

Worldham Parish Council
Minutes of Meeting held on 6th March 2024, 7.30pm
East Worldham Village Hall

Present Cllr R Twining (Chair), Cllr R Bagnell, Cllr W Brock, Cllr S Butler, Cllr T Godbert

Also present Pamela Hibbins, Clerk to Parish Council, Cllr D Ashcroft District Councillor & 15 members of the public

28.63 **Chair's announcements**

28.64 **Apologies for absence – Cllr C Sole**

28.65 **Declarations of Interests – None**

28.66 It was **RESOLVED** to approve the minutes of the Parish Council Meeting held on 7th February 2024
Proposed: Cllr B Bagnell, Seconded: Cllr W Brock **Action: Clerk**

28.67 **District Councillors' Report**

District Councillor Cllr David Ashcroft was present and reported that the waste disposal office reported a 90% success rate for bin collection. It was also highlighted that the easiest way to report a missed bin is to report this online. It is hoped that Green Waste Collection may be available in the future.

The EHDC budget was agreed at the Full Council meeting on Thursday 29 February, which includes investments in the waste collection service and welfare and calls for a £5 a year increase in the EHDC share of Council Tax at Band D. In the face of national and global uncertainty, the council have put aside over £2 million into reserves as a precaution against future financial turbulence and have said that their finances are stable.

East Hampshire District Plan Consultation has been extended until Friday the 8th March due to some technical difficulties over the weekend meaning that comments were unable to be submitted. Work on the plan will continue if we enter purdah but only with low key announcements. To note that East Hampshire District Council, like all councils are duty bound by Central Government to create a housing plan for 2021 to 2040.

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

A number of the public raised concerns over the planning application SDNP/24/00384/FUL The Oast House, Wick Hill Farm Lane, Hartley Mauditt, Alton, Hampshire, GU34 3BP. It was highlighted that there are a number of previous applications for this site and concerns of the accumulative effect was raised. Other concerns noted were; inaccuracies in the land and the neighbouring properties, dark skies policy, traffic concerns in particular the single track lane and the adjoining rural roads leading to the property. Concerns were also raised as to the process as neighbouring properties received late notices.

A member of the public asked what is meant by a tourism enterprise and what the implication was on planning.

The applicant was also present and explained their vision for their business, including the addition of the wine tasting events and weddings as solely a way to increase sales of their own wine and not to become an exclusive wedding venue. It was noted they do not envisage they would have up to the 30 events in the year but that this would be a maximum number as per the license. They questioned the number of previous applications quoted by other residents during the public question time. It was noted that all the necessary reports had been produced by a private planning officer as per the need for the planning process. The applicant agreed to review the map of the estate and the neighbouring properties. The applicant has said in light of feedback and

discussions prior to this meeting that they had requested that the planning application be amended to exclude weddings from the list of permissible activities.

Meeting reconvened

28.69

It was **AGREED** to amend the running order of the agenda to facilitate items of public interest.
Proposed: Cllr R Twining Seconded: Cllr B Bagnell **Action: Clerk**

28.70

Planning Applications

Update on previous applications noted in **Appendix 1**.

SDNP/24/00613/HOUS Three Candoovers Wick Hill Hanger Hartley Mauditt Alton Hampshire GU34 3BP

Single storey front and side extension.

Deadline 18th March 2024

It was **AGREED** to continue to **OBJECT** to the application on the grounds of policies highlighted in the listed building application. This planning application should be read in conjunction with the listed building application and for the avoidance of doubt we will submit the same comment in its entirety. In addition the design is against the principles from the Worldham Parish Priorities Statement Section 3 Design, Paragraph 1 "The design, layout of any new developments should reflect the existing materials used in nearby dwellings, achieving high standards of finish and design and making a positive contribution to the overall appearance and character of the built development within the parish".

Proposed: Cllr R Twining Seconded: Cllr B Bagnell

Action: Clerk

SDNP/24/00384/FUL The Oast House , Wick Hill Farm Lane, Hartley Mauditt, Alton, Hampshire, GU34 3BP

Change of use, alterations and extension to existing agricultural barn to create a function space for wine tasting events and weddings, together with parking landscaping and associated works.

Location: The Oast House , Wick Hill

Deadline 12th March 2023

It was noted that the applicant has requested that the planning condition excludes weddings from the list of permissible activities. However the parish council could only discuss the planning application submitted and therefore will be discussing the full application which includes weddings as a permissible activity.

It was **AGREED** to **OBJECT** on grounds that it is contra to policies SD7 and SD8 and policy relating to Highways and the Worldham Parish Councils Priority statement that council concluded "To seek to preserve and enhance the landscape, sunken lanes and footpaths within the parish" (Statement 5.1). It was also noted that clarification over the siting of the farmhouse and the figures in the TMA need to be rectified.

Council Brock and Butler abstained.

Proposed: Cllr R Twining Seconded: Cllr B Bagnell

Action: Clerk

SDNP/24/00573/OHL Land at Wick Hill Farm, Wick Hill Farm Lane, Hartley Mauditt, Alton, Hampshire, GU34 3BP

To replace the existing Single Pole Mounted Transformer with a new H Pole/Lame Leg Pole Mounted Transformer, this is providing an upgrade to the existing overhead network currently installed.

Deadline 8th March 2023

It was **AGREED no objection.**

Proposed: Cllr R Twining Seconded: Cllr B Bagnell

Action: Clerk

28.71

WI -

It was noted that the Worldham's WI group will now disband and it was AGREED for the WI to donate a commemorative planter outside the village hall. This would be gifted to the Worldham Parish Council and the Worldham Enhancement group will plant and maintain the planter. C asset, WE Group to maintain.

Proposed: Cllr T Godbert, Seconded: Cllr B Bagnell

Action: Clerk

28.72

SSEN

A response from Highways was read out after Cllr S Butler emailed them to raise concerns about the current road and verge damage and traffic management concerns. HCC, SSEN have been holding detailed planning discussions with the local Parish Councils regarding the works on the B3004 that are causing some drivers to ignore the signed diversion route and use alternative routes. SSEN has put in place significant signage measures and comms information to dissuade the use of these local routes but it is not an offence to ignore a signed diversion route, and the use of these other roads is fully legal.

It was noted that as part of the license of works that SSEN will have to return the roads and verges to the previous state and the Parish Council have access to the video of the road condition before the works. SSEN and HCC will have a meeting after the works to return the road back to what it was before. HCC will do the work and SSEN will pay for the work.

It was confirmed that works on Caker Lane will finish on Sunday and will open on Monday. Work will then start on Green Street and Worldham Hill, up the hill, under traffic lights. The aim is to finish all the work in Worldham by 5th May rather than originally planned by mid-October. This is yet another change to the timetable but SSEN new plans means that hopefully the disruption in Worldham should now all be finished by May.

Figures from the local SpeedWatch group were read out, most notably that the traffic increase on Blanket Street has increased 300% during the works.

28.73

Financial Report: The Clerk advised that the bank balances are as follows:

3rd Quarter Receipts & Payments Reconciliation Final (Appendix 2)

Bank Balance as below

Current Account as 31/12/2023: £10,531.30

Instant Access Account (quarterly statements as 01/01/2024) : £29,991.78

Worldham Community Benefit Fund (quarterly statements as 01/01/2024): £21,487.19

Less cheques o/s £0

TOTAL £62,010.27

Receipts ledger balance **£62,010.27**

28.74 Payment Schedule:

It was **RESOLVED** to approve the following for payment.

Proposed: Cllr R Twining Seconded: Cllr W Brock

Action: Clerk

	Payee	Description	Net	VAT	Total
06/03/2 4	P Hibbins - Clerk	Salary February 2024 (£585 new salary =WAH £24 - TAX £5.40)	£603.60	£0.00	£603.60
06/03/2 4	HMRC	Tax February 2024 due £5.40 (no actual payment to be made as £100 in credit - 'late fee' refunded)	£0.00	£0.00	£0.00
06/03/2 4	P Hibbins - Clerk	Expenses - Community Litter Pick set (£364.69 + £14.99)	£379.68	£0.00	£379.68
06/03/2 4	P Hibbins - Clerk	Expenses - Gopak fast fold tool (v.hall) x2	£20.00	£4.00	£24.00
06/03/2 4	SSE Electricity	V.hall Elec - 12/10/2023 to 31/01/2024	£1,050.1 1	£52.5 1	£1,102.6 2
06/03/2 4	HUGO Fox	Website monthly Sub (Direct Debit)	£9.99	£2.00	£11.99
			£1,003.2 8	£4.00	£1,007.2 8

Payments received

	Payor	Description	Net	VAT	Total
28/02/2 4	Hampshire County Council	County Councillor Grant (M.Kemp Gee) - V.hall Roof project	£1,000.0 0	£0.00	£1,000.0 0
26/02/2 4	EHDC	Dstr Cllr Grant - Community Litter Pick set	£400.00	£0.00	£400.00
04/03/2 4	HMRC PAYE	Tax rebate	£778.00	£0.00	£778.00
			£2,178.0 0	£0.00	£2,178.0 0

It was noted that a credit note of £100 was given to the parish council PAYE account. This was for a refund for a late payment penalty that we were wrongly charged and have since challenged. The penalty was originally paid as advised on the letter- so further penalty charges were not accrued whilst PAYE looked into this case. It was noted that this will be used to offset any PAYE deductions against it until the account is back at nil.

Proposed: Cllr R Twining Seconded: Cllr W Brock

Action: Clerk

It was **AGREED** that the clerk should arrange for Castle Water bills to be paid as soon as they come in order to meet the 14 day deadline for payment in order to avoid late fees. It was noted that a 30 day payment programme was allowed under direct debit agreements only. It was **AGREED** to not set up a direct debit.

Proposed: Cllr R Twining Seconded: Cllr S Butler

Action: Clerk

28.75

Hampshire CC

It was **AGREED** to object cuts to the following sections, highlighting how these will specifically disenfranchise rural communities;-

- Adult social care charges,
- Adult social care grant schemes
- Competitive (one-off) grant schemes
- Highways maintenance
- Highways winter service
- Household Waste Recycling Centres (HWRCs)
- Library stock

Passenger transport

Proposed: Cllr R Twining Seconded: Cllr B Bagnell

Action: Clerk

28.76

Community Emergency Plan - To consider and agree next steps

It was **AGREED** to create an community emergency plan, to be approved by late Autumn 2024.

Proposed: Cllr S Butler, Seconded: Cllr R Twining

Action: Clerk

28.77

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

Cllr W Brock attended the East Hampshire BOATs Meeting on the 8th February 2024. The meeting was to discuss how parish councils can be included in discussions about management of BOATs and it was suggested that local Councils be used to open and close gates on BOATs on instructions from HCC or working closely with their local officers sending photographs of BOATs to show conditions. As our councillor lead Cllr W Brock will keep us updated. It was also recognised that every BOAT had its own needs, usage and unique geological make up and approaches needed to be specific, not broadly generalised.

28.78

Date of next meeting

Meetings are normally held on the first Wednesday of each month, 7.30pm, at East Worldham Village. The next meeting to take place 3rd April 2024.

28.79

Items for next agenda

28.80

The Chair closed the meeting **at 10.05pm.**

Signed:

Date:

APPENDIX 1 Existing Planning Applications updated 04/03/2024						
Planning App. Ref No	Address	Proposal	Consultation Expiry Date	Case Officer	Parish Council Comments	Decision
SDNP/24/00049/LIS	Three Candovers, Wick Hill Hanger, Hartley Mauditt, Alton, Hampshire, GU34 3BP	Listed building consent - Proposed new single storey dining room extension.	26/02/2024		Objection	
SDNP/23/04775	Land South Of , Green Street, East Worldham, Bordon, Hampshire, GU35 9NN	Material change of use of land to a mixed use for the keeping of horses and as a residential caravan site, including the stationing of 3 caravans (no more than one static caravan) retention of existing hardstanding and vehicular access, and erection of ancillary amenity building	01/02/2024		Strongly object	
SDNP/23/04742/OHL	Land at Wick Hill Farm Wick Hill Farm Lane Hartley Mauditt Alton Hampshire GU34 3BP	To replace the existing Single Pole Mounted Transformer with a new H Pole Mounted Transformer, this is providing an upgrade to the existing overhead network currently installed.	08/12/2023		No objection	
SDNP/23/04705/LIS	Pullens Hartley Lane West Worldham Alton Hampshire GU34 3BH	Listed building consent - Creation of new doorway opening, with timber door, within modern brickwork extension.	14/12/2023		No objection	
23/00794/REVPP	Farnborough Airport , Farnborough Road, Farnborough, Hampshire	Variation of Condition 2 (aircraft movements) and 6 (aircraft weight), replacement of conditions 7 (1:10,000 risk contour) and 8 (1:100,00 risk contour), of planning permission 20/00871/REVPP determined on the 22/02/2022,	17/12/2023		Strongly Object	
SDNP/23/03404/TPO	Yellow House Cakers Lane East Worldham Alton Hampshire GU34 3AE	Oak - Fell	14/08/2023		Objection	REFUSED

SDNP/23/02797/FUL	Pookles Lane Cottage, Worldham Hill, East Worldham, Alton, Hampshire GU34 3AT	Demolition of exiting extensions and garage, construction of new two storey extension and outbuilding	08/09/2023		No objection	
SDNP/23/03367/HOUS	The Cottage Church Lane East Worldham Alton Hampshire GU34 3AS	Extension of existing roof dormer.	12/09/2023		No objection	Approved
SDNP/23/02541/PA30	The Oast House Wick Hill Farm Lane Hartley Mauditt Alton Hampshire GU34 3BP	Prior Notification - Proposed change of use of existing agricultural building to flexible commercial use (Class E) under Class R of the Town and Country Planning (General Permitted Development) Order 2015 as amended.	03/07/2023		No objection	Prior Approval Not Required
SDNP/23/00680/	3 Windmill Fields Church Lane East Worldham Alton Hampshire GU34 3AR	Replacement external wall finish and front porch, retrospective consent, and proposed single storey rear extension.	18/05/2023		No objection	Approved
SDNP/23/00680	4 Windmill Fields Church Lane East Worldham Alton Hampshire GU34 3AR	Single storey rear extension	18/05/2023		No objection	Approved
SDNP/23/01452/FUL	St Nicholas Church Little Wood Lane West Worldham Alton Hampshire GU34 3BD	Proposed extension and access Improvements	22/05/2023		No objection	Approved
SDNP/22/05022/FUL	Oaklands Farm Green Street East Worldham Bordon Hampshire GU34 3AU	Change of use of the storage area on Oakland Farm and associated land holdings from Agriculture (Sui Generis) to Open Storage (Class B8) by the Ahmadiyya Muslim Association, for the provision of storage space in the form of shipping containers and new landscape	18/05/2023		Object	Application Withdrawn
SDNP/23/01295/APNR	Land Behind and Including Pookles Lane Cottage Worldham Hill East Worldham Alton Hampshire	Application to determine if prior approval is required for the formation of a private way for agricultural use.	11/04/2023		No objection	Application Withdrawn

SDNP/23/01088/LIS	Old House Farm Shelleys Lane East Worldham Alton Hampshire GU34 3AQ	Listed Building consent - External alterations to provide new set of double doors to lower ground level on the side elevation and alterations to steps outside these doors to allow access to the garden. Doors to match existing double doors on the house	19/04/2023		No objection	Approved
32038/012	Worldham Park Golf Club, Cakers Lane, East Worldham, Alton, GU34 3BF	Three Padel Tennis Courts together with associated walls and infrastructure	03/03/2023		No objection	Approved
SDNP/22/05608/FUL	Storage Facility Shelleys Lane East Worldham Alton Hampshire	One light industrial unit following demolition of three redundant Romney agricultural barns.	20/03/2023		No objection	Approved
SDNP/22/05653/HOUS and SDNP/22/05654/LIS	Pullens Hartley Lane, West Worldham, Alton. Hampshire GU34 3BH	Listened building consent – Porch and dining room extension following demolition of existing conservatory and rear entrance porch, along with associate internal changes and external restoration/repairs and a new single storey gym extension to the existing unlisted modern barn.	10/02/2023		No objection	APPROVED
SDNP/22/05231/PA16	Oaklands Farm Green Street East Worldham Bordon Hampshire GU34 3AU	Application to determine if prior approval is required for a 17.5 metre high lattice mast mounted with 6 No. antennas, 2 No. 0.6 metre dishes, 2 No. equipment cabinets located within a compound measuring 8 metres x 6 metres comprised of 1.8 metre high close boarded fence. On behalf of an electronic communications code operator for the purpose of an operator's Electronic Communications Network.	07/12/2022	Janet Mullen	Support a full planning application to be made. Would like more consideration and information reference screening of the mast.	Prior Approval Required and Refused
59174/001	Land at junction of Cakers Lane and Clays Lane	Change of use of land to provide an enclosed dog exercise field including a 1.9m high wire deer fence and gate, field shelter, parking area with associated track	09/06/2022	Lisa Gill	No Objection	Approved
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	Decision pending

Appendix 2 :- SUMMARY RECEIPTS & PAYMENT ACCOUNT

3rd QUARTER ENDED 31 December 2024

Annual Budget	Actual -v- Budget		£	£
	t	RECEIPTS	<u>Q3</u>	
16648	16648	Precept	-	
50	231	Bank Interest	91.00	
1000	1208	VAT repayment	-	
1500	1725	Village Hall	254.00	
0	0	S106	-	
4	4	Wayleave	-	
4560	5616	Worldham Community Benefit Fund	-	
1000	1490	Other income	<u>381.99</u>	
<u>24762</u>	<u>26921</u>	TOTAL RECEIPTS		<u>726.99</u>
PAYMENTS				
7450	5676	Net Salaries & Allowances (Oct-Dec 2023)		2,021.50
0	0	Pension Contributions (e'ers & e'ees)	-	
120	57	Travel costs	18.00	
50	20	Chair's Allowance	20.00	
160	294	Stamps & Stationery	-	
0	47	Banking charges	-	
800	66	Equipment Purchase	-	

_____Initial

1000	195	Repairs & maintenance	-
2000	1162	Village Hall Electricity	648.31
150	51	Village Hall Water Rates	7.53
100	62	Inspections/Septic tank	-
410	398	Subscriptions & Fees	47.97
400	410	Audit fees	210.00
0		Budget Professional Fees	
600	600	Grant allocation	-
	1532	Coronation event	-
400	605	Grass cutting	605.00
2100	680	Playground maintenance	680.00
1500	380	Tree	380.00
500	98	Training	-
775	95	Election costs	-
1200	1164	Insurance	-
1000	0	Other (Grants)	274.42
1000	755	VAT on payments	381.00
		Worldham Community	
	1927	Benefit Fund	601.39
21,715	16273		
TOTAL PAYMENTS			<u>5,895.12</u>

_____Initial

BALANCE BROUGHT FORWARD ON 30/09/2023		67,178.4
ADD Total Receipts as above	726.99	0
LESS Total payments (as above)	5,895.12	
Balance Carried forward 31/12/2023	<u>62,010.2</u> <u>7</u>	

These cumulative funds		
Current Account Balance	10,531.3	
	0	
Less: Cheques drawn but not debited as at 31.12.2023 (nos.)	-	
Deposit Bank Account Balance	29,991.7	
	8	
Worldham Community Benefit Fund	21,487.1	
	9	
		62,010.2
		<u>7</u>

Signed: *P Hibbins*

Responsible Finance Officer to Worldham Parish Council

Date: 28/02/2024

_____ Initial