

**MINUTES OF THE MEETING OF THE WORLDHAM PARISH COUNCIL**  
**Held at 7.30 pm Wednesday 6th January 2016**  
**EAST WORLDHAM VILLAGE HALL**

**Present:** Cllrs Terry Blake (Chairman), Andrew Aldridge, Tessa Gaffney, Tara Goodwyn, Mary Trigwell-Jones, Robin Twining (Clerk), Dist Cllr David Ashcroft, 3 Members of the public.

To accommodate the late arrival of Cllr Goodwyn, Councillors agreed to take a number of agenda items out of order. At the start of the meeting, Cllr Blake welcomed the members of the public to the meeting.

**95/15 To receive and accept apologies for absence.**

None were received.

**96/15 Minutes from previous meeting**

Minutes of the Worldham Parish Council meeting held on 9<sup>th</sup> December were approved and duly signed by the chairman.

Proposed by Cllr Gaffney and seconded by Cllr Trigwell-Jones

AIF

**99/15 Review of actions from last meeting**

December 01-15 Clerk to verify with EHDC/SDNPA the amount of unspent Section 106 monies the Parish Council has and if any of it is time barred.

The Clerk confirmed that the Section 106 monies currently available to Worldham Parish Council are as follows:

EHDC legacy monies from when it was the Planning Authority

Open Space and recreation - £10,697.00

Environmental Improvements - £1,399.00

Transport - £3,482.00 (likely to be used by HCC unless specifically required by Worldham Parish Council)

SDNPA as the current Planning Authority

Open Space and recreation - £1,307.00

Environmental Improvements - £540.00

Transport - £6,664.00 (likely to be used by HCC unless specifically required by Worldham Parish Council)

Councillors noted that the Transport monies covered areas of expenditure under the control of the Highways Authority, and could include, amongst others, village gateways and signage.

A member of the public suggested that some of the money could be spent on repairing the verges in Hartley Mauditt and West Worldham which have been damaged. Councillors agreed that the issue of the state of the verges should be reported to the Clerk who will take it up with the appropriate authorities.

**104/15 To receive and approve a report from the Clerk regarding:**

a) Correspondence

The Clerk gave a progress report on Speedwatch.

During 2015, Speedwatch was deployed in the village 29 times. 370 vehicles out of 5,900 were identified as speeding – that's just 6%. This is a significant reduction on the proportion speeding when Speedwatch was started 2 years ago. The number of vehicles passing per hour averaged 300 (in each direction ie a total of 600), though that figure ranged from 1170 in the morning rush hour to 110 in a weekday mid-morning. The worst place for vehicles speeding appears to be the hill with the proportion of vehicles caught speeding in the four locations as follows:

Bus stop traffic towards Alton – 5%; Bus stop traffic towards Kingsley – 7%; Hill traffic towards Alton – 10%; Hill traffic towards Kingsley – 11%

Since Speedwatch started in 2013, the volunteers have been out at the roadside 274 times for a total of 356 hours. Also it has been noted that the Police speed camera van appears to have been deployed beside the village hall rather more frequently in the last couple of years.

Councillors passed a resolution thanking John Denyer and the Speedwatch volunteers for all their work which is much appreciated. AIF and duly RESOLVED

Cllr Goodwyn joined the meeting.

b) Meetings to attend

Councillors were informed of 2 forthcoming meetings:

- NHS North Hampshire Clinical Commissioning Group (CCG) is holding a public event to introduce the Alton Strategic Review of Health and health-related care services to local people. The event is being held between 3pm and 8.30pm on the 12th January at the Maltings Centre in Alton. The Clerk will attend this event.
- The Community Forum of Alton and Surrounding Villages is on 26<sup>th</sup> January and will have on its agenda the adoption of the SDNPA amended version of the Worldham Village Design Statement. Cllr Blake will attend this meeting.

**97/15 Declaration of Interest**

None were declared

**98/15 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.

No questions or comments were raised by the members of the public. Cllr Blake closed the meeting for public comments.

**100/15 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.

WPC ref number: wpc 2015/20 SNDP Ref number: 54507/006  
Site address: Land South of, Gaston Lane, Farringdon, Alton  
Proposal: Variation of condition 2 of permission 54507/002 to change the expiry date to 31 March 2045 to allow for 30 years of operation

**Councillors noted:** Permission had been granted

WPC ref number: wpc 2015/21 SNDP Ref number: SDNP/15/05828/HOUS  
Site address: 1- 2 School Hill Cottage Worldham Hill East Worldham Hampshire GU34 3AT  
Proposal: Driveway and parking area

**Councillors noted:** Permission had been granted

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

Councillors discussed the application. Comments included: If the trees are diseased then reluctantly we would have to accept that they need to be cut down, but we should encourage landowners to keep as many trees as possible. The evergreen trees are outgrowing the property, the Parish Council should rely on the judgement of Mr Gartside the EHDC Arboricultural Officer. It was noted that the neighbours Mr and Mrs Tupper supported the application.

**Councillors resolved:** The Parish Council has no comment to make on the removal of the trees but would like to see suitable replacements for the loss of the trees. AIF and duly RESOLVED.

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

i) Councillors discussed the application at length. Councillors noted that the application was for the construction between the bypass of the A31 and Cakers Stream, of Class B1(c), B2 and B8 premises, with a total floor space of 75,000 ft<sup>2</sup> (6968 m<sup>2</sup>), one of 50,000 ft<sup>2</sup> and another of 25,000 ft<sup>2</sup>

ii) A key feature is the size and height of the proposed development. The ridge of the industrial unit will be 11 metres above the B3004. Councillors noted that the site has been designated as employment land, but B8 is for industrial warehousing which has low employment use. The value of the employment is low compared to its impact on the green margins of Alton.

iii) Cllr Blake expressed concern that the EHDC Consultation document "Site Allocations Plan for Housing and Employment" refers to the land as employment land in Alton and refers to the site as Land at Wilsom Road. Wilsom Road is in Alton, so this description is misleading. There is no reference to Worldham Parish, even though the land lies within the boundaries of Worldham Parish. In the Alton Town Neighbourhood plan it refers to land outside the town. The Alton Town Council will be discussing the planning application at their meeting to-night. Cllr Blake had requested that the statement contained in annex A to these minutes be read out at the Alton Town Council meeting.

iv) Councillors noted that Alton Town Council has never had any contact with Worldham Parish Council about this planning policy. That the Worldham Parish Council has provision in its VDS for protecting the gap between Alton and East Worldham from large scale commercial or industrial development.

v) Mary Blake entered the meeting room and Councillors resolved to open the meeting to hear her report on the Alton Town Council's meeting.

Alton Town Council had unanimously objected to the planning application on the following grounds:

- Lack of screening
- Scale of mass/size
- Lack of local transport
- Concerns over flooding issues
- There was no mention of the HCC Infrastructure Transport Study
- Concern over the Spitalhatch junction
- The assumption that the highways improvements resulting from the Developers Contributions from the Tesco site development will have been undertaken
- Alton Town Council Neighbourhood plan makes references to landscapes and vistas

Councillors resolved to close the meeting for any further comments from the public.

vi) Cllr Blake read out a statement that he had been requested to read out by a resident of Wilsom Road, Rachel Palmer who was proposing to attend the ATC meeting and to read out the same statement which is contained in Annex A to these minutes.

vii) Councillors noted that flooding will be a key issue – a business owner on Omega Park premises has been nearly flooded, Kiln House was flooded in 2013, the water after the recent rains was 15 inches above the top of the bridge at the junction with Water Lane and the road linking the B3004 and the B3006. There was little reference to the impact of potential flooding either upstream or downstream from the site.

viii) Councillors noted that the site had been allocated in 2013 as an employment site, and where the proposed buildings are on a Flood 1 site. Councillor Aldridge expressed the view that it is unlikely to fail on technical aspects relating to flooding. They also noted that another site, Lynch Hill, has been allocated for employment use. This is twice the size of the Wilsom Road site. The employment land allocation within the Site Allocations Plan for Housing and Employment had been increased from 7 hectares to 10.

ix) Councillors felt that this was a missed opportunity to make it an attractive site and there had been no consideration for the residents of Wilsom Road. The scale and mass and its actual height above the B3004 did not make it a suitable gateway into Alton or the South Downs National Park. It was contrary to Policy CP29. It was noted that the 50,000 sq feet warehouse had 6 loading bays and that there would be traffic movement throughout the night with lorries coming in every hour of the day and night. A statutory consultee noted that the site will require strong lighting and will be a security risk.

x) Councillors noted that the transport assessment assumes that the improvements to the Mill Lane junctions including installation of signalling, as a result of the Tesco's development, will be in place. There is no reference to the potential impact of the increased traffic on the B3004 through East Worldham or to the Joint Core Strategy Policy document which states that any increase in the traffic intensity along sunken lanes should be discouraged. Councillors expressed concerns over the potential increase in heavy goods vehicles going through East Worldham.

xi) It was noted that the HCC Infrastructure Transport Study proposed a junction from the A31 to the B3004. No decision had been made regarding what any potential junction from the A31 to the B3004 would be. The proposed new build would stop any junction coming from the north side of the A31.

xii) Councillors noted the lack of consultation with the residents of Wilsom Road or with the Parish Council. They noted that the provision of landscaping is minimal.

xiii) Councillors noted that land on Wilsom Road has been designated for building of 25 houses.

xiv) Councillors thought that a commercial development, in keeping with the adjacent business park, is acceptable but not an industrial development as proposed. Councillors agreed to object to the planning application and to write separately to EHDC that as the EHDC draft site allocations plan had made no reference to the Wilsom Road site being within the Worldham Parish Council, Worldham Parish Council had been misled and the opportunity missed for its views have to be represented.

Councillors resolved:

- a) To object to the planning application on grounds of mass, size and height, impact on transport on B3004 and the Spitalhatch junction, impact of flooding, that no sequential testing had been undertaken, and why no EIA had been undertaken. The resolution was proposed by Cllr Trigwell-Jones and seconded by Cllr Gaffney. AIF and duly RESOLVED.
- b) To write a letter of complaint to EHDC as the EHDC Draft Site Allocations Plan had made no reference to the Wilsom Road site being within the Worldham Parish Council, Worldham Parish Council had been misled and its views have not been represented. . The resolution was proposed by Cllr Goodwyn and seconded by Cllr Aldridge. AIF and duly RESOLVED.

The Clerk was asked if he had received a response regarding the letter of complaint sent about the way the EHDC Planning Committee held on 29<sup>th</sup> October had been conducted. The Clerk confirmed that no response had been received and was asked to follow this up.

**New Action Point January 01-16** Clerk to request a response to the letter of complaint sent about the way the EHDC Planning Committee held on 29<sup>th</sup> October had been conducted.

**101/15 To review the position regarding the village hall at West Worldham/Hartley Mauditt.**

The Clerk reported that he had contacted Elaine Miles of Wellers Headleys asking for an estimate for preparing the deed to remove the charge from the Land Registry. She felt that it would be 1 to 2 hours of work and would cost in the region of £200 to £300 plus a Land Registry fee of £40.

Cllr Gaffney proposed and seconded by Cllr Aldridge the resolution to instruct the solicitors to prepare the deed to remove the charge from the Land Registry for a fee of not more than £300. AIF and duly RESOLVED.

**102/15 To agree the monthly finance report and schedule of expenditure**

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

The current accounts balance as at 2nd January 2016

TSB current account: balance:	£1,425.94
TSB Business Instant account balance:	£1,342.18
HSBC current account balance:	£11,765.16
Total balance of all 3 accounts as at 06/01/16:	<b>£14,533.28</b>

**Total Payments**

Date	Cheque No	Payee	Details	Total (£) inc VAT	VAT included in total (£)
06/1/16	1107	Robin Twining	Clerk salary Month 9 December	481.04	
06/1/16	1108	Robin Twining	Robin Twining, Clerks expenses (Toner, paper, stamps, mileage)	94.96	11.53
			Total Payments for Authorisation	576.00	11.53

**Total Receipts Received**

Date paid in	Bacs/Paying In book	From	Details	Total (£) Receipts
06/1/16	500062	Catherine Stanley	Children's Party	25.00
18/12/15			Transfer from TSB Business Instant account	1,500.00
Total Receipts Received				1,525.00

- b) To discuss setting the precept for 2016-17

Councillors noted that the Precept for 2016-17 will need to be agreed at the February Parish Council meeting. The Clerk outlined his initial thoughts regarding the budget and precept for 2016-17.

The Clerk reported that he is anticipating that the end of the 2015-16 financial year, that the closing bank balance will be £12,625.

The Clerk reminded Councillors that part of the precept is made up by the Council Support Grant, which the government pays to EHDC, who then should pass it on to the Parish Councils. The grant for Worldham amounts to £273. The concern is that as the Support Grant is not ring fenced, EHDC

may some time in the future not pass the grant onto Parish Councils. However for 2016-17 the assumption is that EHDC will pass on the grant.

For setting the 2016/17 budget there are 2 major unknowns - the amount of expenditure on improvements to the village hall(s) and other expenses. Even without these expenditures, The Clerk is anticipating a deficit of just over a £100, having cut back on paying for grass cutting at the village hall, not renewing the subscription to the Hampshire Playing Fields Association and not increasing the Clerks salary.

Currently the salary paid to the Clerk is equal to the amount where if the Clerk opted into the auto-enrolment pension scheme, the Council would have the option to contribute towards his pension, The Clerk does not want his salary to reach this level (£5772), and an option would be to decrease the number of hours that he worked or for him to take 2 weeks unpaid leave, which he is willing to do.

Councillors noted that a 2% increase in the precept would raise an additional £183.

The issue to face is the amount to budget for the village hall(s), the amount to set aside for other expenses and long term to reduce the cost of the Clerk which takes up over 50% of the expenditure.

Councillors noted the comments made by the Clerk.

- c) To decide whether to opt in or opt out of the new audit procedures. Councillors agreed with the recommendation of the Clerk contained in the briefing note circulated before the meeting to Councillors, to opt into the new audit procedures.

Cllr Gaffney proposed and seconded by Cllr Aldridge to opt into the new audit procedures. AIF and duly RESOLVED.

**103/15 Website – to note the state of the Worldham website. To apply for funding from the Transparency fund to update the website.**

Cllr Goodwyn reported that she has managed to upload documents to the website with difficulty. Councillors agreed that the website was not fit for purpose, did not meet all the requirements of the Transparency Code and needs to be updated. It was noted that there is an offer for HALC members by a company, Hugo Fox, to build websites for Parish Councils free of charge. Also funding is available from the Transparency fund, for smaller Councils, to pay for updating their website and for training.

Cllr Trigwell-Jones proposed and seconded by Cllr Aldridge that Cllr Goodwyn and the Clerk should work on building a new website and apply to the Transparency fund for funding. AIF and duly RESOLVED.

**105/15 To consider a response, if any, to the Consultation Draft ‘Planning Contributions and Community Infrastructure Levy’ Supplementary Planning Document**

The Clerk reported that he had read the consultation document and noted that EHDC’s charging policy for residential housing in the District outside the SDNP is for Northern Parishes, which includes Worldham:

Residential housing £180/sq m and Offices, Industrial and warehousing £0/sq m.

However later in the Consultation document it states that for Parish Council’s without a Neighbourhood Plan, the CIL levy payable to Parish Councils will be capped at 15% at £100 per dwelling. The Clerk had confirmed with Alisdair Tweddle, of EHDC, that this meant that if a dwelling was built within the Parish on land outside the South Downs National Park, Worldham Parish Council would only receive £100

Cllr Gaffney proposed and seconded by Cllr Trigwell-Jones that the Parish Council should respond to the consultation document stating that the proposed capping is not a fair allocation and disadvantages smaller Parishes. AIF and duly RESOLVED.

**New Action Point January 02-16** Clerk to respond to the Consultation Draft 'Planning Contributions and Community Infrastructure Levy' Supplementary Planning Document stating that the proposed capping is not a fair allocation and disadvantages smaller Parishes.

**106/15 To note any issues regarding the Parish including the state of the roads, pavements and footpaths in the Parish.**

a) Use of redundant telephone box in West Worldham as a Parish Notice board

Councillors agreed that the redundant telephone box in West Worldham, which is owned by the Parish Council, should be used as a Parish notice board.

Clr Goodwyn reported that there was serious flooding at the T junction of New Building Lane, with at least 4 cars having to be towed out of the flood. The main cause of the flooding is the culvert gets blocked rather than there is no where for the water to run of to. The Clerk was asked to contact Derek Rawle, Highways Authority, about ways to prevent future flooding.

**New Action Point January 03-16** Clerk to contact Derek Rawle, Highways Authority, about ways to prevent future flooding at the T junction of New Building Lane.

Councillors noted that Wyck Lane had been flooded and the hole on the side of the road opposite Rectory Court drive had been reported by the Clerk to the Highways Authority.

**107/15 To note any issues that has been brought to Councillors attention**

It had been brought to the attention of Cllr Trigwell-Jones that the bins by the bus shelter and along Shelley's Lane had not been emptied for a considerable period of time. It was agreed that the Clerk would report this to the appropriate authority.

**New Action Point January 04-16** Clerk to contact the appropriate authority to report that the bins by the bus shelter and along Shelley's Lane had not been emptied for a considerable period of time.

The Clerk was asked to contact Radian Housing regarding the state of the sewage plant servicing Woodfield Close.

**New Action Point January 05-16** Clerk to contact Radian Housing regarding the state of the sewage plant servicing Woodfield Close.

**108/15 Dates of Parish Council Meetings to March 2016**

Normally the first Wednesday of each month. To note the next Parish Council meeting will be held on Wednesday 3rd February at 7.30 pm at East Worldham village hall.

**109/15 Confidential Councillors** Matters – this item is closed to the public in accordance with Public Bodies (Admissions to Meetings) Act 1960 and Local Government Act 1972, ss 100 and 102

The Chairman closed the meeting at 10.04 pm

**New Action Points**

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 <sup>th</sup> October had been conducted	Clerk
January 02-16	Clerk to respond to the Consultation Draft 'Planning Contributions and Community Infrastructure Levy' Supplementary Planning Document	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 04-16	Clerk to contact the appropriate authority to report that the bins by the bus shelter and along Shelley's Lane had not been emptied for a considerable period of time.	Clerk
January 05-16	Clerk to contact Radian Housing regarding the state of the sewage plant servicing Woodfield Close.	Clerk

## **Annex A**

### **Text of statement written by Cllr Blake to be read out at the Alton Town Council meeting**

The land at Wilsom Road, which is the subject of this planning application, is allocated in EHDC's draft Site Allocations Plan as employment land and is referred to as land in Alton. Whilst Wilsom Road is in Alton, the allocated site is within Worldham Parish.

The fact of the references being to land in Alton in both EHDC's core strategy and the draft Site Allocations Plan has meant that this allocation has been missed by Worldham Parish Council, who would have wished to have commented on the allocation of the site as employment land. This is an issue which Worldham Parish Council will be taking up with EHDC.

The Alton Neighbourhood Plan also makes reference to this site as employment land allocated by EHDC. Under ESAP 8 it states that "We will work with East Hampshire District Council and neighbouring Parishes to ensure that a minimum of seven hectares of land is available for economic development, in the form of business parks for both industrial and commercial use".

Alton Town Council have never had any contact with Worldham Parish concerning the use of this land and therefore have not so far honoured this pledge. If ATC wants to show that it is working within the spirit of the Neighbourhood Plan then it should be consulting with Worldham Parish before any decision concerning a planning application is arrived at.

Worldham Parish Council has recently produced a Village Design Statement which has been adopted by EHDC as a material planning consideration. The Village Design Statement contains a specific provision against large scale commercial or industrial development of the land between Alton and East Worldham village.

### **Text of email from Rachel Palmer, a resident of Wilsom Road, read out by Cllr Blake**

I know that we need legitimate planning and policy reasons to object to this application. Others here will put those forward to hopefully support a vote by the committee to object to this proposal.

I want to say more about the actual process. I feel this application has already been nodded through by EHDC, and we've all been had.

As part of the Housing and Employment Allocations Plan the Council have been drawing up, they've sought public and developer views over the last couple of years. The public haven't been made aware of specific proposed allocations that may have affected them (for example, the residents in Wilsom Road hadn't directly been told that the area of land had been proposed as employment land), so haven't previously really been given the chance to respond. Developers, however, have already been making plans on what to do on sites.

I have an email dated May 2015 (taken from the EDHC website) written by Bell Cornwell on behalf of Lamron, the applicant. Talking about Wilsom Road, it says:

"Proposals for the development of this site for employment purposes are well advanced. Pre-application discussions have been undertaken with EHDC officers."

Back in 2014, as part of the consultation for the new Local Plan, KMN (ie Lamron) noted on the consultation portal:

"The landowner [ie Simon Butler] carried out pre-application discussions with EHDC in 2013. Following the pre-application consultation, an option was acquired by our client, a commercial developer

responsible for the construction of the adjoining Omega Park. Preparation of a planning application is now well advanced ... We anticipate the application will be submitted in spring 2015. A significant local employer has already expressed a positive interest in occupying additional floor space on this site."

So why has no one asked all of us what we think about it before plans got to such an advanced stage? This would surely be considered a significant and sensitive site, and as such the Council should have encouraged the applicant to engage with the local community. This is in the EHDC Statement of Community Involvement published in January 2015.

Alton Town Council haven't been consulted on the scope of the application, nor have Worldham Parish Council. Nor have the residents who are most affected. This is just wrong. It's a foregone conclusion that planning will be granted. It demeans all of us.