Worldham Parish Council
Minutes of Meeting held on 5th June 2025, 7.30pm
East Worldham Village Hall

Present Cllr R Twining (Chair), Cllr R Bagnell, Cllr T Godbert, Cllr S Butler, Cllr W Brock
Also present Pamela Hibbins, Clerk to Parish Council, Cllr D Ashcroft, 3 members of the public

31.40 **Chair's Announcement** –

31.41 **Apologies for absence** – Cllr C Sole

31.42 **Declarations of Interests –**
Cllr T Godbert declared an interest in the item 8 planning application EHDC-25-0177-FUL -Worldham Park Golf Club Cakers Lane, East Worldham, Alton, Hampshire, GU34 3BF.

Cllr W Brock, Cllr S Butler and Cllr T Godbert declared an interest in planning application 60393 construction of a new electricity substation and new access road.

31.43 It was **RESOLVED** to approve the minutes of the Annual Parish Council Meeting held on the 7th May 2025
Proposed: Cllr B Bagnell, Seconded: Cllr W Brock **Action: Clerk**

31.44 **District Councilor's Report**
District Councillor David Ashcroft was in attendance and thanked Cllr R Twining for his presentation to Selborne Parish at their Annual Parish Assembly. It was noted that plans continue of the devolution programme and a full devolution programme will be submitted by the deadline of the 26th September 2025.

EHDC are continuing to work through the outstanding issues on the Planning Portal and are actively managing the backlog. Cllr R Twining asked who we should write to, to formally express concerns regards the portal. It was noted these should be addressed to Simon Jenkins and Angela Glass.
Action: Clerk

31.45 **Public Questions** – the Chairman adjourned the meeting to hear public questions.

A member of the public raised significant concerns regarding the current planning application, 60393 construction of a new electricity substation and new access road particularly the failure to address key policy issues. It was noted that the Construction Traffic Management Plan (CTMP) and associated statements remain insufficient. Concerns were also raised about the scale and duration of convoy traffic and it being substantially heavier and longer than initially indicated. While previous statements suggested convoy traffic would reduce after three months, supporting documents indicate it may continue at a high volume for up to eleven months. It was noted SSEN have said a community WhatsApp group will be set up to provide advance notice of convoy movements, and the applicant will be expected to adhere strictly to these notifications. Furthermore, a discrepancy was identified between the CTMP and SSEN statements regarding Saturday convoys, while the CTMP suggests activity on Saturdays, SSEN has confirmed convoys will not occur on those days.

The absence of an Environmental Impact Report was also highlighted as a major concern. It was strongly recommended that such a report be completed and reviewed prior to the determination of any planning application. Additionally, issues with road widths were flagged, with the CTMP asserting that roads are five metres wide, despite several locations narrowing to below four metres, which may pose safety risks. It was also proposed that a robust Section 106 agreement be drafted and published prior to any planning approval. Such an agreement should protect the interests of the village while ensuring the timely delivery of the project. Reference was made to

precedents in Runford and the Isle of Wight, where similar agreements were made available in advance for public scrutiny.

A question was raised regarding whether and how the application would be referred to the full Planning Committee. Cllr D. Ashcroft provided clarification on the process.

Meeting reconvened

31.46 **Financial Report:** The Clerk advised that the bank balances are as follows:
The Clerk reported the Receipts and Payments Summary
Bank Balance as below
Current Account as 31/05/2025: £15,911.78
Instant Access Account (quarterly statements as 31/03/2025) : £23,636.79
Worldham Community Benefit Fund (quarterly statements as 31/03/2025): £24,159.22
Less transfer/s £0
TOTAL £63,707.79
Receipts ledger balance **£63,707.79**

31.47 **Payment Schedule:**
It was **RESOLVED** to approve the following for payment.
Proposed: Cllr R Twining, Seconded: Cllr T Godbert **Action: Clerk**

Payment Schedule June 2025

	Payee	Description	Net	VAT	Total
04/06/25	P Hibbins - Clerk	Salary May 2025 (NEW £666.90 (£15.39 an hour) SALARY + WAH £24 - TAX £30.20	£660.50	£0.00	£660.50
04/06/25	HMRC	Tax May 2025 and Employer NIC (£37.48)	£67.88	£0.00	£67.88
04/06/25	Worldham Enhancement Group	Donation to planters (NEW in 2025-2026 budget)	£150.00	£0.00	£150.00
04/06/25	EW CHURCHYARD ACCOUNT	Grant for churchyard maintenance - East Worldham	£400.00	£0.00	£400.00
04/06/25	West Worldham and Hartley Mauditt PCC Account	Grant for churchyard maintenance - West Worldham & Hartley Mauditt	£400.00	£0.00	£400.00
			£1,678.38	**£0.00**	**£1,678.38**

It was **AGREED** to transfer moneies from the two TSB accounts to the Unity Instant Access Account and then close the TSB Account.
Proposed: Cllr R Twining, Seconded: Cllr W Brock **Action: Clerk**

31.48 **Planning Applications**
Update on previous applications noted in **Appendix 1**

EHDC-25-0466-HSE Hurdles Cakers Lane, East Worldham, Alton, Hampshire, GU34 3AB
Two storey front and rear extension, dormer windows and internal alterations.
Deadline 13th June
It was **AGREED no objection.**
Proposed: Cllr R Twining, Seconded: Cllr B Bagnell **Action: Clerk**

EHDC-25-0455-FUL Land To The Rear Of, 86 - 90 Wilsom Road, Alton, Hampshire
5 detached dwellings with associated carports, parking and landscaping

Deadline 19th June
It was **AGREED no comment**
Proposed: Cllr B Bagnell, Seconded: Cllr W Brock **Action: Clerk**

Cllr T Godbert left the meeting

EHDC-25-0177-FUL -Worldham Park Golf Club Cakers Lane, East Worldham, Alton, Hampshire, GU34 3BF
The construction of canopy over courts two and three and lighting on court two.
Deadline 6th June
It was **AGREED no objection**, and the condition and timings of the lighting were noted as per the application.
Proposed: Cllr R Twining, Seconded: Cllr W Brock **Action: Clerk**

Cllr W Brock and Cllr S Butler left the meeting

60393 -New Electricity Substation & Access Road Of Blanket Street, East Worldham, Alton, Hampshire,
Construction of a new electricity substation and new access road (Now made valid; additional plans received 30.04.2025)
Deadline 6th June
The Worldham Parish Council consist of 6 councillors. Four of the Councillors are parishioners with a direct or indirect interest in the land where either the substation will be sited, or the planned pylons are intended to be removed. Consequently, the Parish Council are not quorate to provide an official response to this planning application. It was **AGREED** to upload a statement only from the remaining two councillors to explain the above. The two independent councillors resolved to continue to **OBJECT** to this planning application for around the siting of the substation, timings of works, comments on the Construction Traffic Management Plan and being contrary to planning policies;- CP19 Development in the Countryside, CP20 Landscape, CP30 Historic Environment, Policy CP31 Transport and Policy UI1 New Utility Infrastructure in the Countryside of the EHDC Local Plan.
Proposed: Cllr B Bagnell, Seconded: Cllr R Twining **Action: Clerk**

Cllr W Brock, Cllr S Butler and Cllr T Godbert rejoined the meeting

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

Concerns were raised regarding ongoing fly-tipping on common land near the location identified by What3Words: hindering.shifting.issued, along the B3004 in Worldham. It was agreed that this matter should be formally referred to the Hampshire Countryside team, and to copy in County Councillor Mark Kemp-Gee and enforcement. **Action: Clerk**

31.50 **Date of next meeting**
Meetings are normally held on the first Wednesday of each month, 7.30pm, at East Worldham Village. The next meeting to take place 2nd July 2025 at St Nicholas Church, West Worldham.

31.51 **Items for next agenda**
Jalsa Salana

31.52 The Chair closed the meeting at 9.40 pm.

Signed: ……

Date: …….

Worldham Parish Council
Minutes of Meeting held on 5th June 2025, 7.30pm
East Worldham Village Hall

Appendix 1
Existing Planning Applications updated

Planning App. Ref No	Address	Proposal	Consultation Expiry Date	Case Officer	Parish Council Comments	Decision
SDNP/25/01042/FUL	Willow Cottage , Rookery Farm Lane, Kingsley, Bordon, Hampshire, GU35 9NN	Two dwellings following demolition of existing dwelling	8th May		No objection	
EHDC-25-0127-HSE	Barleywood Farm Barleywood Farm Lane, West Worldham, Alton, Hampshire, GU34 3HW	Conversion of 4No. redundant stables to create 2No. bedrooms with en-suite shower rooms and a study area.	13th May		No objection	
SDNP/25/00763/HOUS	Smiths Farm, Worldham Hill, East Worldham, Alton, Hampshire, GU34 3AT	Single storey side extension			No objection	
SDNP/24/04650/HOUS	Three Candovers , Wick Hill Hanger, Hartley Mauditt, Alton, Hampshire, GU34 3BP	New woven fence to replace existing unauthorised fence and retrospective permission for two sheds (amended description) (amended plans uploaded 12/03/2025)			No objection to the woven fence but need a separate application for the sheds	
60393	Blanket Street, East Worldham, Alton, Hampshire	New Electricity Substation & Access Road				
SDNP/24/04510/TEL	Oaklands Farm, Green Street, East Worldham, Bordon, Hampshire	Proposed Installation of telecoms apparatus (14 day notice)	26th November 2024		Strongly object	
SDNP/24/00122/OPDEV	Pookles Cottage, Worldham Hill, East Worldham.	A rudimentary timber open sided structure has been constructed which measures approximately 2 x 2 x 2m in scale. The structure includes a timber floor which is virtually at the existing ground level.0020We have been advised that the structure is to be used as a shelter for those working on the land. In planning terms, the structure has been constructed without the benefit of a suitable planning permission and has therefore led to a breach of planning control.				

		Notwithstanding this fact, it is the Council's opinion that it would not be proportionate or in the wider public interest to take any formal enforcement action seeking the structure's removal. We have discussed this matter with the landowner and have suggested that a planning application be submitted in an attempt to regularise the structure in planning terms.				
SDNP/24/02870/FUL	South Downs Roastery Ltd Unit 1 Manor Farm, Little Wood Lane, West Worldham, Alton, Hampshire GU34 3BD	New premises licence	26/08/2024		No objection	
SDNP/24/00956/HOUS	Three Candovers , Wick Hill Hanger, Hartley Mauditt, Alton, Hampshire, GU34 3BP	Retrospective permission for the following works: 1. The fence. This work was done five years ago. Our fence was erected exactly on the boundary of the old broken fence that was there when we moved in five years ago. It is not attached to any wall; it is attached to a post. We have replaced a broken fence. (images attached showing how it was rebuilt.) 2.This work was done over a year ago. We erected a shed for or tools at the end of our garden where there used to be a broken old shed when we moved here (the house was empty for three years and this shed was rotten). It has no concrete base or anything we stood it on wood. 3.We replaced the old broken dangerous green house with a plastic safe greenhouse last year, again there is no concrete foundation.	18/04/2024		Objection	
23/00794/REVPP	Farnborough Airport , Farnborough Road, Farnborough, Hampshire	Variation of Condition 2 (aircraft movements) and 6 (aircraft weight), replacement of conditions 7 (1:10,000 risk contour) and 8 (1:100,00 risk contour), of planning permission 20/00871/REVPP determined on the 22/02/2022,	17/12/2023		Strongly Object	