

Worldham Parish Council
Tuesday 10th August 2021, 8pm
East Worldham Village Hall

Present Cllr W Brock (Chair), Cllr R Bagnell, Cllr R Twining, Cllr C Sole, Cllr S Butler, Cllr T Godbert
Also present Pamela Hibbins, Clerk to Parish Council

Absent Cllr T Godbert

22.65 **Chair's Announcements** – welcomed Cllr S Butler and Cllr T Godbert to the council.

22.66 **Apologies for absence** – were noted from District Councillors Cllr D Ashcroft & Cllr K Carter.

22.67 **Declarations of Interests** – None

22.68 **Approval of Minutes**
It was **RESOLVED** to approve the minutes of the Parish Council Meeting held on 30th June 2021
Proposed: Cllr B Bagnell, Seconded: Cllr R Twining **Action: Clerk**

22.69 **District Councillor's Report:**

To note no District Councillors present, therefore no report presented.

22.70 **Public questions:** – the Chairman adjourned the meeting to hear public questions

3 members of the public spoke and raised concerns on the planning application SDNP/21/03474/FUL Manor Farm Worldham Hill East Worldham Alton GU34 3AY in relation to increased traffic and the current poor visibility being exemplified by the proposed application. It was reported that there is a pinch point on the lane that is directly against a neighbouring property, which is not visible on the plans and there have been no consultation with neighbours.

Cllr W Brock also announced as a member of the public that there will soon be a public consultation on a Solar Farm and an planning application to follow. Cllr W Brock declared an interest.

Meeting reconvened

22.71 **Financial Report:** The Clerk advised that the bank balances are as follows:
1st Quarter Receipts & Payments Reconciliation Final (Appendix 2)

Bank Balance as below

Current Account as 30/06/2021: £9911.27

Instant Access Account (quarterly statements as 29/06/2021) : £22,630.32

Worldham Community Benefit Fund (quarterly statements as 01/07/2021): 14,238.87

Less cheques o/s £0

TOTAL £46,780.46

Receipts ledger balance **£46,780.46**

To note that annual payment from Wilson Solar Farm has been received £4,560.44 on the 28th April 2021.

22.72 **Payment Schedule:**

It was **RESOLVED** to approve the following for payments.

Proposed: Cllr W Brock, Seconded: Cllr B Bagnell

Action: Clerk

	Payee	Description	Net	VAT	Total
02/08/21	P Hibbins - Clerk	Salary July 2021	£576.13	£0.00	£576.13
02/08/21	P Hibbins - Clerk	Expenses - June/July - printer cartridge for letters for maps	£38.50	£0.00	£38.50

02/08/21	SSE	Account for quarter 1 2021/2022 (to note credit on account means only £11.70 due)	£11.70	£0.00	£11.70
			£626.33	£0.00	£626.33

It was **AGREED** that the following authorisations to be made to the banking arrangements;-
 TSB Instant Access Account and TSB Worldham Community Benefit Fund Account
 Cllr R Twining as signatory
 Cllr C Sole as signatory
 Cllr S Butler as signatory
 Cllr T Godbert as signatory
 Pamela Hibbins, Parish Clerk as authorized to view and manage accounts but not a signatory.

Unity Instant Access Account
 Cllr S Butler as signatory
 Cllr T Godbert as signatory

Proposed: Cllr W Brock, Seconded: Cllr B Bagnell

Action: Clerk

22.73 Planning applications

Update on previous applications (Appendix 1)

SDNP/21/02991/FUL Land South of Foxes Green Street Kingsley Bordon Hampshire

Change of Use of land for the creation of a 2 Pitch Gypsy/Traveller site, comprising the siting of 1 mobile home, 1 touring caravan, and erection of 1 dayroom, per pitch **Deadline 19th July 2021**

It was **AGREED** to write to Cllr David Ashcroft and Cllr K Carter to request that they ask for publication of public comments for this application to be published on the planning website as a priority after expressions of concerns on the lack of visibility of comments have been raised by several members of the public.

Proposed: Cllr W Brock, Seconded: Cllr R Twining

Action: Clerk

It was **AGREED** to write to planning to alert them that clearance of the site and introduction of hardcore has continued on site and the site has also recently flooded. The Parish Council would like to request a stop notice is placed on this site whilst the planning application is being processed.

Proposed: Cllr W Brock, Seconded: Cllr R Twining

Action: Clerk

22.74

SDNP/21/03082/LIS The Oast House Wick Hill Farm Lane Hartley Mauditt Alton GU34 3BP

Listed building consent - Increase the width of the existing bi-fold doors, new oriel window, new dormer, new window in gable end wall and installation of new conservation roof lights in existing covered openings.

Deadline 18th August 2021

It was **AGREED** to submit a **NEUTRAL** as no large material changes are proposed to the structure of the buildings and no concerns raised by the Heritage Officer.

Proposed: Cllr R Twining, Seconded: Cllr B Bagnell

Action: Clerk

SDNP/21/03474/FUL Manor Farm Worldham Hill East Worldham Alton GU34 3AY

Conversion of existing barn to residential dwelling

Deadline 19th August 2021

It was **AGREED** to submit an **OBJECTION** to this planning application due to the following concerns;-

- highway concerns regarding visibility and passing places along the lane.
- Ownership of the walls to be clarified before planning is granted and access of neighbouring property for work to take place to be confirmed
- Further information reference structural engineering report of the wall
- Confirm if this is a conversion or a new build or a demolition and new build.
- Insufficient detail of landscaping and currently no proposed screening of the car park/spaces.

- Concerns about design and mass and some of the inaccuracies on the plan such as the omission of the closest properties on the plans.
- The Parish Council would recommend that a site visit takes place by the planning authority.
-

Proposed: Cllr R Twining, Seconded: Cllr B Bagnell

Action: Clerk

To note the following comments to planning comments were made under delegation powers to the clerk during the interim of the expiration of virtual meetings being legal and all social distancing measures ending. This was on the advice received by councilors.

SDNP/21/02289/TPO The Acorn Wyck Lane East Worldham Alton Hampshire GU34 3AW

T1 Horse Chestnut leaning over Shelley's Lane - Fell

Deadline 28th July 2021

It was **AGREED** no objection to the tree being felled on confirmation from the tree officer that the tree is diseased and further to this condition that a replacement is planted.

Proposed: Cllr B Bagnell, Seconded: Cllr R Twining

Action: Clerk

56015/003 Tree View, Blanket Street, East Worldham, Alton, GU34 3BA

Single storey rear extension

Deadline 29th July 2021

It was **AGREED NO OBJECTION** as proposed extension not over the 50% rule of original building.

Proposed Cllr R Twining, Seconded: Cllr B Bagnell

Action: Clerk

22.75

Planning Applications

It was **AGREED** that a link to all planning applications received by the council will be put on the Worldham Parish Council FaceBook page and sent to the Worldham Whats App group.

Proposed: Cllr R Twining, Seconded: Cllr W Brock

Action: Clerk

22.76

Village Hall

Quotes for repairs to the guttering on the Village Hall caused by storm damage were considered.

i) It was **AGREED** to award Contractor B (Ross Newman and Son) to replace the guttering and damage to the tiles at a cost of £225 no VAT

Proposed: Cllr B Bagnell, Seconded: Cllr C Sole

Action: Clerk

ii) It was **AGREED** to **NOT** make a claim on the insurance for this work.

Proposed Cllr W Brock, Seconded: Cllr B Bagnell

Action: Clerk

The Parish Clerk provided the following update on the deeds to the Village Hall.

The process for first registration without the original deeds is currently with the HALC legal services after a search was also being conducted by Bradly Trimmer Solicitors on all names for the original documents. The following supporting materials have been sent;-

Copy of conveyance

Copies of all searches and general outline of history of deeds

Map of the land

A budget of up to £1,500 exclusive of VAT has been confirmed with the legal services and the case officer has confirmed they will track costs and time and give early notice to the council if more time/money is needed.

Improvements to Village Hall

Decision for Worldham Parish Council to make

Worldham Parish Council are being asked to consider the following actions;-

- Worldham Parish Council host and proactively encourage more events from the Village Hall such as, seasonal events – Harvest dinner, Christmas carols, pop up restaurants, pop up shops/market place – promoting the hall as a multi-purpose event

It was **AGREED** to establish a working group to focus on increased events at the village hall. Working group to include the Parish Clerk and Cllr C Sole as the lead for the village hall and that separate events will be agreed back at council together with leads for particular events.

Proposed: Cllr B Bagnell, Seconded: Cllr W Brock

Action: Clerk

- b) Earmark some of the Covid-19 Grant to getting the dropped floor fixed, up to £5,000 and to apply for funding for additional funds for this with potential to re-sand the flooring if costs allow. Detailed costings to be brought back to the council for sign off.

It was **AGREED** to look into potential repairs to the dropped floor at the village hall and that a small amount of flooring to be taken up and made good again in order to investigate likely costs for repairs to the whole floor and potential timbers. A cost of up to £750 has been approved for this investigative work to give a range of costs for the work likely to be needed.

- c) To consider a request for £2.5k for decorating the village hall – fresh paint inside, potential lighting, window dressings and memory boxes. To consider if professional services needed (for all or just ceiling) or if volunteers would be appropriate to do the work, alongside a risk assessment. Detailed costings to be brought back to the council for sign off.

It was **AGREED** to invest in improvements in the village hall and for exact costs and ideas to be brought back to a parish council meeting. To then be confirmed in relation to the above potential repairs on the floor and likely time scales and to report back on volunteer recruitment to paint the hall.

22.77

Insurance Cover

It was **AGREED** to ask Contractor A to confirm if they provided a like for like cover as our insurance cover in the previous year. If this was confirmed it was **AGREED** to appoint Contractor A (BHIB Councils Insurance) for the annual insurance cover at a cost of an annual premium of £960.46 including insurance premium tax on a 3 year agreement. If this was not confirmed or had significant differences it was **AGREED** to appoint Contractor B (Came & Company Local Council Insurance Brokers) and their recommendation of PEN underwriting Ltd at an annual premium of £1,715.06 including premium taxes and admin fee. To be confirmed by email by the clerk before the 1st September 2021 deadline.

Proposed: Cllr W Brock, Seconded: Cllr B Bagnell

Action: Clerk

Action: Clerk

22.78

SDNPA Statement of Community Interest

It was **AGREED** to email SDNPA Planning Committee to echo Cheriton Parish Council's response and share our concerns of the timings of the Statement of Community Involvement consultation that is due to be discussed at the planning committee meeting on the 12th August 2021 that inhibit smaller parishes from being able to feed into this. To request that this matter is deferred in order that a proper consultation exercise can take place before the Statement of Community Involvement is brought back before the Planning Committee.

Proposed: Cllr B Bagnell, Seconded: Cllr R Twining

Action: Clerk

22.79

To note the following decisions were made under delegation powers to the clerk during the interim of the expiration of virtual meetings being legal and all social distancing measures ending. This was on the advice received from councilors.

Village Hall electrics-

It was **AGREED** to award the annual PAT Testing to Ian Clark Electrical Services for 3 years.

22.80

To note any reports or updates from Councillors or the Clerk regarding meetings attended or issues raised

22.81

Date of next meeting

Meetings are normally held on the first Wednesday of each month, 8pm, at East Worldham Village, and currently by Zoom. The next meeting to take place 1st September 2021.

22.82 **Items for next agenda**

22.83 The Chair closed the meeting **at 10.20 pm.**

Signed:.....

Date:

Worldham Parish Council
Tuesday 10th August 2021, 8pm
East Worldham Village Hall

Appendix 1
Updated Planning application

APPENDIX 1						
Existing Planning Applications updated 11/08/2021						
Planning App. Ref No	Address	Proposal	Consultation Expiry Date	Case Officer	Parish Council Comments	Decision
SDNP/21/02991/FUL	Land South of Foxes Green Street Kingsley Bordon Hampshire	Change of Use of land for the creation of a 2 Pitch Gypsy/Traveller site, comprising the siting of 1 mobile home, 1 touring caravan, and erection of 1 dayroom, per pitch	————— 19/07/2021		OBJECT - highway/access concerns for the site, the continued ribbon development along Green Street	
33619/007	Development of an Energy Recovery Facility and Associated Infrastructure at Alton Materials Recovery Facility, A31, Alton GU34 4JD	Further information clarification form HCC	05/07/2021		OBJECT The new information provided did not alter the councils view that it will have a detrimental affect on the landscape, does not provide any robust modelling or forecasting of the traffic impact on the local road the B3004 through Kingsley and East Worldham and provides no evidence that recyclable waste is not burnt.	
SDNP/21/02820/APNB	Smiths Farm Worldham Hill East Worldham Alton GU34 3AT	Application to determine if prior approval is required for a General Purpose Agricultural Building - Steel portal frame construction. For use as a hay/straw store and occasional livestock housing with a 6x23 metre concrete splay to the West side of the building	04/06/2021		NO OBJECTION – as general agricultural use	
SDNP/21/02820/APNB	Smiths Farm Worldham Hill East Worldham Alton GU34 3AT	Application to determine if prior approval is required for a General Purpose Agricultural Building - Steel portal frame construction. For use as a hay/straw store and occasional livestock	04/06/2021		NO OBJECTION	

		housing with a 6x23 metre concrete splay to the West side of the building				
SDNP/21/01570/CND	Manor Farm Little Wood Lane West Worldham Alton GU34 3BD	Variation of condition 2 of 22142/006 to change the wording to 'The development hereby permitted shall be used for general baking and catering and for uses ancillary and in connection with the Manor Farm business.	06/05/2021		NO OBJECTION	Granted
SDNP/21/01069/FUL	Oaklands Farm Green Street East Worldham Bordon GU34 3AU	Planning Application for the installation of external louvers associated with the provision of new plant and equipment	14/05/2021		NO OBJECTION	Granted
59174	Land at Junction of Cakers Lane and. Clays Lane, East Worldham, Alton	Change of use from an agricultural field to dog exercise field/canine enrichment centre (Sui Generis), and installation of Field shelter, boundary fence, parking/waiting areas.	16/04/2021		OBJECTION – due to highway concerns	Withdrawn by applicant
20612/001	Land at Park Farm, Clays Lane, East Worldham, Alton	Removal of 10M of hedgerow either side of the tower and will be reinstated after work is complete.	11/03/2021		NO OBJECTION	Withdrawn
59104	National Grid Tower in Hedgerow near, Water Lane, West Worldham, Alton	Removal of 30M grown out hedge along bank adjacent to tower.	12/03/2021		NO OBJECTION	Withdrawn
SDNP/21/00371/HOUS	Jeffries Cottage Hartley Lane Hartley Mauditt Alton GU34 3BL	Free-standing, dwarf-walled traditional apex greenhouse with porch entrance, with gravel paths around, in garden to rear of house.	12/03/2021		NO OBJECTION	Approved
SDNP/19/03709	Oaklands Farm Green Street East Worldham Bordon GU34 3AU	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 a Religious Festival associated with the Ahmadiyya Muslim Association; alongside the provision of external storage space, new landscape and revised ventilation and extraction equipment in association with the onsite kitchen.	31/10/2020	Rob Ainslie	OBJECT to this application. The current application does not address the previous comments and objection submitted.	It was AGREED to write to Tim Slaney asking for clarification on what action will now take place in terms of the current planning breaches.

57963/001	Land adjacent to 1 Dean Field, Kingsley, Bordon	Extension of an existing Gypsy/Traveller site comprising the siting of an additional 5 mobile Homes and Touring caravans, and the erection of 1 dayroom.			OBJECT on the lines of density and increased traffic issues on a small lane.	Permission granted
SDNP/20/03365/FUL	Meadow Farm Green Street East Worldham Bordon GU34 3AU	Raising levels of an agricultural field with imported soils to solve a drainage issue.	31/10/2020	Sabrina Robinson	OBJECT due to the lack of evidence of agricultural use of this land in the recent years as well as any clear future intention to use the land for agriculture. The Parish Council consider the method of raising the level of the land for drainage purposes to be inefficient as well as potentially damaging to the landscape and wildlife by rendering the land sterile as well as creating a flood risk to the adjacent land.	REJECTED by SDNPA Planning Committee

Appendix 2

SUMMARY RECEIPTS & PAYMENT ACCOUNT
1st QUARTER ENDED 30 JUNE 2021

Annual Budget	Actual-v- Budget		Figures shown exclusive of VAT	
			£	£
			Q1	
RECEIPTS				
12268	6134	Precept	6,134.00	
50	17	Bank Interest	17.29	
1000	987	VAT repayment	986.97	
500	25	Village Hall	25.00	
4	0	Wayleave	-	
0	0	S106	-	
4499	4560	Worldham Community Benefit Fund	4,560.44	
1000	629	Other income	628.80	
<u>19321</u>	<u>12353</u>			
TOTAL RECEIPTS			<u>12,352.50</u>	
PAYMENTS				
7313	1712	Net Salaries & Allowances (Apr-June 2021)		1,711.92
0	0	Pension Contributions (e'ers & e'ees)	-	
120	0	Travel costs	-	
0	0	Chair's Allowance	-	
100	0	Stamps & Stationery	-	
100		Banking Charges	-	
0		Equipment Purchase	-	
800	0	Repairs & maintenance	-	
1200	0	Village Hall Electricity	-	
50	25	Village Hall Water Rates	25.00	
70	0	Inspections/Septic tank	-	
254	260	Subscriptions & Fees	260.42	
		Audit		
440	200	fees	200.00	
1000		Professional fees		
0	600	Grant allocation	600.00	
155	0	Grass cutting	-	
800	645	Playground maintenance	645.00	

**Includes Banking Charges of
£18**

200	0	Training	-
0	0	Election costs	-
1420	0	Insurance & ICO	-
1000	479	Other (Grants)	478.82
1000	162	VAT on payments	162.00
	165	Worldham Community Benefit Fund	165.00
<u>16,022</u>	<u>4248</u>		
		TOTAL PAYMENTS	<u>4,248.16</u>

BALANCE BROUGHT FORWARD on 01/04/2021		38,676.32
ADD Total Receipts (as above)	12,352.30	
LESS Total payments (as above)	<u>4,248.16</u>	
Balance Carried forward 30/06/2021	<u>46,780.46</u>	

These cumulative funds are represented by:		
Instant Account Balance	9,911.27	
Treasurers Account Balance	22,630.32	
Worldham Community Benefit Fund Balance	14,238.87	
Less: Cheques drawn but not debited as at 30.06.20	-	
		<u>46,780.46</u>

Signed: *P Hibbins*
 Responsible Finance Officer to Worldham Parish Council

Date: 04/08/2021