

## MINUTES OF THE MEETING OF THE WORLDHAM PARISH COUNCIL

8.00 pm Wednesday 2<sup>nd</sup> September 2015

### EAST WORLDHAM VILLAGE HALL

**Present:** Cllrs Terry Blake (Chairman), Andrew Aldridge, Thomas Brock, Tessa Gaffney, Tara Goodwyn, Mary Trigwell-Jones, Robin Twining Clerk, 0 Members of the public.

**34/15 To receive and accept apologies for absence.**

None were received

**35/15 To receive and note any declarations of interest relevant to the agenda**

Cllrs Brock and Goodwyn declared a personal interest in the planning application relating to Land South of Greencroft Cottage, Hartley Lane, Hartley Mauditt, Alton.

The Clerk reminded Councillors that the Code of Conduct introduced in 2012 only required Councillors to declare any pecuniary interests.

**36/15 Planning**

a) To review the planning process

Councillors reviewed the procedures currently used for commenting on planning applications. It was noted that the procedures used did not conform to best practice.

The Clerk explained the procedures adopted by Selborne, Steep and Hawkley Parish Councils. It was agreed that all planning applications will be discussed in Parish Council meetings open to the public. The Clerk will inform Councillors by email when a planning application has been received and that Councillors will look at the plans on-line before any meeting and will endeavour to email Councillors their provisional comments. Councillors will not come to the Parish Councils meeting with a predetermined view, but will consider and discuss any applications in the meeting. The Clerk will bring a hard copy of the planning application to the meeting.

If the deadline for a planning application is due before a planned Parish Council meeting the Clerk will contact the Planning Officer concerned, explain the situation and agree on an extended timeframe for the Council to respond to the planning application. If no extension is negotiated a special Parish Council meeting will need to be held.

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

WPC ref number: wpc 2014/18 and 2015/03  
EHDC Ref number: 55465/001  
Site address: Land to the North and South of, Cakers Lane, East Worldham, Alton  
Proposal: Installation of a solar farm and associated infrastructure, including photovoltaic panels, mounting frames, inverters, transformers, substations, communications building, fence and pole mounted security cameras, for the life of the solar farm

**Councillors noted:** That a site meeting had been held. Parish Councillors and the general public had been allowed to ask questions. The possibility of a slip road off the A31 onto the B3004 was raised. The Planning Officer said that the applicant had been made aware of this. It was noted that the planning application is expected to go to the full Planning Committee meeting on 17<sup>th</sup> September

WPC ref number: wpc 2015/06  
SDNP Ref number: SDNP/15/02976/HOUS  
Site address: Bower House Wyck Lane East Worldham GU34 3AW  
Proposal: Single storey rear extension

**Councillors noted:** Permission had been granted

WPC ref number: wpc 2015/07  
SNDP Ref number: SDNP/15/02981/HOUS  
Site address: 6 Tyling Cottages Green Street East Worldham GU34 3AU  
Proposal: Oil tank near main road at the front boundary of the site. Replacement UPVC white windows to existing dwelling.

**Councillors noted:** Comments had been submitted as no objection

WPC ref number: wpc 2015/08  
SNDP Ref number: SDNP/15/03392/FUL  
Site address: 6 Tyling Cottages Green Street East Worldham GU34 3AU  
Proposal: Change of use of land and provision of kennels

**Councillors noted:**

That they had agreed at the previous Parish Council meeting that the Parish Council submit an objection to the planning application on the grounds of noise and nuisance due to its proximity to its neighbours, and access onto the B3004. It was noted that there had been a road fatality immediate opposite where the kennels are proposed.

WPC ref number: wpc 2015/09  
SNDP Ref number: SDNP/15/03312/HOUS  
Site address: 1 & 2 School Hill Cottage Worldham Hill East Worldham Alton Hampshire GU34 3AT  
Proposal: Construction of access and parking area

**Councillors noted:** The response submitted by the Clerk:  
Worldham Parish Council understands the applicants desire to provide adequate parking and a safe entry and exit onto the busy Worldham Hill. The Parish Council has no objections to the proposed location of the access as long as it is acceptable by the Highways Authorities. The Parish Council would wish to see adequate screening around the parking area.

WPC ref number: wpc 2015/10  
SNDP Ref number: SDNP/15/03808/FUL  
Site address: Unit 1 Ashburton Business Park, Shelleys Lane East Worldham Alton GU34 3AQ  
Proposal: Two storey steel framed industrial unit following demolition of agricultural barn

Councillors noted that on further reflection on the planning application that the proposed height of the new building could have an impact on the listed property, Old House Farm. That although the footprint is the same, the height of the proposed roof is higher than the existing roof. When you stand at Old House Gardens the new building will be more prominent.

**Councillors resolved that:** Worldham Parish Council has concerns about the overall impact of the proposed building on the effect of the setting on the adjacent listed building, Old House Farm and this needs to be considered by The Planning Authority.

WPC ref number: wpc 2015/11  
SNDP Ref number: SDNP/15/03808/FUL  
Site address: The Cottage, Church Lane East Worldham Alton GU34 3AS  
Proposal: Porch to front

**Councillors resolved that:** Worldham Parish Council has no objection to this planning application.

WPC ref number: wpc 2015/12  
SNDP Ref number: SDNP/15/02269/LDE  
Site address: Oaklands Farm Green Street East Worldham Bordon GU34 3AU  
Proposal: Crushing, grading and recycling of concrete and inert wastes with associated plant and machinery

Councillors noted that this application was for a Certificate of Lawful use – based on the applicant's claim to having used the site for concrete crushing for 10 years. Councillors understood that the part of Oaklands Farm lying south of the B3004 had been sold to the AMA in August 2005, while ownership of the part to the north of the B3004 was retained by Mr K Baker. Some local residents believe that it was some time after this that Williams & Sons started using the site on Oaklands Farm to the north of the B3004 for concrete crushing. Concerns were expressed about the site expanding in the future and the increase in traffic/lorry movements.

**Councillors resolved that:** Worldham Parish Council are aware that local residents and Councillors have queried whether the site has actually been used as stated in the application for a period of 10 years. The Planning Authority needs to investigate the history of the site and confirm whether it has actually been used for 10 years. If a Certificate of Lawful use is approved it is recommended that the Planning Authority place a condition on the number of traffic movements permitted and on the area of the site allowed for crushing concrete to prevent further encroachment onto agricultural land.

WPC ref number: wpc 2015/13  
SNDP Ref number: SDNP/15/03972/LIS  
Site address: Pullens Hartley Lane West Worldham Alton Hampshire GU34 3BH  
Proposal: Listed Building Consent - Internal alterations/re-ordering of the first floor bathroom

**Councillors resolved that:** Worldham Parish Council has no objection to this planning application.

WPC ref number: wpc 2015/14  
EHDC Ref number: 56175  
Site address: Land South of Greencroft Cottage, Hartley Lane, Hartley Mauditt, Alton  
Proposal: Detached dwelling after removal of derelict village hall

Councillors discussed the planning application and the history of the village hall. It was noted that the land was owned by Hartley Park Farms and that the communities of West Worldham and Hartley Mauditt had maintained the hall. The Building Control Inspector had told the Chairman of the Parish Council that the building was in an unsafe condition and that, as he had been unable to establish ownership of the building, he intended to serve notice on Hartley Park Farm as the owner of the land. The Land Registry confirms that the land is owned by Hartley Park Farms, and that Worldham Parish Council has the right of use of the building on the land with conditional access to the site. The Parish Council has not taken advantage of this condition.

Councillors noted that the building is only used 3-4 times a year, needs major repairs and would need to be rebuilt. The Parish Council in 10 years has used the building once, to hold a Parish Council meeting in July 2007. The Parish Council has had no involvement in the building, has paid nothing towards its upkeep, it is not on the Council's Registrar of assets, nor is it insured by the Parish Council. The Parish Plan had concluded that replacing the hall is not a viable option.

It was pointed out to Councillors that the proposed plans were for a 1900 square feet building, which is twice the size of the existing village hall. It was not a small first time buyers home and is not of good architectural design. The applicants had selectively picked phrases from the Village Design Statement to support their application.

**Councillors resolved that:** Worldham Parish Council have no objections in principal of having a modest single story dwelling on the plot but have serious concerns over:

- the design and size of the proposed footprint
- size of the garage, and concerns over the turning circle
- choice of materials
- scale and mass of the proposed building

5 Councillors voted in favour and 1 abstained (Cllr Brock)

**37/15 Date of next Meetings:**

Parish Council meetings will be held on the first Wednesday of each month (if required).

The meeting closed at 10.00 pm