

MINUTES OF THE MEETING OF THE WORLDHAM PARISH COUNCIL
Held at 7.30 pm Wednesday 2nd March 2016
EAST WORLDHAM VILLAGE HALL

Present: Cllrs Terry Blake (Chairman), Andrew Aldridge, Tessa Gaffney, Tara Goodwyn, Robin Twining (Clerk), 6 Members of the public.

Prior to the start of the Parish Council meeting Andy Partridge from Southern Planning Practice and Giles Jollands, an architect, gave a short presentation, on the proposed development of the site at Park Farm.

They provided an outline history of the development of the site with reference to a site plan of 1896 and 1965. A Historic Buildings Advisor and a Highways Consultant have been consulted. The intention is that the existing old buildings should be retained, as a historic aspect, and should be restored. The brief is to work and utilise the current buildings. It is proposed that the main access to the development will be along the existing track between the tenanted cottages and the Three Horseshoes onto the B3004. It is intended to see if any traffic calming measures can be introduced, but this might not be possible as the B3004 is a bus and lorry route.

It is intended that the access onto Blanket Street will be retained but its use will not be intensified. The proposed development will currently consist of:

- A pair of semi detached houses of 2-3 bedrooms.
- 4 houses of 3-4 bedroom
- To convert the milking parlour into 7 1 to 2 bedroom apartments either for elderly or as starter units and each will be roughly 500 square feet in size
- 20 parking spaces hidden in car ports.

Councillors noted that there is a demand in the parish for smaller houses for residents to downsize to. The question about whether there would be a requirement for affordable housing on the site was raised.

Cllr Blake thanked Andy Partridge and Giles Jollands and invited them to do a further presentation at the Worldham Parish Assembly being held on 20th April.

At 8.04 Cllr Trigwell-Jones entered the meeting room.

The Parish Council meeting started at 8.06

Cllr Blake welcomed Mr Bill Fife to the meeting.

Present: Cllrs Terry Blake (Chairman), Andrew Aldridge, Tessa Gaffney, Tara Goodwyn, Mary Trigwell-Jones; Robin Twining (Clerk), 4 Members of the public.

123/15 To receive and accept apologies for absence.

No apologies were received.

124/15 Confirmation of appointment of Bill Fife as a co-opted Councillor

Cllr Trigwell-Jones proposed and seconded by Cllr Goodwyn the co-option of Bill Fife as a Parish Councillor. AIF

The Clerk confirmed that Mr Fife's Declaration of Interest Form had been completed and had been registered with EHDC.

125/15 Minutes from previous meeting

Minutes of the Worldham Parish Council meeting held on 3rd February were approved and duly signed by the chairman.

Proposed by Cllr Trigwell-Jones and seconded by Cllr Aldridge

AIF

126/15 Declaration of Interest

Cllr Aldridge declared an interest in respect of the planning applications relating to Sandals Cottage as the firm he works for are the architects being used by the applicant.

127/15 The floor will be opened to the public to raise any matters of concern or interest

Cllr Blake invited comments from the members of the public.

Roy Polley thanked the Parish Council for their support in objecting to the planning application at Land South of Foxes, Green Street, East Worldham.

John Denyer commented that the aims of the presentation by Southern Counties Practice were very consistent with the Worldham VDS.

As there were no further comments, Cllr Blake closed the meeting for public comments.

128/15 Review of actions from last meeting

The Clerk reported on the Action Points from the last Parish Council meeting.

- January 01-16-Clerk to request a response to the letter of complaint sent about the way the EHDC Planning Committee held on 29th October had been conducted -The Clerk had sent a follow up letter, had spoken to Cynthia Haveron at EHDC Democratic Services and a response is awaited.
- Councillors agreed to take the Action Points concerning Highways issues under Agenda Item 134/15.
- January 05-16-Clerk to contact Radian Housing regarding the state of the sewage plant servicing Woodfield Close.- The Clerk confirmed that this is ongoing

129/15 Planning

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

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

Councillors noted: Decision is pending. The Clerk reported that he had contacted the Planning Officer asking what the delay was in reaching the decision. She replied that the applicant had been advised that they need to resubmit the planning application because the existing tenants are designated as B8 users and the application refers to B2 use

WPC ref number: wpc 2015/22 SNDP Ref number: SDNP/15/06348/TPO
Site address: Sycamore House, Church Lane, East Worldham, Alton, Hampshire GU34 3AS
Proposal: T1 - T4 - fell

Councillors noted: Consent was granted.

WPC ref number: wpc 2015/23
SNDP Ref number: 50014/002
Site address: Land South of Wilsom Farm, Wilsom Road, Alton
Proposal: Notification of Outline Planning Permission application. Construction of Class B1(c), B2 and B8 employment premises, together with a new vehicular and pedestrian access from the A3004 (Wilsom Road), modifications to the A3004 to allow for the new site access to be constructed

Councillors noted: A site visit took place on 12th February. Cllr Blake reported that quite a few residents of Wilsom Road, 3 Worldham Parish Councillors and the Clerk attended the site visit. Everyone was given a good opportunity to express their views. Cllr Blake at the site visit emphasised that the site is unsuitable for the type of development being planned; that 2 letters of complaint had been sent to the planning department regarding the land being designated as being in Alton when it lies within the Worldham Parish boundaries. Councillors noted that the planning application is on hold whilst the applicant discusses with the Environmental Agency the issues regarding flooding.

WPC ref number: wpc 2015/24
SNDP Ref number: 50014/003

Site address: Land South of Wilsom Farm, Wilsom Road, Alton
Proposal: Display - freestanding sign

Councillors noted: Consent was granted by EHDC.

WPC ref number: wpc 2015/25
SNDP Ref number: SDNP/16/00174/FUL
Site address: Land South of Foxes Green Street East Worldham Bordon GU35 9NN
Proposal: Change of use of agricultural land to provide 3 no. equestrian stables plus 1 no. tack room. New hard standing and new vehicular entrance

Councillors noted: Revised plans have been submitted.

- 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 2015/26 and wpc 2015/27
SNDP Ref number: SDNP/16/00464/HOUS and SDNP/16/00465/LIS
Site address: Sandals Cottages, Church Lane East Worldham Alton GU34 3AS
Proposal: Single storey front / side extension, to include renovation to existing outhouse, and alterations to existing ground floor. Provision of access to basement

Before the Councillors discussed this application, Cllr Aldridge left the meeting room. Councillors noted that Sandals Cottage is one of the most prominent houses in the village and that they hoped that the owners would reinstate the tiles on the house.

Councillors resolved: To submit the comment, "Worldham Parish Council have no objections to this planning application". Proposed by Cllr Goodwyn and seconded by Cllr Trigwell-Jones. AIF

Cllr Aldridge returned to the meeting room

WPC ref number: wpc 2015/28
SNDP Ref number: SDNP/16/00416/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 requisite for this purpose

Councillors noted that nothing much has changed in the revised application for a Certificate of Lawfulness, except that some of the covering letters are slightly stronger in saying that the site has been in operation for 10 years. Councillors agreed that their original comments still stand and that it was not in operation when the Jalsa Salana was first held in 2006. Councillors noted that if permission is refused, the applicants will be served a notice to stop and that they would then have to apply for planning permission.

Councillors resolved: To resubmit the original comments objecting to the planning application. Proposed by Cllr Aldridge and seconded by Cllr Gaffney. AIF

WPC ref number: wpc 2015/29
SNDP Ref number: SDNP/16/00174/FUL
Site address: Land South of Foxes Green Street East Worldham Bordon GU35 9NN
Proposal: Change of use of agricultural land to provide 3 no. equestrian stables plus 1 no. tack room. New hard standing and new vehicular entrance – revised plans

Councillors noted that the Planning Officer had written to the applicants stating that the original application was unlikely to be approved, hence the revised application. The Highways Authority had objected to the original application. On the revised application the entrance way onto the B3004 has been moved. The revised plans mention the use of a gravel track rather than concrete and the number of proposed stables has been reduced from 3 to 2. Councillors also noted that the site is not large

enough to accommodate 1 horse. The splay onto the B3004 is still inadequate and there is not enough physical hard standing for vehicles to turn around.

Councillors resolved: To resubmit the original comments objecting to the planning application and that the revised plans do not overcome the Parish Council's original objection. Proposed by Cllr Fife and seconded by Cllr Goodwyn. AIF

130/15 To agree the monthly finance report and schedule of expenditure

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

The current accounts balance as at 2nd March 2016

TSB current account: balance: £237.40
 TSB Business Instant account balance: £342.54
 HSBC current account balance: £11,765.16
 Total balance of all 3 accounts as at 03/02/16: £12,345.10

Total Payments

Date	Cheque No	Payee	Details	Total (£) inc VAT	VAT included in total (£)
02/03/16	1113	Robin Twining	Clerk salary Month 11 February	481.04	
02/03/16	1114	Treloar Print	125 copies of VDS printed	350.00	
02/03/16	1115	Robin Twining	Clerk's salary month 12 March	481.04	
			Total Payments for Authorisation	1,312.08	

Total Receipts Received

Date paid in	Bacs/Paying In book	From	Details	Total (£) Receipts
02/03/16		TSB Business Instant account	Transfer of £1,000 from TSB Instant Business Account to TSB Current account	1,000.00
			Total Receipts Received	1,000.00

The Clerk explained that the payment of 2 months salary have been included, in order that the March salary is banked within the 2015-16 tax year and the financial year end of the Parish Council accounts.

- b) To authorise the Clerk to sign the agreement with Grayshott Parish Council relating to the Lengthman's scheme

Councillors agreed that Cllr Blake or the Clerk could sign the Lengthman's scheme with Grayshott Parish Council. AIF

131/15 To review the position regarding the village hall at West Worldham/Hartley Mauditt.

The Clerk reported that he had been in correspondence with Mr Chadwick regarding the use of Section 106 monies for proposals for alternative uses of the parish hall site. The Clerk had contacted Alasdair Tweddle at EHDC who confirmed that that EHDC has no "legacy" S.106 monies held towards the improvement of community facilities in Worldham. As far as he could ascertain, the SDNPA has not permitted any new development subject to a community facility contribution, either.

Mr Chadwick in his emails had referred to a Parish Hall steering group. He was asked who was on the Steering group. Mr Chadwick replied that it was an informal meeting of local residents.

Mr Chadwick stated that he had talked to Richard Whittington, an EHDC Planning Officer, who stated that if the building is demolished then CP16 could apply irrespective of who owns the land.

132/15 Website – to note the progress regarding the redesign of the Worldham website. Cllr Goodwyn reported that the new website is up and running and any feedback about the site should be sent to her.

133/15 To receive and approve a report from the Clerk regarding:

a) Correspondence

Lightsource – Solar Farm Cakers Lane

The Clerk stated that he had been concerned that Lightsource had not yet countersigned the Community Benefit Offer Deed. He had contacted Lightsource and discovered that the Lightsource project manager had left and that they could not find the Community Benefit Offer Deed. In fact this has now been found. The new project manager emailed the Clerk stating that the project has a new primary sponsor and while Lightsource retains a financial stake in the project, the day-to-day management of the project construction and ownership of the construction solar farm will be with Canadian Solar UK Development Ltd. The benefit deed is still as previously agreed,

Councillors noted that work on installing the solar farm is progressing at a rapid pace. The Clerk informed the Councillors that he had asked HALC, when they send out the next Round Robin request for information to Parish Clerks, to include the following request for information; “Has any other Parish entered into a Community Benefit Offer agreement, and if so how are they intending to manage the Offer and what procedures are they putting into place”.

Village Design Statement

The Clerk reported that he had received a letter from Jane Hurst expressing concern over a number of historical inaccuracies in the Worldham VDS. Councillors agreed that the inaccuracies that she has noted are not material. The changes requested by Jane Hurst will be incorporated when the VDS is revised.

Councillors noted that Jane Hurst has been supportive of Worldham and has helped with fund raising events and historical research. Although Cllr Gaffney had already responded to her, it was agreed that the Clerk will formally respond to her acknowledging her comments and that the changes requested will be incorporated when the VDS is revised.

Southern Electric Power

The Clerk had prior to the meeting circulated to the Councillors information about Southern Electric Power - Resilient Communities Fund. SSE is offering grants of up to £20,000 to support the provision of emergency services in communities.

Councillors noted that Kingsley Parish Council is putting in an emergency generator at the Kingsley Centre. It would be hard to justify having a generator for East Worldham Hall. Councillors discussed the idea of applying for funding to establish a wifi hub in the Parish. It was noted that Simon Butler had talked about installing a hub at Hartley Park Farm.

Councillors noted that BT Openreach had stated that Worldham is part of the 3% of the most difficult part of the UK in providing broadband.

Councillors agreed to investigate the idea for funding of a wifi hub or fibre optic installation. Cllr Blake agreed to investigate the issue and the Clerk was asked to see whether it is possible to put in a holding bid to SEE.

b) Meetings to attend

The Clerk reminded Councillors of the East Hampshire Association of Parish and Town Councils meeting on Wednesday 9th March at Greatham. Cllr Blake had stated that he would attend.

The EHAPTC meeting now clashes with a talk being given by Chris Patterson about the South Downs National Park and its relationship with Worldham to be held on 9th March at 7.30 pm. Cllr Blake thought he would attend this meeting and send his apologies to the EHAPTC.

134/15 To note any issues regarding the Parish including the state of the roads, pavements and footpaths in the Parish.

The Clerk reported that he had received an email from Mr Chadwick reporting on the appalling state of the verges and lanes around West Worldham. This had been forward onto all Parish Councillors and to County Councillor Mark Kemp-Gee.

The Clerk reported that Cllr Goodwyn's husband had had a meeting with Derek Rawle, which the Clerk also attended, to discuss the issue of the flooding outside her house in West Worldham. Derek Rawle had agreed to flush out the culvert running under the road by the junction of New Buildings Road.

The Clerk reported that Derek Rawle's budget for highways repairs had been cut from £2,000 per month to £900 per month, and this is to cover an area from East Tisted to Kingsley.

The Clerk reported that he had arranged to meet with Derek Rawle, Assistant Highway Engineer North & East District, on Friday 26th March to discuss all the Highways issues raised at the previous Parish Council meeting, in addition to issues regarding the state of the verges and lanes in and around West Worldham. Derek Rawle failed to attend the meeting, so the Clerk is attempting to rearrange another date for a meeting. The Clerk had emailed County Councillor Mark Kemp-Gee a list of all the issues regarding highways within the Worldham Parish.

Councillors discussed what the Community could do for themselves, the Lengthsman scheme, and writing letters to local landowners.

Binswood

Cllr Blake reported an incident which occurred on Binswood Common. Two people on a motorbike and a quad bike gained access to the Common through the closed bridleway gate at the south east corner of Binswood and were seen by Roy Polley, riding around the Common. They had removed the wooden barrier which had been placed there to prevent access and had forced the bridleway gate which had been screwed to the gatepost, damaging the gate, possibly beyond repair. The bridleway has been closed for some 4 years due to the unsafe condition of the bridge over the stream at the entrance to the Common.

Cllr Blake had reported the incident to the Countryside Access Team, County Councillor Mark Kemp-Gee, and Carolyn Wilson-Webb, the Worldham Footpaths Officer.

135/15 To note any issues that has been brought to Councillors attention

Cllr Blake reported that Cllr Aldridge had submitted on behalf of the Parish Council an application to nominate Hartley Mauditt pond as a "Green Space" with the SDNPA. The SDNPA have requested a map be provided delineating the extent of the proposed nomination for the pond. Cllr Blake had found a map of national monuments in Hartley Mauditt which designated both sides of the road, incorporating the church and the pond as a national monument. It is not clear whether the boundaries coincide with the pond. It was decided to ask Chris Patterson at his presentation next week about the request for a map.

Councillors noted that the consent of the owner is not required when designating land as a Green Space and Tim Butler had not yet been consulted.

136/15 Dates of Parish Council Meetings

Normally the first Wednesday of each month. To note the next Parish Council meeting will be held on Wednesday 6th April at 7.30 pm at East Worldham village hall and the Annual Parish Assembly on Wednesday 20th April at 7.30 pm

The Chairman closed the meeting at 9.33 pm

Actions points from previous Worldham Parish Council Meetings:

Action ID	Action detail	Owner
January 01-16	Clerk to request a response to the letter of complaint sent about the way the EHDC Planning Committee held on 29 th October had been conducted	Clerk
January 03-16	Clerk to contact Derek Rawle, Highways Authority, about ways to prevent future flooding at the T junction of New Building Lane	Clerk
January 05-16	Clerk to contact Radian Housing regarding the state of the sewage plant servicing Woodfield Close.	Clerk
February 01-16	Clerk to contact the Highways Authority regarding the feasibility of having a road sign for Hartley Mauditt to be erected at the end of West Worldham.	Clerk
February 03-16	Clerk to contact the Highways Authority regarding the state of the verges and the poor road conditions along Hartley Lane, Little Wood Lane and Blanket Street	Clerk
February 05-16	Clerk to arrange a meeting with the Highways Authorities to discuss all the issues raised by Cllr Trigwell-Jones	Clerk