

**MINUTES OF THE MEETING OF THE WORLDHAM PARISH COUNCIL**  
**held at 8.00 pm Wednesday 9<sup>th</sup> January 2019**  
**EAST WORLDHAM VILLAGE HALL**

**Present:** Cllrs Andrew Aldridge (Chairman), Terry Blake, William Brock, Tessa Gaffney, Mary Trigwell-Jones; Robin Twining (Clerk). District Councillor David Ashcroft, 3 Members of the public.

**102/18 To receive and accept apologies for absence**

Apologies were received from Cllr Fife.

**103/18 Minutes from previous meeting**

Minutes of the Worldham Parish Council held on 5th December were approved and duly signed by the Chairman

Proposed by Cllr Blake and seconded by Cllr Gaffney All in favour and duly RESOLVED.

**104/18 Declaration of Interest**

Cllr Gaffney declared an interest in the planning application regarding Land West of Wyck Lane, as she was friends of the applicant.

**105/18 The floor will be opened to the public to raise any matters of concern or interest**

Martin Davies spoke about the Wyck Lane planning application. He had provided papers objecting to the planning application to the Parish Council via the Clerk. The application is a very significant proposal and is damaging to the village. It is outside the scope of a PIP (Planning in Principle) and is seen as a major development. The PIP is defective for a number of reasons including the fact that it ignores that Old House Farm is a Heritage Asset as well as its location in the countryside. Its rural location.

It is a speculative development in a Greenfield site outside both the Settlement Policy Boundary and the residential cluster zone. It is incongruous to the landscape and the SDNPA rejected the site as a SHLAA in 2016.

Heritage – it seriously affects Old House Farm’s view across the field.

Affordable Housing – the SDNPA rejected the site in 2016, it is outside the SPB therefore requiring 100% affordable housing. The Housing Officer has objected to the application. It is incompatible with the Parish Plan and Village Design Statement.

There is overall an overwhelming case against the PIP. Martin Davies urged the Parish Council to object to the PIP. There are 8 cogent objections on the SDNPA website.

**106/18 To receive a report from the District Councillor**

District Councillor David Ashcroft apologised for not attending the last meeting. He stated that the EHDC Local Plan is coming up for approval. The Government has devised a formula for the number of houses required to be built in each District. The Housing Allocation is going out for review. There will be a review of where employment land – for industrial use, should be located.

He had attended a meeting on the Whitehill/Bordon development. The new town centre will be coming to planning shortly. It is proposed that the centre will be more for entertainment rather than for shopping. It will contain a new sports centre, 6 screen cinema, and the new Mill Chase Health Centre. The timescale is that it should all be built within 5 years but it will probably be 3 years.

The Bordon relief road has opened on Monday. The works at Butts Bridge with the new one way system will start at the end of the month.

He can not comment on the Planning in Principle application as he sits on the EHDC Planning Committee. The PIP is a very new concept. The planning application for the Queens pub in Selborne was going to be discussed at tomorrows planning committee but has been postponed to allow the objectors to read the independent valuation report.

District Council elections will be held in May.

Cllr Blake stated that the Parish Council will need to look out for the consultation on Employment land as land at Wilson Farm was designated as employment land. The land was not previously considered suitable due to drainage and surface water problems. The Parish Council will need to respond to the consultation.

### **107/18 Planning**

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

WPC ref number: wpc 2017/08                      SNDP Ref number:      SDNP/17/03732/FUL  
Site address:                      Land at Meadow Farm Green Street East Worldham  
Proposal:                              Siting of a caravan as self-contained habitable accommodation for a full-time worker for a period of three years

**Councillors noted:** Application in progress.

WPC ref number:                      wpc 2018/04                      EHDC Ref number:      57820  
Site address:                      Land adjacent to the A31 and to the south of, Cakers Lane, East Worldham  
Proposal:                              Change of use from agricultural land to allow construction of a gas fuelled capacity mechanism embedded generation plant to support the National Grid.

**Councillors noted:** Application withdrawn

WPC ref number:                      wpc 2018/05                      EHDC Ref number:      57718  
Site address:                      The Clock House, Truncheaunts Lane, East Worldham, Alton, GU34 3AA  
Proposal:                              Deed of variation of S106 agreement dated 2000 on application 27227/006 to remove the rental clause.

**Councillors noted:** Awaiting decision.

WPC ref number:                      wpc 2018/08                      SNDP Ref number      SDNP/18/02170/FUL  
Site address:                      Oaklands Farm Green Street East Worldham Bordon GU34 3AU  
Proposal:                              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 Religious Festivals and other activities associated with the Ahmadiyya Muslim Association; including the provision of external storage space, new landscape and revised ventilation and extraction equipment in association with the onsite kitchen

**Councillors noted:** Application in progress.

WPC ref number:                      wpc 2018/09                      EHDC Ref number      21184/004  
Site address:                      The Wixes, Cakers Lane, East Worldham, Alton, GU34 3AB  
Proposal:                              Cattery following removal of garden shed

**Councillors noted:** Permission granted.

WPC ref number:                      wpc 2018/11                      SDNPA Ref number      SDNP/18/05310/FUL  
Site address:                      Land South of Green Street East Worldham Bordon GU35 9NN  
Proposal:                              Proposed new vehicular access and grassed tiled turning area

**Councillors noted:** Application refused

WPC ref number:                      wpc 2018/12                      SDNPA Ref number      SDNP/18/05054/HOUS  
Site address:                      Hillview Worldham Hill East Worldham GU34 3AT  
Proposal:                              Detached garage

**Councillors noted:** Permission granted.

WPC ref number: wpc 2018/13                      EHDC Ref number: 57820  
Site address: Land adjacent to the A31 and to the south of, Cakers Lane, East Worldham  
Proposal: Change of use from agricultural land to allow construction of a gas fuelled capacity mechanism embedded generation plant to support the National Grid.

**Councillors noted:** Application withdrawn

WPC ref number: wpc 2018/14                      SDNPA Ref number: SDNP/18/06028/FUL  
Site address: 1 Tyling Cottages Green Street East Worldham Bordon GU34 3AU  
Proposal: Tractor and implement store after removal of existing poly tunnel and container

**Councillors noted:** Application in progress. It was reported on the SDNPA planning website that this may be a possible item for a site visit from the EHDC planning committee.

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 2018/15                      SDNPA Ref number: SDNP/18/06027/HOUS  
Site address: 1 Tyling Cottages Green Street East Worldham Bordon GU34 3AU  
Proposal: Single storey extension to side and rear, and detached double garage

Councillors expressed concerns over the accumulative effect of the proposed extension to the rest of the row of cottages. It was noted that although 1 Tyling Cottages is now one property, it used to be 2 cottages. Is the 50% rule based on 1 or the previous 2 cottages? There are different issues regarding the extension to the garage. It was felt that the proposed double garage is in the wrong location and too large in mass. It will be introducing a new building line. The setting of the existing row of cottages is characterised by its set back from the B3004; the garage will set an unwelcome precedent for a new building line.

**Councillors resolved:** Worldham Parish Council has no objections to the single storey extension but objects to the detached double garage.

The proposed siting of the garage is in the view of the Worldham Parish Council in the wrong location and is too large. It will introduce a new building line in the front of Tyling Cottages and will be detrimental to the landscape. It will increase the pervading sense of creeping urbanisation of open countryside along Green Street (the B3004) between Alton and Kingsley.

The location, scale and size of the garage does not reflect its context with the existing Tyling Cottages. It is contrary to policy SD4, SD5, SD6 and SD22 of the submitted SDNPA Local Plan.

The proposal also ignores the adopted Worldham Village Design Statement, which is a material planning policy document, and cannot be reconciled with the planning guidelines as set out in its Appendix 1.                      AIF and duly resolved

WPC ref number: wpc 2018/16                      SDNPA Ref number: SDNP/18/06356/PIP  
Site address: Land West of Wyck Lane East Worldham  
Proposal: Planning Permission in Principle - three affordable dwellings and two market dwellings.

Councillors noted that currently only 3 PIP's had been used in the planning process in the South East of England. Cllr Aldridge circulated a paper outlining the issues regarding the planning application, which outlined that the site as it was outside the Settlement Policy Boundary, the site could only be considered as a Rural Exemption site. This requires the provision of 100% affordable housing. The application is for only 60%. It is also in conflict with the Worldham Parish Plan and Village Design Statement and takes no account of the Heritage Asset of Old House Farm.

**Councillors resolved:** Worldham Parish Council objects to the PIP on the grounds that it is contrary to policy CP14, SD26. It is in conflict with the Worldham Parish Plan and Village Design Statement and takes no account of the Heritage Asset of Old House Farm.                      AIF and duly resolved

WPC ref number: wpc 2018/17 SDNPA Ref number: SDNP/18/02170/FUL  
Site address: Oaklands Farm Green Street East Worldham Bordon GU34 3AU  
Proposal: The applicant has provided further information to provide greater clarity as to the extent of the proposals. Specifically the following details have now been provided:-  
- An amended transport statement which make no reference to 'sporting events'. This does not form part of the proposals.  
- An amended plan showing the location of the proposed open storage  
- A Sewerage Management Plan  
- An amended Planning Statement which makes reference to a shorter timeframe sought from that previously applied for (reduction of time for set up/takedown from 9 weeks to 7 weeks).

Councillors noted that there was no reason to alter the Parish Council's original submission objecting to the planning application nor to the conditions that the Parish Council would wish to see attached if permission was granted – including limiting the permission to 5 weeks and a capacity of 30,000. The sewage management plan is defective and not credible. It does not provide any risk assessment or contingency plans for unforeseen events.

**Councillors resolved:** Worldham Parish Council notes that the applicant has supplied clarifications to the planning application that it had submitted.

Worldham Parish Council has no reason to alter change or make any amendments to its existing submission. It continues to OBJECT to this planning application.

Worldham Parish Council has considerable concern over the viability of the Sewerage Management Plan. The plan is inadequate and incomplete. It does not provide any risk assessment or contingency plans for unforeseen events. By our calculations the estimated discharge of 3million litres of waste from the site will require a tanker going in and out of the site every 30 minutes (over a 15 hour period per 24 hours). However, if the SDNPA is minded to grant permission for this application Worldham Parish Council reiterates its request, that the conditions are imposed as detailed in its previous submission.

AIF 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

Cllr Trigwell-Jones left the meeting at 10.00pm

#### **108/18 To receive an update on the East Worldham village hall repairs and insurance claim**

Cllr Gaffney reported that as agreed at the last meeting, she had obtained 3 quotes for the repairs. A crime reference number had been obtained and that the Clerk had contacted the insurance brokers to see whether a claim could be made. The Clerk reported that the brokers had appointed a claims handling firm and that their surveyor was coming out on Friday to inspect the damage and assess the claim. If the claim is successful, they will appoint their own contractors to undertake the work. It was agreed not to pursue the quotes until it is known whether the repairs will be covered by the Parish Council's insurance policy. Councillors noted that there was no sign of dampness in the hall.

#### **109/18 Finance and accounts**

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

The current accounts balance as at 9<sup>th</sup> January 2019

TSB current account balance: **£6,807.99**  
TSB Business Instant account balance: **£12,352.16**

<b>Total balance of both accounts as at 9/1/19:</b>	<b>£19,223.15</b>
Less funds received for projects not yet spent	£4,445.00
<b>True closing balance</b>	<b>£14,778.15</b>
<b>Total balance of Community Benefit Fund</b>	<b>£9,975.20</b>

**Payments authorised and paid at January meeting**

Date	Cheque No	Payee	Details	Total (£) inc VAT	VAT included in total (£)
			<b>Payments authorised and paid since December meeting</b>		
7/11/18	19	P J Grace	New hedging by village hall steps	126.00	21.00
			<b>Total Payments authorised &amp; paid since December meeting</b>	<b>126.00</b>	<b>21.00</b>
			<b>Payments authorised and paid at January meeting</b>		
9/01/19	20	Ross Newman & Son	Roof repairs to village hall	338.40	56.40
9/01/19	21	R Twining	R Twining - December salary Month 9	506.70	
			<b>Payments authorised and paid at January meeting</b>	<b>845.10</b>	<b>56.40</b>

**Total Receipts Received**

Date paid in	Bacs/ Paying In book	From	Details	Total (£) Receipts
19/11/18	Bacs	EHDC	District Councillors grant towards traffic mitigation	700.00
2/1/19	500128	Various	Use of village hall from East Worldham Players £400. Dr White £50	450.00
			<b>Total Receipts Received</b>	<b>1,150.00</b>

**Worldham Community Benefit Fund**

Total Paid in £0                  Total Paid out £300

b) To set the precept for 2019-20

Councillors noted that even with an increase in the precept of 10%, the Clerk was forecasting that there would be an operating deficit of £1,600, of which £1,400 may be one off costs in recruiting a new clerk and paying for 2 months salary overlap during any hand over between the existing and new Clerk. The Clerk stated that the Council had been operating a small deficit most years, which was unsustainable in the long run.

The resolution to increase the precept from £10,586 to £12,170 was put to the Councillors. All in favour and duly passed.

**110/18 Review of actions from last meeting**

This item was deferred to the next meeting.

**111/18 To receive an update on the traffic mitigation proposals**

The Clerk had contacted Ian Janes and Alistair MaCadam of Hampshire Highways requesting an update on when we can expect the works to be carried out. They had replied saying that although the exact timescale for the East Worldham scheme has yet to be finalised, it is still be expected to be undertaken during this financial year,

**112/18 To note any issues regarding the state of the roads, pavements and footpaths in the Parish, including work by the Lengthsman**

Councillors noted that the culvert in Wyck Lane had been repaired and some of the pot holes in Clay's Lane had also been repaired. The culvert in Shelleys Lane/Clay's Lane was blocked. The Clerk agreed to add these to the Lengthmans tasks. The Countryside Rangers have rebuilt the bridge on the footpath by Clays Lane. The root of the tree had been cut back.

The trees along Wyck Lane had been trimmed possibly in preparation for work on installing broadband. It was noted that parts of Kingsley have still not been connected to high speed broadband.

**113/18 To receive and approve a report from the Clerk:**

The Clerk had previously circulated his report to the Councillors regarding Correspondence received and Meetings to attend and attended which was accepted by them. The report is attached as Annex A to these minutes.

**114/18 To note any issues that has been brought to Councillors attention**

Cllr Blake reported that Lasham Guiding Club had been given approval for a judicial review regarding the TAG Farnborough air traffic proposals. They are looking to raise £100,000 and have raised over £50,000 so far to fund the review.

**115/18 Dates of next Parish Council Meeting**

Normally the first Wednesday of each month.

To note the next Parish Council meeting will be held on 6th February, 13th March (instead of 6<sup>th</sup> March) all starting at 8.00 pm

The Clerk mentioned that would like to retire in May. He has been approached by another Clerk who has expressed interest in being considered for the job. It was agreed that the Clerk would have an informal chat with the Clerk and report back to the February meeting along with draft adverts for the job for the King's World, HALC website and the Worldham Face book group and Worldham website.

The Chairman closed the meeting at 22.55 pm

**New Action Points**

None

Actions points from previous Worldham Parish Council Meetings:

Action ID	Action detail	Owner	Status
January 04-18	Clerk to investigate on how to arrange the removal of temporary road signs.	Clerk	On-going
August 01-18	Clerk to talk to Nick Easeman and Chris Patterson of SDNPA to see if there are any SDNPA funds available to pay for village gateways	Clerk	On-going
Sept01-18	Clerk was asked to contact Abbey Sullivan , Countryside Access Ranger re kissing gates	Clerk	On-going
Sept02-18	The Clerk to report the cracks between the pavement and the road outside the East Worldham village hall	Clerk	On-going

**Annex A**

**Clerk's Report**

**January 2019**

**1. The Priority Cutting List (PCL)**

Deadline February 1st 2019

Each Parish has the opportunity to give us their top 5 priority pathways so we can add it to the HCC 2019 planned cutting programme.

Given the size of the rights of way network and our existing resources we are not able to cut all of the paths in all of the parishes. On that premise we request you send back any suggestions for the cutting lists in a priority order – please only suggest those paths that are really important to your parishioners or may otherwise be difficult to maintain at a local level. We will endeavour to cut the top 5 of each list.

Please note if no reply is received by the 1st February 2019 then there is a chance that your parish pathways wont be cut

## 2. **Broadband**

A Parishioner has asked whether we have heard anything further from Glenn Peacey re timing of the Hampshire broadband project?

## 3. **TAG Farnborough airspace.**

Message from John McCullagh of Lasham Gliding Club. They have been granted leave to apply for a Judicial Review of the CAA decision to increase the TAG Farnborough airspace. They now have to raise money to fight the case.

## 4. **Charity Walk**

The AMA will be holding a Charity Walk for Peace launch event on 28th January 2019.

## 5. **Training**

Grayshott Parish Council just wanted to keep you in the loop with regards to our plan to ask HALC to provide local new councillor training - Knowledge and Core Skills - following the May elections.

HALC are holding the 18th and 19th June for us

## 6. **Parish Plan**

Historically the Community Forum has endorsed community-led plans, but the Community Forums are under review. Hence EHDC are trying to find out what we do with these plans in the meantime! John Geoghegan is consulting EHDC's legal department.

## 7. **Funding news**

a). **SDNPA** are pleased to announce the launch of this new fund which is being administered by South Downs National Park Trust on behalf of the Volunteer Ranger Service (VRS – more info available on <https://www.southdowns.gov.uk/care-for/volunteering/volunteering-ranger-service/>) – your help in promoting it through your networks and to your contacts would be most appreciated.

The fund has been established to support the work of volunteer groups who are carrying out projects that improve the National Park and have some practical involvement of the VRS. If the VRS is not already involved in the project then the applicant should propose in the application how they could be involved should a grant be awarded.

Grants of up to £5,000 are available, although the average grant is likely to be around £2,000, and can be used to fund things like:

- Materials
- Consumables
- Specialist expertise

The short application form, guidance document and additional information are available on <https://www.southdownstrust.org.uk/apply-for-a-grant/> with the deadline for submission being on the 31<sup>st</sup> March 2019.

Please note that, as they are funded from different sources, both the Volunteer Conservation Fund and the Sustainable Communities Fund can be applied to for the same project where it meets both eligibility criteria. More information on the Sustainable Communities Fund is available on [www.southdowns.gov.uk/scf](http://www.southdowns.gov.uk/scf)

**b). Hampshire County Council** has earmarked £500,000 to help local town and parish councils get projects off the ground.

There will be three themes on which organisations can apply for funding, all of which look to support new, innovative and sustainable proposals:

- Enhancing existing or providing new infrastructure which supports their communities, such as community centres.
- New schemes or projects which allow communities to be more resilient, for example, tackling social isolation or in the management of their green open spaces.
- Funding training to support local community members to deliver services in the area, such as maintaining rights of way.

### **Meetings**

**8. EHDC Local Plan Training Event - Monday 14th January 2019**

It was noted that no councillor was available to attend the event.

**9. Hampshire County Council**

HCC would like to invite you to a *Highways and Transport* themed Town and Parish Council event to hear about some key issues affecting the highway network across Hampshire on Wednesday 13 March 2019 at 5.45pm – 8:30pm in Ashburton Hall, Hampshire County Council, Elizabeth II Court, Winchester, SO23 8UD