest

Over the next two months, an update of the Hampshire Minerals and Waste Plan is set to be considered by each of the five authorities that contribute to the plan (Hampshire County Council, New Forest National Park Authority, Portsmouth City Council, Southampton City Council and South Downs National Park Authority) to determine whether each authority agrees that further consultation can take place prior to the Plan being submitted to the Government's Planning Inspectorate for examination. HCC's decision will be made on 12 December. Once approved by all authorities, an eight-week consultation will be launched in January 2024. The responses to the consultation are then submitted together with the Plan to the Planning Inspectorate for scrutiny. The local policies contained within the Plan guide the decisions that each of the five minerals and waste planning authorities make when determining planning applications for minerals extraction or waste infrastructure and operations.

### 3. Consultation on proposed changes to school and post-16 transport

Proposed changes to Hampshire County Council's School and Post-16 Transport Policies are the subject of two public consultations which run until Wednesday 6 December.

The proposals have been put forward to provide more flexible transport arrangements that better respond to children's needs, demand and external market pressures, while bringing services in line with the latest statutory guidance from the DfE. The proposals are not part of a savings programme, and do not include any proposed changes to the eligibility criteria for School and Post-16 Transport.

Details of the proposed changes and links to the consultation can be found at

<https://www.hants.gov.uk/aboutthecouncil/haveyoursay/consultations/Post-16-Transport-Policy-for-2024-25> and <https://www.hants.gov.uk/aboutthecouncil/haveyoursay/consultations/schooltransport>

### 4. County Council renews commitment to Hampshire's Armed Forces

Hampshire County Council has underlined its commitment to the Armed Forces, by renewing its pledge that serving and veteran members of the Forces, and their families, are treated fairly and are not disadvantaged when accessing public services such as education and healthcare. Hampshire has a historic and long-standing close relationship with the Armed Forces and has military facilities from all three services. Some 72,000 households in Hampshire include someone who has served in the UK armed forces.

### 5. Useful links for power cuts and flooding

In the aftermath of Storm Ciaran, Scottish and Southern Electricity Networks have provided some useful links in the event of future power cuts.

Any loss of supply or damage to the electricity network can report by dialling 105. You can also obtain details of power cuts and restoration times on SSEN's [Power Track Website](#). Their [website](#) also contains advice and information on how to deal with a power cut and there is also a webchat service.

You can read advice online about how to [prepare for flooding](#) and check The Environment Agency web pages for updates relating to [flood alerts](#) for the area.

For assistance in the event of flooding call 0345 988 1188 or text 0345 602 6340.

### 6. Household Support Fund

Support from this fund has been provided to Hampshire households on 825,000 occasions since its launch two years ago. The £14.2m fund will run until March next year and has included support for community pantries and the provision of food vouchers. Details can be found at [www.connect4communities.org](http://www.connect4communities.org)

## **7. Reporting Highway Problems**

A reminder of some useful links:

- Potholes: <https://www.hants.gov.uk/transport/roadmaintenance/roadproblems/potholes>
- Tree/hedge problems: <https://www.hants.gov.uk/transport/roadmaintenance/roadproblems/treehedge>
- Flooding/drainage issues: <https://www.hants.gov.uk/transport/roadmaintenance/roadproblems/flooding>
- Pavement problems: <https://www.hants.gov.uk/transport/roadmaintenance/roadproblems/paving>
- Problems with rights of way: <https://www.hants.gov.uk/landplanningandenvironment/rightsofway/reportaproblem>

When reporting an issue, you'll be sent an email confirming a reference number for the report. If you would like me to follow this up for you then do please forward that message to me and I will chase for you.



15 November 2023 (2023 - 2024)

### Oakley & Deane Parish Council PAYMENTS (AWAITING AUTHORISATION) LIST

Voucher Code	Date	Minute	Bank	Cheque No	Description	Supplier	VAT Type	Net	VAT	Total
235 Cleaning	17/11/2023		Lloyds Bank Treasurer		Toilet supplies for pavilions	Hampshire County Council	S	26.45	5.29	31.74
235 Cleaning	17/11/2023		Lloyds Bank Treasurer		Toilet supplies for pavilions	Hampshire County Council	S	26.45	5.29	31.74
236 Annual events	17/11/2023		Lloyds Bank Treasurer		Order of Service booklets for S	Greenhouse Graphics Ltd	E	249.00		63.48
								249.00		249.00
237 Cleaning	17/11/2023		Lloyds Bank Treasurer		Cleaning of pavilions	Tina the Cleaner	X	62.52		62.52
237 Cleaning	17/11/2023		Lloyds Bank Treasurer		Cleaning of pavilions	Tina the Cleaner	X	83.36		83.36
238 Annual events	17/11/2023		Lloyds Bank Treasurer		Last post trumpeter for Service	Gemma Fuller	X	150.00		145.88
								150.00		150.00
239 Inspection	17/11/2023		Lloyds Bank Treasurer		Annual inspection of play equip	The Play Inspection Company	S	256.50	51.30	307.80
240 Contract costs	17/11/2023		Lloyds Bank Treasurer		Grounds maintenance and bin	Larkstel Ltd	S	432.00	86.40	307.80
240 Grounds maintenance contra	17/11/2023		Lloyds Bank Treasurer		Grounds maintenance and bin	Larkstel Ltd	S	2,161.33	432.27	518.40
240 Grounds maintenance contra	17/11/2023		Lloyds Bank Treasurer		Grounds maintenance and bin	Larkstel Ltd	S	60.00	12.00	2,593.60
										72.00
241 Plot clearance	17/11/2023		Lloyds Bank Treasurer		Fee for tyres in Andover Rd all	Basingstoke Skip Hire and So	S	40.00	8.00	3,184.00
										48.00
242 IT software	17/11/2023		Lloyds Bank Treasurer		Email hosting annual charge	Vision ICT Ltd	S	234.00	46.80	48.00
243 Grounds maintenance contra	17/11/2023		Lloyds Bank Treasurer		Beach Park Grounds Maintenance	Archers Ground and Garden I	X	159.32		280.80
244 Grounds maintenance contra	17/11/2023		Lloyds Bank Treasurer		Grounds maintenance	Scofell Landscapes Ltd	S	296.66	59.33	159.32
245 Tree maintenance	17/11/2023		Lloyds Bank Treasurer		Work to trees damaged in stor	S W Contract Services	S	400.00	80.00	355.99
246 Membership subscription	17/11/2023		Lloyds Bank Business		Data protection fee renewal	Information Commissioner's t	E	40.00		355.99
247 Allotment land costs	17/11/2023		Lloyds Bank Treasurer		Rent paid to Malshanger Estate	Malshanger Estates	E	328.00		480.00
248 Equipment	17/11/2023		Lloyds Bank Treasurer		Remaking of village map notice	Oakley Men's Shed	X	320.00		480.00
253 Contract costs	17/11/2023		Lloyds Bank Treasurer		Emptying of litter bins	RC Saunders Limited	S	160.00	32.00	40.00
										40.00
										328.00
										328.00
										320.00
										320.00
										192.00
										192.00
<b>Total</b>								<b>5,485.59</b>	<b>818.68</b>	<b>6,304.27</b>

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