




Monxton Matters

Editor
Mike Cleugh
Issue 32
September
2007

Tornado Hits Monxton and Causes Devastation for Many Villagers



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ANDOVER AIRFIELD TESCO SITE DEVELOPMENT

Minutes of a Meeting held between representatives of local Parish Councils and 6 representatives of Goodman/Tesco on October 2nd. 2007- 7.30pm at Penton Village Hall

Parish Councils represented include: Monxton, Upper Clatford, Goodworth Clatford, Penton Mewsey, Abbots Ann, Ampport, Penton Grafton, Hurstbourne Tarrant, Thruxton, Grateley, Barton Stacey

Introductions: Katrina Saville opened the meeting and thanked everyone for attending introductions were made by all those in attendance:

Revisions to the Goodman's Plan included Updated Layout and Landscape Design

Goodmans opened with a presentation detailing the changes to the original proposals, they stated that Goodman have looked at the visual impact, site levels, quality of design and mix of uses for the Development.

- The main unit, which is set to be used by Tesco has been moved closer to the A303 and an overall drop in the height of the building (not actually but) visually has been obtained by digging in the building by a metre at some points on the plan.
- The A303 is 10m higher than the base of the building; originally this was only 4m. This has been done to try and level the floor with the surrounding land at the southern end.
- A new phase 2 building has been placed at right angles to Red Post lane, this will have a completed height of 9m and a sedum covered roof and sloping back wall to effectively hide the main warehouse from the view of anyone in Red Post lane. However no guarantees were available as to when phase 2 would be completed, this could take 5 years. Phase 2 could also see an extension to the main warehouse at the southern end. Outline planning consent is currently being sought for phase 2.
- The full height of the warehouse remains at 17ms despite the new barrel vaulted roof, which will be painted green, limited sedum planting at the edges, seeks to disguise the scale of the roof.
- The car park on the eastern side of the warehouse will now be 5m higher, which may contain the noise of beeping lorries in the yard
- 1,000sq ft of Office space has been added to the development
- Additional landscaping has been included on the western boundary

Goodman were asked why the whole building could not be sunk into the slope and fitted with a grass roof – the reply was that no information was available for a building of this size and that cost would definitely be an issue.

A further question queried night time lighting , Tesco/Goodman replied that low level downward pointing will be used as is currently used in built up areas.

The height of the building was questioned – it remains at 17m and it will not be possible to sink the building further and keep all the soil removed on site, further excavation will increase the cost significantly

See back pages for the rest of the article

Monxton & Aport Village Hall

Weekly Programme and Forthcoming Events

If you'd like to book the hall for an event please call Karen Simon on 01264 710181

Day	Time	Activity	Contact Name
Monday	9:30am - 10:30am	Yoga Class	Jane 01264 773429
Monday	Afternoon	AVAILABLE FOR HIRE	
Monday	7:45pm - 9:45pm	Jujitsu	Warren Palmer 01264 710962
Tuesday	9:45am - 10:45am	Jo Jingles - toddlers activity class	Becky - 01980 626562
Tuesday	2pm - 3pm	Badminton	
Wednesday	8:30am - 1:30pm	Baby Sensory Class	Lin Day 01722 320779
Wednesday	2pm - 4pm	RAGS	
Wednesday	8:15pm - 9:15pm	Yoga Class	Jane 01264 773429
Thursday	9:15am - 11:15am	Music with Mummy - baby and toddler music class	Nicky Derrick - 01264 720452
Thursday	Afternoon	AVAILABLE FOR HIRE	
Thursday	6:15pm - 9:15pm	Tap and Modern Dance Classes	Louise Ray 07881 423814
Friday	All day	AVAILABLE FOR HIRE	
Saturday	All day	AVAILABLE FOR HIRE	
Sunday	Morning (twice a month)	Coffee after Church Service	
Sunday	Afternoon / Evening	AVAILABLE FOR HIRE	

Events

Tuesday	2nd October at 7.30pm.	The Village Hall AGM will take place	
Tuesday	16th October 10-12am and 7-9pm Bushmills, Green Lane, Monxton 710403 Call Linda Peters Note: A percentage of proceeds go to the village hall.	Coffee and Phoenix cards for sale Please come and see the selection and enjoy a coffee at between.	Phoenix have an excellent range of very attractive cards, wrapping paper, notelets, ribbon and tags for all occasions. They are incredible value, saving about half the price of shop bought cards.
26th October Friday		Film Night	Caroline Unwin 01264 772375
Tuesday 13th November	8.00pm - 10.00pm	Monxton Parish Council	Contact Jules Douglas 711126

**EXTRACT FROM THE MINUTES OF
The Monxton Parish Council
TUESDAY 18th September 2007**

Full edition available on the Monxton Website or from the Parish Clerk

MATTERS ARISING (Abridged version)

FOOTPATHS

Mrs Egerton had informed the council that the path along Hook Lane is quite overgrown and that she had visited the site and cut a little back but did not feel it was the appropriate time to ask Mr Machin to attend to the path during the harvest season. Mrs Egerton also informed the council that she would be moving house shortly and therefore would no longer be able to carry out her role. Mrs Saville thanked Mrs Egerton for all her help.

NEIGHBOURHOOD WATCH

Mr Robert Davies advised the meeting that since the last Parish Council meeting there have been no further incidents to report on Broad Road. There was however a burglary in the village where various electrical items were stolen amongst other property. A youth has been charged in the area in connection with the theft of various T.V's, which may or may not be linked to this incident in the village. Several reports were also made in the area of a youth snooping around village gardens although since this arrest too there have been no further sittings.

Mr Davies reminds all villagers to remain vigilant and to report anything suspicious to the police. Mr Cleugh will also publish the weekly police crime reports on the website so that everyone can be kept up to date with any incidents which happen in other local villages.

Mr Davies also spoke of the home Office – free public liability insurance which can be obtained by Neighbourhood Watch Groups.

**NEW FOOTPATH Representative required
call Katrina Saville please call 01264 710597**

The question of who is ultimately responsible for the group was discussed and it was agreed by the Parish council that the NHW group will remain a self governing organisation but will have the full support of the Parish Council where necessary.

FINANCE

The current bank balance stands at £9,706.24, of which £4,000 has been set aside for improvements to the village hall, £500 which has been set aside for improvements to traffic calming.

The Parish Council is looking to make a donation to the campaign to stop the proposed Tesco development at the Airfield Site. The Chairman has spoken with HAPTC regarding contributions towards such cases. HAPTC have advised that under Section 137, the Parish council can authorise a donation of £5.64 per head of electorate. In line with donations already given by other councils, Monxton Parish Council will be donating £150 towards this campaign.

Mr Eaglesham handed the clerk a letter received from the Internal Auditor concerning the Accounts for the financial year ending 31/03/07. He reports that the accounts are accurate and that last years recommendations have been implemented. The clerk will keep this letter on file.

Mr Eaglesham circulated a discussion document for next year's precept. He is proposing a 3.2 % reduction next year. This is mainly due to the precept last year including a sum of £955 for election costs which was not used.

PLANNING MATTERS

Item	REF/DESCRIPTIONS	Parish Council	TVBC	Comments
1	06/02537/FULLN – Corner Cottage – Appeal		Refused October 07	Appeal dismissed
2	07/00979/FULLN – Beechhurst	No objection	Refused	
3	07/01185/LBWN – The School House	No objection	Refused	
4	07/02066 – Pegasus stables	No objection	Permission granted	
5	07/01121 DLO	No objection	Pending consideration	
6	07/02657/TREEN – Beechurst			To be forwarded to all councillors after the meeting

Notes:

1. Councillor Tim Southern offered his advice with listed building applications.

2. All planning applications can be accessed on line at www.testvalley.gov.uk

Monxton Parish Council Matters continued.....

Mrs Saville also mentioned that she had spoken to Mr and Mrs McCausland of Fourways Cottage concerning the trees on the village green.

There are approximately 6 trees which need attention and although the village green is owned by the Brewery, the Parish council has an agreement/license with the Brewery to maintain the Green and the overall responsibility lies with the Parish council to look after the trees. The Clerk will obtain a couple of quotes once the trees have been assessed and then discuss a possible tree application.

VILLAGE HALL

Mrs K Saville confirmed that the improvements have been made to the lighting in the village hall and a new kitchen has been fitted.

There will be an opening reception to celebrate this in late October. The Village Hall AGM will take place on 2nd October at 7.30pm.

ANDOVER AIRFIELD SITE Tesco development

This application number 07/01951/OUTN can be accessed via www.testvalley.gov.uk go the planning page and public access. There is also a link on the Monxton website home page to this planning issue and more information can be obtained at <http://www.stopmegasheds.co.uk>.

TESCO DEVELOPMENT at ANDOVER AIRFIELD

The use of the second smaller warehouse on site was queried. – This will be a smaller around 5-10,000 sq feet of light industrial use with its own access. There will be no access onto Red Post Lane, except for Emergency vehicles.

Goodman were asked if the local road would go through their site if the MOD chose to close the Monxton Rd, Goodman felt this could not arise as they would retain ownership of the whole site into access roads. Construction of the site – phase 1 would take about 40 weeks.

General Questions

Goodman/Tesco were asked to detail the area to be covered by the Warehouse , the answer suggested an area stretching from Yeovil in the west to the M25 in the east, from the south coast up the M4 in the north. It was pointed out that this differed from previous information given by Patrick Stones of Tesco but Goodman was unable to comment on this and Carolyn Robinson stated that this was the latest information. In fact the new distribution map would reduce the number of ‘food miles’ travelled for produce.

Carolyn Robinson (Tesco) stated that the Weybridge site would close when Andover opened but there was no definite information available on any further closures. Goodman were asked if they could provide a 3-D walk round computer image to allow people to grasp the scale of the operation to which they agreed.

Traffic, Highways and Noise

Steve Johnson Goodmans Traffic Consultant presented this section of the meeting dealing with vehicle movement queries.

At the time of the meeting Goodman confirmed that they had not received any written decision from Highways as to their views and this had been expected on the 29/9/07.

- ◇ **The traffic scheme presented by Goodman is almost identical to the one put forward by Highways when proposals to upgrade the junction were put considered.**
- ◇ **The underpass was shown to include a footway and cycle path access to the site.**
- ◇ **Vehicles would not be permitted to turn into or out of the site and travel on the local Monxton Road; this would be enforced by cameras and fines meted out.**
- ◇ **Tesco lorries would be held on site ready to be loaded and visiting deliveries would have a time slot – Goodman implied there would be no problem locally with ‘waiting lorries’ and that there was substantial on site parking for lorries.**
- ◇ **Predicted vehicle movements over 24 hours were presented**

TESCO DEVELOPMENT at ANDOVER AIRFIELD

With respect to the questions on employment, Goodman replied that fully occupied the site would;

1. Employ just under **3,000 people** which would be likely to produce 4,000 car movements over 24 hours
2. Produce from Tesco warehouse (on average) **35 lorry movement in and 35 lorry movements out per hour** with a peak our maximum of around 90.
3. This would lead to **around 1,680 Lorry movements a day**

The busiest time was said to be mid-afternoon with no seasonal differences and no changes from night time to 6am.

Other employment on site would be likely to produce a further 10 lorry movements per hour. Goodman felt this rate of traffic increase through the improved junction was permissible. Phased traffic lights would stop queues forming on and around the junction.

This was felt by most people present to be an optimistic view.

Steve Johnson stated that the traffic flow figures had been extrapolated from other sites such as Corby and were therefore reliable. He continued by citing warehouses that worked without problem with access only onto A roads. E.g. Corby where 3.5-4 million sq ft of business space exits onto the A43 and A14.

Wiltshire Highways have not objected to the increase in west bound traffic.

The Salisbury road exit was cited as being a hazard, with traffic trying to leave the A303 struggling to exit through lines of Lorries. Goodman felt this was a Highways problem and that the addition of their traffic was not considered dangerous.

Goodman was asked about a Green travel plan – this has yet to be produced. Asked how Tesco would react to a closure of the A303 due to accidents – the Lorries are GPS tracked and would be forewarned.

Goodman stated that a Health Impact study was not required for this development.

Noise on the A303 was cited as an area of concern and Goodman were asked if they would consider contributing to ‘silent tarmac’ on sections of the A303 – their reply indicated that TVBC/ Highways would decide where the section 106 contributions were spent. An invite was extended from Upper Clatford and Thruxton PCs to visit and hear the problem.

General yard noise and ‘beep’ reversing indicators were concerning many Parish Council representatives - Goodman stated that additional bunding and acoustic fencing would keep the noise below the level of 3 decibels level which was the limit before a problem was inferred.

Goodman were asked if they would consider a night time noise curfew as was already in place under current planning consent – this was something they would have to consider should it be imposed. This is an area where TVBC can impose planning restrictions and should be encouraged to apply the strictest noise restraints.

TESCO DEVELOPMENT at ANDOVER AIRFIELD

Jobs

Although not a material planning consideration jobs have been a contentious issue for both parties involved at this meeting .Tesco were asked exactly how many jobs the site would produce and when.

Phase 2	Hotel	Producing 65 jobs
Phase 2	Plot 2	Producing 464 jobs
Phase 2	Plot 3	Producing 904 'Office' jobs
Phase1	Plot 4	Tesco producing 1000-1200 jobs
Phase 2	Plot 5	Small units producing 248 jobs

Tesco and Goodman were reminded that only approx 300 people are registered unemployed and out of work in the Andover area, no doubt of the 50 managerial jobs on offer many would be offered to existing employees and Parish Representatives were worried about Tesco employing Eastern Europeans to do most of the basic work as now happens at their local superstore.

Concern was expressed about how these people could afford to live locally and also how they would travel to the site.

Pat West commented that projected socials housing to be built to the east of Andover was already earmarked for local people on the waiting list.

Goodman were asked to produce a full breakdown of the 1200 jobs as many may in fact be drivers again moving with their vehicles.

General final comments

Concern was expressed about the Biomass facility

Goodman said no details were available as the project was in phase 2

Was further development to the west of the site a possibility?

Goodman said this area was not allocated for employment development in the Area Plan

Was the warehouse as 'green' as possible

Goodman listed such details as solar panel water heating and grey water usage, the run off from rain water must be contained on site – underground storage tanks will be used to prevent flooding. Unit 4 carbon footprint was stated as being very good.

In concluding the evening Goodman were asked if a public display /consultation meeting would be organised with a scale model of the site being displayed.

Goodman said this would not happen but they were planning a leaflet drop of 20,000 homes with additional adverts in the Andover Advertise