

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

Present: Cllrs Terry Blake (Chairman), Andrew Aldridge, Bill Fife; Tessa Gaffney, Tara Goodwyn, Robin Twining (Clerk), District Councillor David Ashcroft; 7 Members of the public.

137/15 To receive and accept apologies for absence.

No apologies were received.

138/15 Minutes from previous meeting

Cllr Trigwell-Jones requested the words "in 2006" be added after "Councillors agreed that their original comments still stand and that it was not in operation when the Jalsa Salana was first held "on page 101 of the minutes of 2nd March. This was agreed by all Councillors.

Minutes of the Worldham Parish Council meeting held on 2nd March were approved and duly signed by the chairman.

Proposed by Cllr Trigwell-Jones and seconded by Cllr Gaffney All in favour and duly RESOLVED.

139/15 Declaration of Interest

None were declared

140/15 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. Councillors agreed that the public could ask questions and comment whilst specific agenda items were being discussed.

District Councillor David Ashcroft reported that:

- the presentation last night about the Government's position on devolution was about a continuation towards the downwards move to localism. It will mean putting another tier into the system.
- at tomorrow's District Council meeting, Councillors will vote on adopting the Local Planning Enforcement Plan which will strengthen the enforcement process. The Allocation Plan for Housing will also be adopted, but this will not affect Worldham.
- he has been appointed as an Assistant to the Economic Development Portfolio.

Cllr Blake reported that the Clerk and he had attended a presentation by Ferris Cowper on the devolution issue. It is very complex and as many issues still have to be decided, we are not really sure where we are. Ferris Cowper has done a write up on the devolution issue which can be found at www.Grayshott.com under the news section. It is not anticipated that devolution will have any effect at Parish level at the moment. The Clerk reported that the briefing was concerning the strategic level, and Ferris Cowper was unable to answer the Clerk's question on how the devolution will affect Parish Clerks and Parish Councils. There will be little impact in the short term but changes in the long term.

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

141/15 Review of actions from last meeting

The Clerk reported no progress had been made in following up the Action Points from the last Parish Council meeting.

142/15 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: The application had been replaced by a revised application SDNP/15/03808/FUL

WPC ref number:	wpc 2015/23	SNDP Ref number:	50014/002
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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: Councillors noted that the Environmental Agency had objected to the planning application over issues regarding flooding and its impact on the area and to adjacent properties. The applicant had met with the Environmental Agency. Cllr Blake had a conversation with Nick Upton the planning officer who had asked the developer either to progress the application or withdraw it.

WPC ref number: wpc 2015/26 and wpc 2015/27
SDNP 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

Councillors noted: The applications had been approved.

WPC ref number: wpc 2015/28
SDNP 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 HCC had granted a certificate of lawful use. Councillors agreed to open the meeting to hear comments raised by members of the public.

Roy Polley stated that the initial application had been refused based on the information provided at the time. The only change in the new application was that Mr Williams had submitted an affidavit saying that the site had been in operation for 10 years. The HCC planning officer confirmed that the Approval Certificate will be publicly available and that he can have a meeting with her about the decision. Roy Polley stated that the report is poorly written, the information in it is incorrect and referred to photographs provided in the original submission which have a hand written date on them. No independent information is given. The AMA had written to HCC about the application referring to Oakland's Farm, which is owned by the AMA, when it should refer to Meadow Farm. The first Jalsa Salana took place in 2006 and the concrete crushing plant was not in situ at that time. The only avenue to pursue to try and overturn the decision is to ask for a judicial review.

Cllr Blake commented that HCC had stated that Google earth pictures were not available 10 years ago and that no Statutory Consultee objections could provide evidence that the site was not in use 10 years ago. Nothing is conclusive and the decision was determined on the balance of probabilities. Councillors noted that the Google earth plans have dates on them which are hand written. No evidence has been provided by the applicant in terms of paying business rates, Health and Safety policy documents, or insurance policies showing that the site has been in use for 10 years, The County Councillor had not been informed about the planning application nor consulted despite being a Statutory Consultee.

Cllr Blake read out an email from County Councillor Mark Kemp-Gee to the HCC planning Officer:
"Please can you let me know when this was decided by Officer's delegated powers without me being consulted. The date is important.

This is not a good situation to put it mildly and how is it possible that the SDNPA planners are not under the same requirement to notify the local County Councillor as the County is ? Even though, as you say, it was decided by County under their protocol with the SDNPA. You would think, as a minimum, that the SDNPA would expect this – and perhaps they do - and if that is the case then I was deliberately excluded.

So what we have here is a major CLU being granted and the protocol existing between HHC and SDNPA conveniently abrogates an inalienable right. This is very likely going to lead to ridicule".

A Member of the Public stated that the operators are in breach of the guidelines being set. They are working outside the operating hours; selling from the site and burning waste on Saturdays.

Councillors discussed whether the Parish Council should take any further action, such as applying for a Judicial Review, or via the Local Government Ombudsman. An alternative is writing to HCC expressing concern over the way the planning application has been handled.

Councillors proposed the following course of action: That Cllr Blake sends an email/letter to HCC expressing disappointment with the decision and the lack of due diligence; he discusses with County Councillor Mark Kemp-Gee whether the Parish Council should report the way the case has been handled to the Local Government Ombudsman. The letter should be copied to Chris Murray at HCC and to the SDNPA.

Proposed by Cllr Goodwyn and seconded by Cllr Fife. All in favour and duly RESOLVED.

WPC ref number: wpc 2015/29
SDNP 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: The application had been withdrawn and been replaced by SDNP/16/01234/FUL.

- 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 2015/30
SDNP 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 – revised plans

Councillors noted that the present owner of Old House Farm, Martin Davies, had objected to the planning application. The current occupant of the unit leaves the lights on at night. This is affecting Old House Farm and is causing light pollution. Cllr Bake reported that he had viewed the existing unit from various points from the Old House Farm gardens and thought that the unit is screened by a willow tree and it is hard to actually see the unit.

Councillors discussed whether the proposed new building would be seen from Old House Farm and agreed that the proposed new unit will affect the aesthetics of the listed building, Old House Farm. Councillors felt that they should reiterate their concerns about the traffic coming from the industrial estate onto Shelleys Lane and the impact of the traffic on the users of the adjacent well used footpath. The application lies within the SDNP and the light pollution is in breach of the SDNPA policy on "dark skies". Concerns were expressed about the proposed mass, scale and bulk of the building.

Councillors resolved: To object to this planning application on the grounds of the overall impact of the mass, scale and height of the proposed unit on the aesthetics of the adjacent listed building, Old House Farm. The Parish Council has concerns about the cumulative effect of the traffic coming from the industrial estate onto Shelleys Lane and the impact of the traffic on the users of the adjacent well used footpath. The application lies within the SDNP and the light pollution is in breach of the SDNPA policy on "dark skies". If approved a condition should be imposed to improve the screening to limit the view of the proposed unit from Old House Farm.

Proposed by Cllr Trigwell-Jones and seconded by Cllr Aldridge. All in favour and duly RESOLVED.

WPC ref number: wpc 2015/31
SDNP Ref number: SDNP/16/00898/FUL
Site address: Meadow Farm Fishery, Green Street East Worldham Bordon GU34 3AU
Proposal: Construction of detached buildings with central courtyard for use as fish breeding and processing plant:

Councillors noted: The planning application is an amendment to an extant permission granted in July 2005. The buildings will not be visible from the B3004 but will be from Tylings Cottages. The proposed building height will be lower than in the extant application. A member of the public asked whether a condition could be imposed to have screening with suitable hedges and trees between the building and Tylings Cottages.

Councillors resolved: No objection to the planning application, however the Parish Council would like to see 2 conditions included if the planning application is granted. As indicated in the Design and Access statement the building to be coloured green and to have screening with suitable hedges and trees between the building and Tylings Cottages.

Proposed by Cllr Goodwyn and seconded by Cllr Fife. All in favour and duly RESOLVED.

WPC ref number: wpc 2015/32
SNDP Ref number: SDNP/16/01234/FUL
Site address: Land South of Foxes Green Street Kingsley Bordon Hampshire
Proposal: Change of use of existing agricultural land to provide two equestrian stables and tack room:

Councillors noted: The issue of access onto the B3004 meant that the original application would not have received planning permission. The revised planning application shows that the proposed access is over land owned by the AMA and not the applicant. Also access is over common land which will require the approval from the Secretary of State.

Councillors resolved: For Cllr Blake to resubmit the Parish Council's original objections, to include objection due to environmental waste, the inaccuracy within the Design and Access Statement regarding vehicular access and to object on grounds of ribbon development.

Proposed by Cllr Trigwell-Jones and seconded by Cllr Goodwyn. All in favour and duly RESOLVED.

c) To consider and decide on the Parish Council's response to planning applications received since the agenda was published *if any*
None had been received.

d) Minor Variation to Licence hours for Worldham Golf Club

The Clerk reported that he had received the following email from Gill Stevens of EHDC in reply to his request to extend the consultation period.

"Every new or variation of a premises licence is sent to the Parish Council and the District Councillor for information only. Under the Licensing Act 2003 the Parish Council or District Councillor may not make a representation unless it is in their own name. The legislation states the consultation period of 28 days.

Please note they are only changing their opening hours on the licence to correct the licence. They already do open to these times as specified on their sale of alcohol activity".

Councillors decided that there was no reason to discuss this item.

Cllr Trigwell-Jones reported that the solar panels from the solar farm on Cakers Lane, are very visible and that a number of neighbours are "receiving negative visual effects from the solar farm". A house sale has fallen through because of the visual intrusion of the solar farm. Cllr Trigwell-Jones requested that the Parish Council contact the developers to object to the lack of screening and ask them to provide additional screening.

[New Action Point 01-April 2016 Clerk to contact the developers of the solar farm to object to the lack of screening and ask them to provide additional screening.]

The Clerk updated the Councillors on the signing of the Community Benefit deed. The counterparty has still not yet been signed, and Lightsource has no longer any financial interest in the solar farm.

143/15 To agree the monthly finance report and schedule of expenditure

- a) The monthly report and schedule of expenditure was agreed. Payments to be made since the publication of the agenda to:
SSE for £230.09, HALC subscription for £157.00 and HALC (being the NALC Levy) of £19.00 were agreed.

Proposed by Cllr Fife and seconded by Cllr Aldridge. All in favour and duly RESOLVED.

The current accounts balance as at 31st March 2016
 TSB current account: balance: £762.39
 TSB Business Instant account balance: £342.71
 HSBC current account balance: £11,767.24
 Total balance of all 3 accounts as at 31st March 2016 **£12,872.34**

Total Payments

Date	Cheque No	Payee	Details	Total (£) inc VAT	VAT included in total (£)
22/03/16	1116	South East Water	1 st Instalment of Water rates for East Worldham Village Hall	31.33	-
02/03/16	1117	G Sloman	Registration of Worldham.org domain name	20.86	-
22/03/16	1118	Kate Denyer	Cleaning items for East Worldham village hall	38.92	0.17
22/03/16	1119	Wellers & Headleys	Final bill for legal advice re Hartley Mauditt village hall	120.00	20.00
			Total Payments for Authorisation	211.11	20.17

Total Receipts Received

Date paid in	Bacs/ Paying In book	From	Details	Total (£) Receipts
04/03/16	50006	See details	T Gaffney £70; G Stanley £20; WI £73; S Tupper £60 – hire of village hall	243.00
03/03/16	BACS	HMRC	VAT Refund	493.10
			Total Receipts Received	736.10

- b) To note the amount of money available to spend under the Lengthsman's scheme
 The Clerk reported that although the amount of money available to spend on the Lengthsman's scheme remained at £1,000, as 25% of the budget was being provided by the HCC Rights of Way, £250 should be allocated to spend on Rights of Way/Public footpaths and £750 on Drainage, signage and other minor works such as cutting back vegetation.
- c) To note the draft end of year of accounts.
 The Clerk tabled the draft set of the end of year accounts. The end of year balance was £12,872.34 against an end of year balance forecasted in January 2016 of £12,782.51. A minor adjustment will need to be made when the HSBC statement is received of around 70 pence reflecting the March interest earned. Cllr Blake highlighted the fact that total expenditure was £13,051 compared to total income of £10,533. The Council is operating a deficit, hence the need to have increased the precept by around 12%.
- d) To appoint the internal auditor.
 The Clerk recommended that Adam Byford should be appointed as the internal auditor.
 Proposed by Cllr Gaffney and seconded by Cllr Goodwyn. All in favour and duly RESOLVED.

144/15 To review the position regarding the village hall at West Worldham/Hartley Mauditt.

Cllr Blake stated that the Parish Council was not aware of any further developments. A member of public asked whether the Parish had received a proposal or business plan for the village hall, and if so will it be published. Cllr Blake replied that the Parish Council had not received a proposal or business plan. When the Parish Council had suggested this 6 months ago, it was not aware of its legal position regarding the hall.

145/15 To receive and approve a report from the Clerk regarding:

a) Correspondence

The Clerk reported that Chris Kehoe had contacted him about fly tipping in Pookles Lane. The Clerk had reported this to the relevant authorities.

b) Request for Parish Council support for change of road name of Rookery Farm Lane to Binswood Lane

Cllr Blake reported that the Lane from the B3004 leading to the houses in Binswood never used to have a name, but about 2 years ago the EHDC started calling it Rookery Farm Lane. It is thought that this is due to a national policy that all roads and lanes should have a name. Rookery Farm Lane is not recognised by the Royal Mail and is misleading as access to Rookery Farm is from the Oakhanger Road. The 4 residents had been consulted and the majority would like the name to be changed to Binswood Lane. There would be a charge of £35 per property payable by the Parish Council. The Clerk pointed out that this had not been budgeted for, and perhaps the residents might like to make a donation to the Parish Council to cover the costs. 80% of the properties must agree to the change in name. Councillors agreed that this was work in progress.

c) Meetings to attend

The Clerk reported that the SDNPA will be holding its six monthly workshops on 18th May. Items to be covered include: SDNPA consultee access system and the role of enforcement officers. Councillors agreed that they should attend the workshop, and will let the Clerk know whether they are available to attend.

146/15 To decide if a response is required on the consultation paper The ‘Technical Consultation on Implementation of Planning Changes

The Clerk reported that “The Housing and Planning Bill” has reached the Committee Stage in Parliament. The Government is proposing to alter the process of handling planning applications, including:

- *Introducing a two-stage planning process of permission ‘in principle’ and ‘technical details’. The proposal is for a fast-track ‘in principle’ stage, with consultation, considering only location, use and numbers of housing units and then a ‘technical details’ stage (based on tightly defined information and when conditions and planning obligations could be set) when consulting with the community would be optional.*
- *Technical details: no requirement to consult with the community and others before making a decision but instead gives the local planning authorities ‘the option’ to carry out further consultation with ‘such interested persons as they consider appropriate’.*

The Clerk expressed concern that consulting with the community will only be optional, and that Parish Councils may no longer be considered to be a statutory consultee. Councillors discussed whether to respond to the consultation paper, and felt that it was very difficult to respond to the open ended questions and that it would be difficult to respond to all the points raised.

Councillors proposed that the Clerk should submit a response that “Parish Councils should continue to be consulted on planning applications. AIF and duly resolved.

147/15 To note any issues regarding the state of the roads, pavements and footpaths in the Parish and to agree on the work to be undertaken under the Lengthsman’s scheme.

The Clerk reported that he had received a Temporary Road Notice closure for Hartley Lane, Worldham between its junction with Blanket Street and Oakhanger Road, which will occur sometime within the next 18 months.

Cllr Gaffney reported that work had been carried out on Clays Lane, with about half the work being completed.

Councillors noted that clearing the ditch outside Windmill Fields is a priority for inclusion on the work to be carried out under the Lengthsman's scheme. It was agreed that Councillors would let the Clerk know by the third week of each month of any work which should be included in the Lengthsman's scheme. It was agreed that a priority list will not be drawn up until after the Clerk has met with Derek Rawle.

148/15 To note any issues that has been brought to Councillors attention

Cllr Blake reported that he had received an invitation from Alton Town Council to a presentation on 15th April of the Chevalier de La Légion d'honneur to a Mr Cecil Chandler and the unveiling of an interpretation panel about Ernest George Horlock (VC) who as a boy was a resident of Hartley Mauditt.

Cllr Gaffney reported that a number of residents still think that Pookles Lane is a BOAT. This has been previously investigated by the Parish Council, and it is not designated as a BOAT. Any misuse on the BOAT is an issue for the landowner and not the Parish Council.

Cllr Trigwell-Jones asked Cllr Blake how many VDS documents are left in stock. Cllr Blake replied quite a lot and that he usually tries and distributes some at every meeting he attends.

Cllr Aldridge asked whether Councillors talked to Chris Patterson regarding the issue of designating Hartley Mauditt pond as a "Green Space". 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. Councillors agreed to not to proceed further in designating the pond as a Green Space.

Cllr Aldridge reported that he had repaired the handle on the Tree House in the playground.

149/15 Dates of Parish Council Meetings

To note the Annual Parish Assembly will be held on Wednesday 20th April at 7.00 pm the Parish Council AGM will be held on Wednesday 4th May and the next Parish Council meeting will be held on Wednesday 25th May at 7.30 pm at East Worldham village hall.

The Chairman closed the meeting at 10.15 pm

New Action Points

Action ID	Action detail	Owner
01-April 2016	Clerk to contact the developers of the solar farm to object to the lack of screening and ask them to provide additional screening	Clerk

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 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

Correction to the minutes

144/15 To review the position regarding the village hall at West Worldham/Hartley Mauditt.

The Parish Clerk received an email from Mr Chadwick dated 8th April.

“At the meeting of the parish council last evening, the question was asked whether plans had been received for alternative uses for the site of the derelict village hall. The Chair said they had not. I did not have anything to say at that point as I had no wish to contradict the Chair. I don’t know what constitutes a plan but the council are certainly aware of the Parish Hall Steering Group’s proposal to replace the hall with a viewing area to benefit local residents and visitors”.

In an email of 25th February the Parish Council received an email from Mr Chadwick:

“Thank you for this. It was my recollection from the last meeting that the council had section 106(I am sure you are right) money which it was in danger of losing.

I don’t know where EHDC gets the idea that the money would be for improvements to West Worldham parish hall. That building needs to be demolished before more damage is done; roofing material is again blowing onto my property.

Our intention is to create something which is in line with CP16 which requires alternative facilities of benefit to the community to be considered if a parish hall is taken out of use. The cost of this would be minimal: volunteers demolish the hall; the brick plinth is retained and filled with gravel into which logs are set as seats; a notice describes the local topography, flora and fauna. This facility is of benefit to local children, the numerous walkers and Glampers who visit.

It would be good to get parish council/EHDC support for this facility, which has the backing of the Parish hall steering group”.