

MINUTES OF THE MEETING OF THE WORLDHAM PARISH COUNCIL
held at 8.00 pm Wednesday 6th February 2019
at EAST WORLDHAM VILLAGE HALL

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

116/18 To receive and accept apologies for absence

None received.

117/18 Minutes from previous meeting

Minutes of the Worldham Parish Council held on 9th January were approved and duly signed by the Chairman

Proposed by Cllr Gaffney and seconded by Cllr Blake All in favour and duly RESOLVED.

118/18 Declaration of Interest

None declared

119/18 The floor will be opened to the public to raise any matters of concern or interest

William Butler addressed the Parish Council. The Butler's own a parcel of land at Wilsom Road. A planning application for warehousing, on this site, was turned down by the planning authorities due to issues concerning flooding and the construction of a bridge to gain access to the land. William Butler wanted to engage with the Parish Council and the local community about acceptable future use of this piece of land. It has been designated as employment land in the draft EHDC Local Plan. In his view the site is unviable as a commercial development solely in the form of small business units. He claimed that any demand for commercial space in Alton is for warehousing. A possible scenario would be a mixed development use made up of small business units alongside residential use.

One of the main deliverability issues with the site is concerns over surface water run off. A concern of the Environmental Agency was the risk of potential flooding from the nearby stream.

It was noted that that businesses adjacent to the site have been flooded in the past. It was suggested that it may be possible to design a scheme that contains starter homes, with small scale industrial and office units in a landscaped park setting.

120/18 To receive a report from the District Councillor

District Councillor David Ashcroft reported that the draft EHDC Local Plan is out for consultation. He intends to make a submission to SDNPA regarding the planning application for Oaklands Farm.

The District Council elections will be held on 2nd May. The Selborne ward will be merging with the Bentley and Binsted to become a twinned Councillor ward.

121/18 Planning

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

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 noted: Application in progress.

WPC ref number:	wpc 2018/05	EHDC Ref number:	57718
Site address:	The Clock House, Truncheaunts Lane, East Worldham, Alton, GU34 3AA		
Proposal:	Deed of variation of S106 agreement dated 2000 on application 27227/006 to remove the rental clause.		

Councillors noted: Awaiting decision.

WPC ref number: wpc 2018/08 SDNP Ref number SDNP/18/02170/FUL
Site address: Oaklands Farm Green Street East Worldham Bordon GU34 3AU
Proposal: Change of use of Oakland Farm and associated land holdings from Agriculture and B8 (Open Storage) to mixed use Agriculture, B8 (Open Storage) and Seasonal Event Space associated with the holding of Religious Festivals and other activities associated with the Ahmadiyya Muslim Association; including the provision of external storage space, new landscape and revised ventilation and extraction equipment in association with the onsite kitchen

Councillors noted: Application in progress.

WPC ref number: wpc 2018/11 SDNPA Ref number: SDNP/18/05310/FUL
Site address: Land South of Green Street East Worldham Bordon GU35 9NN
Proposal: Proposed new vehicular access and grassed tiled turning area

Councillors noted: Application refused.

WPC ref number: wpc 2018/14 SDNPA Ref number: SDNP/18/06028/FUL
Site address: 1 Tyling Cottages Green Street East Worldham Bordon GU34 3AU
Proposal: Tractor and implement store after removal of existing poly tunnel and container

Councillors noted: Application in progress.

WPC ref number: wpc 2018/15 SDNPA Ref number: SDNP/18/06027/HOUS
Site address: 1 Tyling Cottages Green Street East Worldham Bordon GU34 3AU
Proposal: Single storey extension to side and rear, and detached double garage

Councillors noted: Application in progress.

WPC ref number: wpc 2018/16 SDNPA Ref number: SDNP/18/06356/PIP
Site address: Land West of Wyck Lane East Worldham
Proposal: Planning Permission in Principle - 3 affordable dwellings, 2 market dwellings.

Councillors noted: Application refused

WPC ref number: wpc 2018/17 SDNPA Ref number: SDNP/18/02170/FUL
Site address: Oaklands Farm Green Street East Worldham Bordon GU34 3AU
Proposal: The applicant has provided further information to provide greater clarity as to the extent of the proposals. Specifically the following details have now been provided:-
- An amended transport statement which make no reference to 'sporting events'. This does not form part of the proposals.
- An amended plan showing the location of the proposed open storage; - A Sewerage Management Plan; - An amended Planning Statement which makes reference to a shorter timeframe sought from that previously applied for (reduction of time for set up/takedown from 9 weeks to 7 weeks).

Councillors noted: Application in progress

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 2018/18 SDNPA Ref number: SDNP/18/06027/HOUS
Site address: 1 Tyling Cottages Green Street East Worldham Bordon GU34 3AU
Proposal: Single storey extension to side and rear, and detached double garage – amended plans

Councillors agreed to continue to object on the same grounds as set out in its original submission. They noted the revised plans do not show the proposed tractor and implement store and it was felt that the scale required of the double garage is out of proportion to the frontage of an interesting row of original cottages. That EHDC have an obligation that any new garage should be 3X6 metres. This may, in the case of the double garage, be almost as large as the existing dwelling.

Councillors resolved: Worldham Parish Council continues to object on the same grounds as set out in its original submission. By moving the garage closer to the cottages, it is considered that the double garage overshadows and appears disproportionate to the rest of the cottages and is contrary to SDNPA Policy SD31. AIF and duly resolved

- 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 2018/19 SDNPA Ref number: SDNP/19/00346/FUL
 Site address: Land South of Green Street East Worldham Bordon GU35 9NN
 Proposal: Proposed new vehicular access and grassed tiled turning area

Councillors noted the applicant has cut back all the shrubs and hedge along the Green Street frontage of the applicants land.

Councillors resolved: Worldham Parish Council objects to the planning application on the same grounds that it has objected to the previous applications. It was agreed that Cllr Blake will draft an additional paragraph relating to the entrance that the applicant has created, the parking of their vehicles and Highways issues, and the creation of an access onto Green Street.

New Action Point February 01-19 Cllr Blake to draft a response objecting to the planning application SDNP/19/00346/FUL

122/18 Review of actions from last meeting - Annex A lists action points that are in progress, pending or have been completed.
 Councillors noted that the Action Points were on-going.

123/18 Finance and accounts

- a) The monthly finance report and schedule of expenditure was agreed.
 Proposed by Cllr Fife and seconded by Cllr Aldridge All in favour and duly resolved.
 The current accounts balance as at 6th February 2019
 TSB current account balance: **£6,060.49**
 TSB Business Instant account balance: **£12,367.88**

Total balance of both accounts as at 6/2/19: £18,428.37
 Less funds received for projects not yet spent £4,445.00

True closing balance £13,983.37
Total balance of Community Benefit Fund £9,975.20

Payments authorised and paid at February meeting

Date	Cheque No	Payee	Details	Total (£) inc VAT	VAT included in total (£)
			Payments authorised and paid since January meeting		
9/1/19	22	SEE	Electricity bill for EW village hall	303.80	14.46
			Total Payments authorised & paid since January meeting	303.80	14.46
			Payments authorised and paid at February meeting		
6/2/19	23	R Twining	R Twining - January salary Month 10	506.70	
			Payments authorised and paid at February meeting	506.70	0

Total Receipts Received

Date paid in	Bacs/ Paying In book	From	Details	Total (£) Receipts
			None	
Total Receipts Received				0

Worldham Community Benefit Fund

Total Paid in £0 Total Paid out £0

The Clerk confirmed that he had submitted a VAT return to reclaim £1,346.40

124/18 To receive an update on the East Worldham village hall repairs and insurance claim

Cllr Gaffney reported that the insurance claim had been validated. The Parish Council has been offered a cash settlement of £1,748.84 for the repairs required. This is subject to a deduction of the £250 policy excess giving a total settlement of £1,498.84. This allows for the internal repairs required, and also for replacing the stolen flashing.

No allowance can be made for replacing the flat roof as this had not been damaged by the incident.

Councillors resolved to accept the insurance claim of £1498.84 AIF and duly resolved

Three quotes had been obtained for the repairs. Cllr Gaffney and Blake had met with M.A Irwin who had provided the lowest quote and felt that he could carry out the work required. Work could commence on 23rd February and is anticipated will take about 4 days. Cllr Blake will keep a watching brief on the work being undertaken.

The resolution to use M.A.Irwin to undertake the repairs to the village hall at an estimated cost of £2,300 plus VAT was proposed by Cllr Gaffney and seconded by Cllr Blake. AIF and duly resolved.

The Clerk estimated that the total cost of the repairs will amount to £2,582 as £282 has already been paid to Ross Newman for the initial repair to the roof. The Clerk suggested that the Parish Council applies to the Worldham Community Benefit Fund to fund the outstanding balance of £802. Councillors agreed to this suggestion.

Cllr Gaffney reported that she had had discussions with Phil Harding about purchasing a replacement dehumidifier for the East Worldham village hall. The current one is broken and needs replacing. The hall is getting damp and it would be a false economy not to replace it at a cost in the region of £200 to £300.

It was agreed that the selected contractor for the roof repairs would be asked to cost the builders' work in forming a hole through the external hall wall for the dehumidifier extraction outlet and for Phil Harding to provide Councillors with a specification on the dehumidifier that he has proposed that the Parish Council purchases.

The Clerk reported that EHDC had requested the hire of the hall as a polling station for the 2nd May. It was agreed to charge £250 for the hire of the hall.

125/18 To receive an update on the traffic mitigation proposals and to approve the purchase of the SLR equipment

The Clerk reported that he and the Speedwatch Co-coordinator had met with Lindford Parish Council who have a PTSC 904 standard speed sign with small slow down/thank SLR equipment and are very pleased with it. It was felt that it does everything that the Parish Council requires and is slightly easier to install than the one specified in the application to SDNPA for the use of the Section 106 monies. The recommendation is that the Parish Council purchases the equipment, battery charger, spare battery and licence to download the data at a cost of £2,545 plus VAT.

Cllr Aldridge proposed and seconded by Cllr Brock to purchase the SLR at a cost of £2,545 AIF and duly resolved

It was agreed to take item 130/18 next.

130/18 Exclusion of press and public

It was resolved to exclude the press and public from the meeting due to the confidential nature of the business about to be transacted – to discuss the recruitment and appointment of a new Clerk. The minutes are held in the confidential file.

Cllr Trigwell-Jones left the meeting.

126/18 To note any issues regarding the state of the roads, pavements and footpaths in the Parish, including work by the Lengthsman

Councillors noted that the culvert by the corner of Shelley's Lane and Clay's Lane had been cleared of mud by the Lengthsman. They had also cleared the ditch on Blanket Street between the B3004 and The Old Hop Kiln, as well as clearing the footpath by the Old School House and a footpath near Hartley Mauditt church.

The Clerk was asked to report the pot holes on Shelley's Lane and the pot hole by the man hole cover near to the dwelling named Selborne (The Clerk after the meeting checked with HCC's interactive map and the pot hole has already been reported and does need repair and the work has been passed to HCC's contractor).

Councillors noted that new cabling has been laid under the B3004 in preparation for the installation of fibre optic broadband.

127/18 To receive and approve a report from the Clerk:

The Clerk had previously circulated his report to the Councillors regarding Correspondence received and Meetings to attend and attended which was accepted by them. The report is attached as Annex A to these minutes.

Councillors noted that the EHDC Local Plan is out for consultation, and that there are a number of policies which the Parish Council should comment on. Councillors agreed that Cllr Blake will draft a response to the EHDC Local Plan consultation for the discussion at the March Parish Council meeting.

New Action Point February 02-19 Cllr Blake to draft a response to the EHDC Local Plan consultation for the discussion at the March Parish Council meeting.

It was agreed that the Clerk would send to the King's World a short article about the forthcoming Parish Council elections. He will also send the Election Nomination Packs to the Councillors.

New Action Point February 03-19 Clerk to send to the King's World a short article about the forthcoming Parish Council elections

128/18 To note any issues that has been brought to Councillors attention

a) Future of the 3 Horseshoes Public House

Councillors noted that Fullers have announced their decision to sell their brewing division to a Japanese company. The Community Voluntary Asset scheme only applies if Fullers decides to sell the 3 Horseshoes.

129/18 Dates of next Parish Council Meeting

To note the next Parish Council meetings will be held on 13th March (instead of 6th March) and 3rd April starting at 8.00 pm

Councillors agreed that the date of the Annual Parish Assembly will be on Wednesday 10th April starting at 7.30 pm and the first meeting after the Parish Council's elections will be on Wednesday 8th May.

The Chairman closed the meeting at 22.45 pm

New Action Points

Action ID	Action detail	Owner
February 01-19	Cllr Blake to draft a response objecting to the planning application SDNP/19/00346/FUL	Cllr Blake
February 02-19	Cllr Blake to draft a response to the EHDC Local Plan consultation for the discussion at the March Parish Council meeting.	Cllr Blake
February 03-19	Clerk to send to the King's World a short article about the forthcoming Parish Council elections	Clerk

Actions points from previous Worldham Parish Council Meetings:

Action ID	Action detail	Owner	Status
January 04-18	Clerk to investigate on how to arrange the removal of temporary road signs.	Clerk	On-going
August 01-18	Clerk to talk to Nick Easeman and Chris Patterson of SDNPA to see if there are any SDNPA funds available to pay for village gateways	Clerk	On-going
Sept01-18	Clerk was asked to contact Abbey Sullivan , Countryside Access Ranger re kissing gates	Clerk	On-going
Sept02-18	The Clerk to report the cracks between the pavement and the road outside the East Worldham village hall	Clerk	On-going

Annex A

Clerk's Report

February 2019

1. Insurance broker

It has been announced that Stackhouse Poland will be acquired by Arthur J Gallagher & Co. Came & Company Local Council Insurance is a trading style of Stackhouse Poland. The transaction is subject to regulatory approval and is expected to close in the first quarter 2019.

2. Insurance claim for the East Worldham village hall

Regarding the recent claim made for damage to East Worldham Village Hall our Surveyor has now attended and we can confirm the claim has been validated.

Based on the scope prepared by our Surveyor, we are able to offer a cash settlement of £1748.84 for the repairs required. This would be subject to deduction of the £250 policy excess giving a total settlement of £1498.84. This allows for the internal repairs required, and also for replacing the stolen flashing.

No allowed can be made for replacing the flat roof as this had not been damaged by the incident. Please confirm if you are happy to accept this in settlement of the claim, or should you have any queries, please do not hesitate to contact us.

3. HALC have issued a guidance note on Accessibility Regulations (Website and Mobile Applications)

As from 23rd September 2018, Parish and Town Councils now have a duty, under the Public Sector Bodies (Websites and Mobile Applications) Accessibility Regulations 2018, to ensure their website and/or mobile applications meet with accessibility standards.

New websites must meet with the WCAG2.1AA (Web Content Accessibility Guidelines) standard. This means ensuring it can be used by as many people as possible including those with a disability such as visual impairment, motor difficulties, cognitive impairments and impaired hearing or deafness.

Deadlines for complying with the regulations depend on whether you have a new or existing website and/or a mobile application. You will need to ensure the Council meets the standards and has published an accessibility statement as below:

- 23rd September 2019 for new websites - created from 23rd September 2018
- 23rd September 2020 for existing websites – created before 23rd September 2018
- 23rd June 2021 for all mobile applications

The Council has a legal responsibility to ensure their website meets accessibility standards, even if the website is outsourced to a third party.

What you must do to comply with new regulations:

- Publish an accessibility statement, which must say:
 - Which parts of your service do not meet accessibility standards and why
 - How people with access needs can get alternatives to content that's not accessible
 - How to contact the council to report accessibility problems – and a link (to be confirmed) to the government website that they can use if they are not happy with the council's response.
- Provide an accessible alternative, within a reasonable time to anyone who requests it, when content doesn't meet the standards.

4. Hampshire ALC 2019 Annual Conference

This is being held on 13th March 2019 at Hilton – Ageas Bowl, West End SO30 3XH.

5. Draft Local Plan

EHDC are currently reviewing their Local Plan and are consulting with the public to get their views. The consultation period runs from 5 February to 19 March.

Specific areas of interest for Worldham Parish Council are:

Sites earmarked for development:

Alton Town

(As per the Local Draft Plan – even though site SA17 lies within the boundaries of Worldham Parish)

		Page of local draft plan	Page attached file
Site SA17	- Land at Wilsom Road	74	A1-A2
Site SA18	- Molson Coors Brewery	76	A3-A4

Bentley Parish

Site SA21	- Land at Northbrook Park	86	A5-A6
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Specific Policies

Homes and communities

Policy S7: Rural affordable housing.	168	A7-A9
Policy S12: New homes in the countryside	178	A10-A11
Policy DM12: Conversion of an existing agricultural or other rural building to residential use	180	A12-A13
Policy DM13: Rural worker dwellings	181	A13-A4

Economy

Policy S15: Rural economy	193	B1-B3
Policy DM16: Farm diversification	195	B3-B5
Policy DM19: Home-based businesses	200	B5-B6

Natural Environment and Built Environment...

Policy S17: Development in the countryside	214	B7
Policy DM24: Gaps between settlements.	215	B8
Policy S28: Heritage assets and the historic environment	258	B9-B12
Policy DM35: Listed buildings	263	B12-B14