

MINUTES OF THE MEETING OF THE WORLDHAM PARISH COUNCIL
held at 8.00 pm Wednesday 6th September 2017
EAST WORLDHAM VILLAGE HALL

Present: Andrew Aldridge (Chairman), Terry Blake, Bill Fife, William Brock, Tessa Gaffney, Mary Trigwell-Jones, Robin Twining (Clerk), 1 Member of the public.

54/17 To receive and accept apologies for absence

Apologies were received from District Councillor David Ashcroft

55/17 Minutes from previous meeting

Minutes of the Worldham Parish Council held on 2nd August were approved and duly signed by the chairman.

Proposed by Cllr Gaffney and seconded by Cllr Trigwell-Jones All in favour and duly RESOLVED.

56/17 Declaration of Interest

None were declared.

57/17 The floor will be opened to the public to raise any matters of concern or interest

No questions or issues were raised.

58/17 Review of actions from last meeting

- April 01-17 The Clerk to contact Selborne Parish Clerk to ascertain whether they have any traffic data for the B3006 which they could share with Worldham. The Clerk reported that he has contacted Gwen Earney, a member of the Selborne Speedwatch Team and was waiting for his response
- July 01-17, Clerk to investigate the cost of purchasing a defibrillator. See Agenda Item 63/17
- August 01-17, Clerk to contact County Councillor Mark Kemp-Gee asking for his support in requesting weight restriction notices for lorries for Hartley Road
The Clerk had contacted County Councillor Mark Kemp-Gee asking for his help, but had not yet received a response.

59/17 To receive a report from the District Councillor

No report was given

60/17 Finance

- a) The monthly report and schedule of expenditure was agreed. Proposed by Cllr Brock and seconded by Cllr Fife. All in favour and duly resolved.

The current accounts balance as at 6th September 2017

TSB current account balance: **£638.55**

TSB Business Instant account balance: **£12,344.13**

Total balance of both accounts as at 06/09/17: £12,982.68

Total balance of Community Benefit Fund £7,594.20

Total Payments authorised and paid since August meeting

Date	Cheque No	Payee	Details	Total (£) inc VAT	VAT included in total (£)
			Payments authorised and paid since August meeting		
2/8/17	1183	Came & Company	Parish Councils annual Insurance	1030.94	
2/8/17	1184	Premier Grounds	Work undertaken on steps at Clay's Lane	694.80	115.80
			Total Payments	1725.74	115.80

Payments authorised and paid at September meeting

Date	Cheque No	Payee	Details	Total (£) inc VAT	VAT included in total (£)
			Payments authorised and paid at September meeting		
6/9/17	1185	R Twining	R Twining – Clerks salary Month 5 August	506.70	
6/9/17	1186	BDO	Cost of external audit	100.00	20.00
			Total Payments authorised and paid at September meeting	626.70	20.00

Total Receipts Received

Date paid in	Bacs/ Paying In book	From	Details	Total (£) Receipts
3/8/17	500111	Various	Tillhill Forestry £50; Open Door Studios £50 – both hire of village hall	100.00
7/8/17	BACS	HCC	Contribution to payment to repairs on steps by Clay's Lane	289.50
1/9/17	500112	S Tupper	S Tupper £12 hire of village hall	12.00
Total Receipts Received				401.50

Worldham Community Benefit Fund

Total Paid in £nil

Total Paid out £nil

- b) To approve the External auditors report
 The Clerk reported that the External Auditor had approved the accounts for the year ending 31st March 2017. One minor issue had been raised by the auditors. Box 11 in Section 2 – Trust Fund Disclosure Note - had not been answered, the No box had not been ticked. No other matters had come to the auditor's attention. The Clerk asked that the Councillors approve the external auditors report.

Cllr Fife proposed and seconded by Cllr Brock that the externals auditor's report be approved. AIF and duly resolved.

Councillors noted that although in future years there will be no requirement to have an external auditors report, it would be best practice to have one, reassurance that the accounts are in order, and that an external auditors report is normally required if the Parish Council applies for any grants.

- c) Approve application for grant from the Transparency Fund
 The Clerk had completed an application to the Transparency Fund for funding for 2.75 hours per month for updating the Worldham.org website in order for the Parish Council to be compliant with the Transparency code for Small Authorities. The request for funding amounted to £397.35
 Cllr Gaffney proposed and seconded by Cllr Brock that the application be submitted. AIF and duly resolved.

61/17 Planning

- a) Applications received, decisions and actions made since last meeting

WPC ref number: wpc 2017/03 SNDP Ref number: SDNP/17/02692/FUL
 Site address: Land adjacent to 6 Drove Cottages, Blanket Street East Worldham GU34 3BA
 Proposal: Conversion of existing Hop Pickers' cookhouse to two bedroom residential dwelling

Councillors noted: Application in progress

WPC ref number: wpc 2017/04 SNDP Ref number: SDNP/17/02913/FUL
Site address: Rycote Oast House Wyck Lane East Worldham Alton GU34 3AW
Proposal: Potting shed

Councillors noted: Application approved

WPC ref number: wpc 2017/05 SNDP Ref number: SDNP/17/02551/FUL
Site address: Hartleywood Farm Oakhanger Road Oakhanger Bordon GU35 9JW
Proposal: Change of use of B1 building to mixed B1 and B2

Councillors noted: Decision pending

WPC ref number: wpc 2017/06 SNDP Ref number: SDNP/17/03255/HOUS
Site address: Binswood Farm Oakhanger Road Oakhanger Bordon GU35 9JW
Proposal: Oak framed infill garden room extension to rear

Councillors noted: Application in progress

Councillors noted that the appeal to the Planning Inspectorate for the Wilsom Road application had been withdrawn by the applicant. This was because of the landowner's unwillingness to extend the applicant's option to allow the appeal to proceed.

Cllr Blake queried whether the Parish Council should try and alter the status of the land in the Local Plan as designated for employment use. Any development on the land will increase the flood risk to buildings on the adjacent Omega Park, which already reaches critical levels during periods of heavy rain. It's difficult to see how any development could overcome the objection raised by the Environment Agency at the time of the original application. In the EHDC Local Plan: Housing and Employment Allocations it is described as being in Alton when in fact it is in Worldham Parish. Councillors discussed whether there is any process by which land allocated for employment in the finalised Local Plan can be de-allocated. It was noted that the Alton Society is keen to review the land status as it is not developable land. Councillors agreed to consult with District Councillor David Ashcroft in gaining District Councillor Andrew Joy's support.

- b) To consider and decide on the Parish Council's response to planning applications received since the last Parish Council meeting.

WPC ref number: wpc 2017/07 EHDC Ref number: 57453
Site address: 16 Hartley Park Farm Business Park, Selborne Road, Selborne, GU34 3HD
Proposal: Replacement building for B8 storage and distribution and B1(c) light industrial use following demolition of existing building

Councillors resolved: Worldham Parish Council has no objections

WPC ref number: wpc 2017/08 SNDP Ref number:: SDNP/17/03732/FUL
Site address: Land at Meadow Farm Green Street East Worldham
Proposal: Siting of a caravan as self-contained habitable accommodation for a full-time worker for a period of three years

Councillors discussed at length the history of the site, the previous planning applications relating to the site, and the Bakers involvement with the 2 farms – Meadow Farm and Oaklands Farm. Councillors were supportive of small businesses in the countryside. A major concern was that the application for a temporary mobile home will eventually lead to an application for a permanent residence/house. Meadow Farm had recently been sub divided into a number of parcels of land and sold off. Would there be other similar applications in the future. Green Street used to be surrounded by open agricultural land but is now looking more industrialised. Councillors felt that the applicant would have been aware of the possible need for 24 hour on-site presence, but this did not feature in their previous planning applications.

The question faced is whether Councillors be supportive of a local business or try and prevent a precedent being made for possible future developments along Green Street. Councillors considered whether an Agricultural restriction could be placed on any potential residence.

Councillors resolved: Worldham Parish Council to object to the planning application on the basis that the proposals do not satisfy the requirements of a number of key relevant planning policies and, that the supporting information does not convincingly demonstrate the need for permanent on-site habitable accommodation for a full-time worker. Whilst the application is 'temporary' for a period of three years, the planning statement clearly sets out a case to establish a permanent provision.

Five Councillors voted in favour with one against (Cllr Trigwell-Jones)

It was agreed that Cllr Aldridge would produce a draft of the response for the Councillors approval, before submission by the Clerk.

- c) To consider and decide on the Parish Council's response to planning applications received since the agenda was published *if any*:

WPC ref number: wpc 2017/09 EHDC Ref number: 57507
Site address: The Farmhouse, Hartley Park Farm, Selborne Road, Alton, GU34 3HP

Proposal: Alterations to the Farmhouse barn to include new ground floor north elevational details and new south elevation ground floor extension. Retention of use as a farm office and the conversion of the ground floor storage area to an additional office with kitchen and disabled wc

Councillors resolved: Worldham Parish Council has no objections

WPC ref number: wpc 2017/10 EHDC Ref number: 57507/001
Site address: The Farmhouse, Hartley Park Farm, Selborne Road, Alton, GU34 3HP

Proposal: Listed Building Consent Alterations to the Farmhouse barn to include new ground floor north elevational details and new south elevation ground floor extension. Retention of use as a farm office and the conversion of the ground floor storage area to an additional office with kitchen and disabled wc

Councillors resolved: Worldham Parish Council has no objections

62/17 To receive and approve a report from the Clerk regarding:

- a) Correspondence received

Consultations documents:

- i) The Clerk had received a consultation document from the Department of Digital, Culture, Media and Sport seeking views on the specification for a new broadband Universal Service Obligation. Comments to be made by Monday 2nd October. It was agreed that the Parish Council would not respond to the consultation document.
- ii) HCC are undertaking a survey with Parish Councils similar to annual National Highway and Transport Public Satisfaction Survey which HCC participates in. The Clerk had completed the survey on behalf of the Parish Council.
- iii) Following the implementation of the SDNPA's Community Infrastructure Levy Charging Schedule on 01 April 2017, the SDNPA are now starting work on the production of an Infrastructure Business Plan (IBP), which will determine how money collected through CIL will be spent on a rolling 5-year basis.

SDNPA are asking Parish Councils to submit expressions of interest for infrastructure projects that are required to support growth identified in the emerging Local Plan. A new form needs to

be completed regardless of whether details have been provided previously. Forms need to be returned by 29 September 2017.

In 2011 the Parish Council spent considerable time in a similar exercise for EHDC, completing forms for EHDC identifying projects for the spending of Developers Contribution monies. The Parish Council submitted 4 requests after consultation with parishioners and as a result of the Parish Plan:

- New floor for the village hall
- Upgrading the playground facilities – which has been undertaken
- Purchase and developing Open Space land for additional recreational area
- Provision of a tennis court

Councillors agreed that the Clerk would submit requests for:

- Open Spaces
- Traffic Mitigation measures
- Village hall improvements
- Universal coverage of high speed broadband within the Parish

Correspondence

- i) The Clerk had been advised by HCC that due to an error in the Hampshire (Selborne BOAT 67 and Worldham BOAT 38) (Prohibition of Driving) Order 2017 consultation, the County Council will be re-advertising the proposed TRO on Selborne BOAT 67 and Worldham 38 BOAT on Friday 11 August 2017. There will be further 21-day period of consultation from Friday 11 August
- ii) Roger Denny had complained that the manhole cover by the bottom of Church Lane makes a noise every time a vehicle goes over it. This has been reported to South East Water who have been out and looked at it and marked it with blue paint, meaning that repairs might be undertaken.
- iii) Margaret Betsworth has expressed concerns to the Clerk about the state of the verge outside Manor Farm Cottages. The Clerk is meeting with Derek Rawle, Highways Engineer, on Thursday to look at possible solutions.

b) Meetings to attend and attended

The Clerk reported that:

- An EHAPTC meeting is being held on Wednesday 6th September at 7.30pm.
- The SDNPA will be holding a workshop for Hampshire Parishes on 27th September in Petersfield.
Cllr Blake and Fife will attend
- Invitation to CPRE Hampshire's Neighbourhood Planning Conference on 5th October 2017, 09.30am-1.00pm at Wessex Conference Centre, Winchester It was agreed that no Councillor will attend

Meetings attended:

EHDC held a planning evening at Penns Place on 16th August. Cllr Blake and Trigwell-Jones attended. Cllr Blake reported:

- Feedback from the floor included one Parish Council had concluded that responding to planning applications was futile and a waste of time. A number of other attendees agreed with this comment. The EHDC officials responded that the planning Authorities do consider all Parish Council's comments.
- The government requires all Local Plans to be revised every 5 years.
- When objecting to planning applications, Parish Councils need to give specific reasons why they are objecting
- EHDC are trying to avoid any appeal being made to the Planning Inspectorate as they have to bear any costs if the appeal is successful

- There is an emphasis from the Government that Planning Inspectors should be in favour of approving any appeals concerning housing.

Cllr Blake reported back on the Jalsa Salana wash up meeting held on 5th September. Attendees include representatives from EHDC, HCC, Highways, County Councillor Mark Kemp-Gee, 2 Kingsley Parish Councillors and 2 representatives from the AMA. Cllr Blake expressed the Parish Council's condolences on the death of an AMA member that occurred on the B3004 just prior to the start of the Jalsa Salana. Cllr Blake raised a number of issues including:

- Concern on the extent of the lighting – the lightning extended to far out from the site
- The Parish Council and the SDNPA supports the Dark Skies Policy The issue of the need for lighting being on throughout the night between the 2 farm houses on the site was raised
- Reversing alarms were bad during the dismantling period
- The encroachment of buildings onto the Public Right of Way, footpath 27. It was also unacceptable that the public should have to wear protective clothing if they walked the footpath 27. Mark Kemp-Gee will be meeting up with the Countryside Officers to discuss issues relating to footpath 27
- That there were no major issues regarding traffic except a parishioner had complained about the number of cars using Wyck Lane. Cllr Blake asked that in future years a sign is placed at the start of Wyck Lane with the A31 stating "No access for Jalsa Salana traffic".

63/17 To receive a report on the cost of purchasing a defibrillator

The Clerk reported that he has been investigating purchasing a defibrillator. He had contacted a number of providers and had concluded that:

- Any defibrillator would need to be housed in a heated cabinet
- It would need to be connected to a power supply
- It would be sensible to purchase the defibrillator and cabinet from the same supplier
- Training on CPR should be provided
- Details of the location of the defibrillator will need to be supplied to the emergency services
- The cost of the equipment, cabinet and installation would be in the region of £1500

The Clerk had concluded that the Community Heartbeat Trust provided the most suitable package. Community Heartbeat Trust had provided defibrillators to Bentley, Binsted and Headley Parishes.

64/17 To note any issues regarding the state of the roads, pavements and footpaths in the Parish.

The Clerk was asked to report 2 pot holes – one in the bus stop on the south side of the B3004, and one on Shelley's Lane on the left hand side before the industrial estate and opposite Old House Farm.

65/17 To note any issues that has been brought to Councillors attention

Cllr Trigwell-Jones reported that she had dealt with the parishioners complaints about the weeds and the state of the solar farm. She had contacted Valerio Pelizzi at Canadian Solar asking what further plans they have for the site in terms of the landscape and biodiversity management. Susana Del Campo, is now in charge of the site and Canadian Solar have a landscape and biodiversity plan and will control the trees and hedgerows around the perimeter of the plant during the autumn

Cllr Trigwell-Jones reported that the Parish Plan review is progressing. They have had 2 meetings in August with further meetings in September. The questionnaire should be circulated in October.

66/17 Dates of next Parish Council Meeting

Normally the first Wednesday of each month.

To note the next Parish Council meeting will be held on Wednesday 4th October, 1st November, 6th December, 10th January, 7th February, 7th March

The Chairman closed the meeting at 10.40 pm

New Action Points

	Action detail	Owner
	None	

Actions points from previous Worldham Parish Council Meetings:

Action ID	Action detail	Owner	Status
April 01-17	Clerk to contact Selborne Parish Clerk to ascertain whether they have any traffic data for the B3006 which they could share with Worldham.	Clerk	On-going
July 01-17	Clerk to investigate the cost of purchasing a defibrillator	Clerk	On-going
Aug 01-17	Clerk to contact Mark Kemp-Gee asking for his support in requesting weight restriction notices for lorries for Hartley Road	Clerk	On-going