

**Worldham Parish Council**  
**Minutes of Meeting held on 1<sup>st</sup> December 2021, 8pm**  
**East Worldham Village Hall**

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

**23.44** **Apologies for absence** –Cllr R Twining, Cllr C Sole, Cllr T Godbert

**23.45** **Declarations of Interests** – none

**23.46** It was **RESOLVED** to approve the minutes of the Parish Council Meeting held on 3<sup>rd</sup> November 2021.  
**Proposed: Cllr R Bagnell, Seconded: Cllr W Brock** **Action: Clerk**

**23.47** **District Councillor's Report**

District Councillor David Ashcroft was in attendance and reported that Simon Jenkins, Director for Regeneration and Place, has sent a report to say they have brought in new people to help with the District Plan which will now be at public consultation Autumn 2022. Council leader Cllr Richard Millard has pushed for zero carbon housing commitments and has sent letters to the Secretary of State Michael Gove, reference SDNPA housing numbers and relevant sites. Currently no reply has been received. It was noted that sites are still needed in the district for affordable housing.

EHDC Councillors had also attended a very helpful planning training session the previous evening, conducted by Julia Mansi, Planning Development Officer (EHDC), and the District Councillor suggested this may also be useful training for local parish councillors.

**Action: Clerk**

It was noted that the use of offices in Penns Place is currently being reviewed, no decision has been made but the offices are advertised for rent in order to understand the market for the site as a significant number of officers continue to work from home.

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

None.

**Meeting reconvened**

**23.49** **Financial Report:** The Clerk advised that the bank balances are as follows:  
**Bank Balance as below**

Current Account as 30/11/2021: £ 11,823.54  
Instant Access Account (quarterly statements as 29/09/2021) : £22,647.43  
Worldham Community Benefit Fund (quarterly statements as 03/10/2021): £14,238.87  
Less cheques o/s £0  
**TOTAL £48,709.84**

Receipts ledger balance **£48,709.84**

**23.50** **Payment Schedule:**

It was **RESOLVED** to approve the following for payment.  
**Proposed: Cllr W Brock, Seconded: Cllr R Bagnell**

**Action: Clerk**

	Payee	Description	Net	VAT	Total
01/12/21	P Hibbins - Clerk	Salary November 2021	£576.13	£0.00	£576.13
01/12/21	P J Grace	Annual grass cuttings and strimming for playpark and village hall	£820.00	£164.00	£984.00
01/12/21	Royal British Legion	Remembrance Day donation (wreath reused each year)	£20.00	£0.00	£20.00
01/12/21	Kish Sharma	Village hall - replacement light bulbs (outdoor notice board, storeroom & gents' wc.)	£16.97	£0.00	£16.97
01/12/21	ACA Consultancy	Tree Survey	£600.00	£120.00	£720.00
			<b>£2,033.10</b>	<b>£284.00</b>	<b>£2,317.10</b>

**23.51 Draft Budget 2022/2023:**

It was **RESOLVED** to approve the budget for 2022/2023 (**Appendix 1**).

**Proposed: Cllr R Bagnell, Seconded: Cllr S Butler**

**Action: Clerk**

it was RESOLVED to agree a precept of £14,476.00 for 2022/2023. The cost per band D household using provisional EHDC tax base figures of 196.57 is an increase per a band D household from £61.36 to £73.64 per annum. In setting this precept the Council recognized that the precept would need to be increased to cover on-going running costs which also includes routine tree surveys and maintenance which is now part of the current responsibilities of the Parish Council. The precept was not raised the previous year, in recognition of the financial circumstances due to Covid-19. General reserves have been identified for the predicted overspend of £1,700.

**Proposed: Cllr W Brock, Seconded: Cllr R Bagnell**

**Action: Clerk**

**23.52 TSB Banking**

It was AGREED to remove Bill Fife, Jane Ives and Terry Blake from the TSB Bank accounts and to add Councillors Robin Twining, Chris Sole, Simon Butler, Tessa Godbert as signatories and the Parish Clerk Pamela Hibbins as the 'business controller' to replace Bill Fife.

**Proposed: Cllr W Brock, Seconded: Cllr R Bagnell**

**Action: Clerk**

**23.53 Planning Applications**

Update on previous applications noted in **Appendix 2**

It was AGREED to ask for an update on Williams of Bordon, East Worldham site.

**Proposed: Cllr R Bagnell, Seconded: Cllr W Brock**

**Action: Clerk**

**SDNP/21/05113/HOUS Binswood Cottage Oakhanger Road, Oakhanger Bordon GU35 9JW**

Single storey extension to front first floor balcony to front with iron balustrade and spiral access stair to South west elevation following removal of half hipped roof over single storey front projection.

**Deadline 8th December 2021**

It was **AGREED NO OBJECTION**.

**Proposed: Cllr R Bagnell, Seconded: Cllr S Butler**

**Action: Clerk**

**SDNP/21/02991/FUL Land South of Christmas Cottage (Formerly Foxes) Green Street Kingsley Bordon Hampshire**

Retrospective change of use of land for the creation of a 2 Pitch Gypsy/Traveller site, comprising the siting of 1 mobile home, and 1 touring caravan, per pitch and vehicular access onto Green Street (amended description and correction to address)

**Deadline 6<sup>th</sup> December 2021**

It was noted that the application description had changed and it was **AGREED** to stand by the current objection

**Proposed: Cllr R Bagnell, Seconded: Cllr W Brock**

**Action: Clerk**

**SDNP/21/05342/HOUS 3 New Buildings Lane West Worldham Alton GU34 3BJ**

Retrospective application for the retention of the car port, deck and balustrade

**Deadline 20<sup>th</sup> December 2021**

It was **AGREED to OBJECT** to the deck and balustrade due to concerns that the introduction of the decking and balustrade raises the level of the whole structure over 3 metres and makes the structure significantly more impactful on the neighbouring properties that are in close proximity.

**Proposed: Cllr R Bagnell, Seconded: Cllr S Butler**

**Action: Clerk**

**APP/Y9507/W/21/3278658 SDNP/20/00778/FUL Smiths Farm , Worldham Hill, East Worldham, Alton, GU34 3AT**

Conversion of existing mixed use building (brewery and agricultural) to a mixture of the following uses: -

- Conversion of front part (former brewery) to residential dwelling
- Granny Annex ancillary to Smith's Farm including new window opening, replacement of an existing window with a pair of French doors and one new door opening
- Conversion of (part) upstairs to a yoga/fitness studio/meditation room
- Ancillary garaging/storage to Smith's Farm
- Drying out of Oak (seasoning) is to be carried out in the two remaining areas of the building at first floor.
- Use of second barn as additional parking area

**Deadline 28th December 2021**

It was **AGREED NO COMMENT.**

**Proposed: Cllr R Bagnell, Seconded: Cllr S Butler**

**Action: Clerk**

**23.54 SDNPA Call for Nature Sites –**

It was noted that Worldham Parish Council did not own any relevant land, It was **AGREED** to promote this call for nature sites on the parish council Facebook group.

**Proposed: Cllr S Butler, Seconded: Cllr R Bagnell**

**Action: Clerk**

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

Some residents have requested researching a pedestrian crossing on the B3004 by the pub.

**23.56 Date of next meeting**

Meetings are normally held on the first Wednesday of each month, 8pm, at East Worldham Village. The next meeting to take place 5<sup>th</sup> January 2021.

**23.57 Items for next agenda**

**23.58 The Chair closed the meeting at 9.50pm.**

Signed: .....

Date: .....

**Worldham Parish Council**  
**Minutes of Meeting held on 1<sup>st</sup> December 2021, 8pm**  
**East Worldham Village Hall**

**Appendix 1- Budget 2022/2023**

Opening balance current account 01/04/2021	£6,186.66
Opening balance savings (Treasurer's) account 01/04/2021	£22,613.23
<b>TOTAL</b>	<b><u>£28,799.89</u></b>

Opening balance WBCF 01/04/2021                      £9,876.43

2019/2020	2020/2021		2021/2022 (up to 31/09/2021)				2022/2023
Actual	Actual	-	Budget	Actual (up to 30/11/2021)	Under/Over Spent	Forecast	FINAL Budget
		-					
		-					
		<b><u>INCOME</u></b>					
12,170	12,268	<b>Precept</b>	12,268	12,268	-	12,268	14,476
124	91	Bank Interest	50	34	(16)	64	50
		VAT repayment					
-	1,382		1,000	987	(13)	987	1,000
1,270	120	Village Hall	500	1,040	540	1,040	900
-	4	Wayleave	4	-	(4)	4	4
-	-	Grants	-	-	-	-	-
5,969	4,766	S106	-	-	-	-	-
150	10,000	Other income (see below for Covid Grant)	1,000	629	(371)	1,200	1,000
				-	-		
19,683	28,631	<b><u>TOTAL INCOME</u></b>	14,822	14,958	136	15,563	17,430

**EXPENDITURE**

		<b><u>ADMINISTRATION</u></b>				
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							Initial
6,800	6,716	Net salaries & allowances	7,313	4,593	(2,720)	7,313	7,450
-	-	Penion Contributions (employer's & employee's)	-	-	-	-	-
18	-	Travel costs	120	9	(111)	80	120
-	20	Chair's Allowance	-	-	-	20	25
156	58	Stamps & Stationery	100	99	(1)	100	150
-	-	Banking charges	100	-	-	30	-
2,732	113	Equipment purchase	-	-	-	-	800
-	-	Project costs (Covid project 2021 only)	-	-	-	-	-
-	-	Section 137 payments	-	-	-	-	-
<b><u>VILLAGE HALL</u></b>							
48	474	Repairs & maintenance	800	236	(564)	600	1,000
		Village Hall electricity & testing					
1,202	1,798		1,200	548	(652)	1,000	1,800
24	49	Village Hall water rates	50	50	-	50	75
		Business rates	-	-	-	-	
	150	Grass cutting (village hall)	155	-		155	160
		Renumeration (cleaners £372, £150 bookings)					
			-			-	-
101	51	Inspections/septic tank	70	95	25	95	100
		Subscriptions & fees					
330	623		254	314	60	314	450
240	440	Internal & External Audit fees	440	400	(40)	400	400
-	-	Professional fees	1,000	-	-	-	
700	600	Grant allocation (churchyard maintenance)	-	600	600	600	-
<b><u>PLAYGROUND</u></b>							
		Playground inspection (Inspection £67.50)					100
		Playground maintenance					
1,126	1,944		800	645	(155)	1,500	900

		Tree Survey	-			800	-
		Tree Maintenance Works	-			-	1,500
-	155	Training	200	-	(200)	400	500
120	-	Election costs	-	-	-	-	-
1,104	1,377	Insurance	1,420	1,537	117	1,537	1,600
	1,538	S106		479	479	1,200	
		Other (grant)	1,000				1,000
922	987	VAT on payments	1,000	432	(568)	1,000	1,000
15,623	17,093	<b>Total Expenditure</b>	16,022	10,037	(3,730)	17,194	19,130
	11,538 (includes £10k Covid Grant)	<b>Excess/Shortfall of Income over Expenditure</b>					
4,060			(1,200)	4,921	6,121	(1,631)	(1,700)

## WORLDHAM COMMUNITY BENEFIT FUND

Opening Balance 1st April 2021

£9,876

2019/2020	2020/2021
Actual	Actual

2021/2022 (up to 31/09/2021)			
Budget	Actual (up to 31/09/2021)	Under/Over Spent	Forecast

		<u>INCOME</u>		
4390.97	4499	Wilsom Solar Farm Contribution	4560	4560
5719	0	Transfer from current acct to WCBF Account		

10,110	4,499	<b><u>TOTAL INCOME</u></b>	-	4,560	-	4,560
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## EXPENDITURE

		<b><u>GRANTS</u></b>				
-	798	Grants	-	198	198	698

-	798	Total Expenditure	-	198	198	698
10,110	3,701	Excess/ <del>Shortfall</del> of Income over Expenditure	-	4,362	4,560	3,862

Forecast Final balance 31/03/2022

£13738

	Tax Base	Cost per band D household	Increase to precept
<b>2021/22precept</b>			
£12,268	199.95	£61.36	
<b>2022/23 precept</b>			
£14,476	196.57	£73.64	18%

## Appendix 2

APPENDIX 2 Existing Planning Applications updated 24/11/2021						
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Planning App. Ref No	Address	Proposal	Consultation Expiry Date	Case Officer	Parish Council Comments	Decision
SDNP/21/04283/LDE	Smiths Farm Worldham Hill East Worldham Alton GU34 3AT	Lawful Development Certificate for an Existing Use - Use of building for ancillary residential purposes in association with Smiths Farm.	18/10/2021	Kate McLoughlin	NO OBJECTION	
SDNP/21/03474/FUL	Manor Farm Worldham Hill East Worldham Alton GU34 3AY	Conversion of existing barn to residential dwelling	19/08/2021		OBJECTION to this planning application due to concerns on highways, ownership, sturtctural report, in accuracies in the plan and more detail needed in the plan.	APPROVED
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.	18/08/2021		NEUTRAL as no large material changes are proposed to the structure of the buildings and no concerns raised by the Heritage Officer.	
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	NEW INFORMATION



					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	OBJECTION  Insufficient information has been provided to determine whether the land would comprise of an agricultural unit of 5 hectares or more; whether the works are reasonably necessary and whether the proposals meet criterion (a), (b), (e) or (j) of Schedule 2, Part 6, Class A of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). Objection is therefore raised.
SDNP/21/02289/TPO	The Acorn Wyck Lane East Worldham Alton Hampshire GU34 3AW	T1 Horse Chestnut leaning over Shelleys Lane (T3 in TPO (EH 205) 1988) - Fell	28/07/2021		NO OBJECTION on confirmation from the tree officer that the tree is diseased and further to this condition that a replacement is planted	APPROVED
56015/003	Tree View, Blanket Street, East Worldham, Alton, GU34 3BA	Single storey rear extension	29/07/2021		NO OBJECTION as proposed extension not over the 50% rule of original building	APPROVED
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	<b>Granted</b>

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	<b>Granted</b>
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	<b>Withdrawn by applicant</b>
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	<b>Withdrawn</b>
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	<b>Withdrawn</b>
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	<b>Approved</b>
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	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.

		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.				
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