

**Minutes of the Meeting of Selborne Parish Council held in
Blackmoor Village Hall on Wednesday 9th August 2006**

Present:	Mr. P Chapman Mr. W Oliver Mr. P Ravenscroft Mrs. M Palmer Mrs. C Keohane Mr. D Ashcroft Miss J Thoms Mrs. L Yeomans Mr. J Coles	Chairman
	Mrs. L Coney	Clerk

Also present were 0 members of the public, and 0 representatives of the press.

Item 1 – Apologies for absence

Apologies for absence were received from Cllr Chisholm, and Cllr Carter.

On completion of item 1 the meeting recessed to allow members of the public to speak on any matter prior to the re-commencement of the meeting.

The clerk read out a letter from Ted Yates who could not attend detailing a request to reinstate the bridge at Dortons along the footpath. Also a request for an update regarding the proposed footpath along the B3006 and finally a request to have the path from the pond to the BOAT dedicated.

After discussion it was requested that the clerk to write to Mr. Yates, acknowledging his letter, informing him that footpaths have been recently considered by the parish council and that he should look to approach the landowner or Hampshire County Council direct with regard to the dedication and the B3006 path. Clerk to also Inform Mr. Yates that the council will also write to HCC on his behalf asking for Countryside volunteers to help with item one on his list. At the same time the clerk should ask for a definitive map of the Dortons footpath.

Item 2 - Disclosure of Pecuniary and other interests.

The Chairman reminded members who had an interest to disclose, in relation to any item included in the agenda for this meeting, that it was their duty to do so at the appropriate agenda item. (As required to be disclosed by Section 94(1) of the Local Government Act 1972; and in accordance with the Parish Councils Order 2001)

Item 3 – Approval of the Minutes of the Meeting of the Parish Council held on 12th July 2006.

It was **AGREED** that these were accepted as a true record and signed accordingly.

Item 4 – Reports of Sub Committees.

i) **Traffic.** - Cllr Ashcroft reported that Mr Soutar is currently on holiday. Meanwhile he has spoken to the headmistress of the school in Selborne who is keen to participate in discussion. She has someone to carry out lollipop duties and has money set aside for safety. She will now be involved in future discussions with HCC. Cllr Oliver also reported that he had seen Jim Soutar last Friday walking through Selborne firming up the traffic scheme plans.

ii) **The Plestor** -. It was reported that there had been a full meeting with Richard Codd (Conservation Officer) and **Stephen d’Este Hoare** (Landscape Officer). The landscape officer had a number of issues and has written to Terraforma giving them a number of conditions mainly involving the buried path. Cllrs Carter and Oliver will meet with Terraforma to go through these issues. On a positive note there is only a small amount of fundraising left to achieve. The grants are about £6000 short with around £30,000 raised in potential grant applications and agreed Parish Council funding. Cllr Oliver asked if the clerk had spoken to enforcement regarding the exterior changes to the Old Bakehouse on the Plestor. The clerk confirmed she had spoken with Bill Young as he was satisfied the work was being carried out under permitted development and he had spoken to the conservation officer who was satisfied there was no issue with the newly installed window.

iii) **Planning** - see minutes of planning meeting (*Appendix A*)

iv) **North West Area Meeting** -No report

v) **Oaklands Farm Convention** - The event appeared to have gone well and seemed well organised and quiet. Cllr Thoms reported heavy congestion on the Friday lunchtime and requested that in future years there is more communication on traffic, maybe publicised in the local parish magazines. Cllr Chapman reminded councillors that this type of issue was

supposed to be addressed by the proposed liaison committee, which was promised, but not delivered, by our district councillor. There then followed discussion on whether this was the time to write to the government regarding the state of the roads network in this area centered around the A325. It was agreed however that it would be better to voice this opinion when commenting in the future upon the Bordon plan.

vi) **South Downs Forum.** - No report.

Item 5 – Matters arising from these and previous minutes.

a) **Oakhanger**

Chapel Farm. – It was agreed to write to the Inspectorate with regard to the current appeal at Chapel Farm. It was understood from Daryl Philips at the planning meeting last week that the primary issue is that of agricultural need. If there proves to be a degree of need then the subsequent argument is the question of the size of the bunds. These two points should be argued separately.

Cllr Ravenscroft said he had received a copy of the Connaught Quarries case to the inspector and also had received from Lesley Wells EHDCs response.

It was agreed that Cllr Ashcroft would e-mail to Cllr Oliver the relevant agricultural points for forming the basis of the parish councils argument. Together with the copies of Connaught Quarries argument and EHDCs response, Cllr Oliver will construct the PCs case by Monday 14th August and will organise, if possible, a brief meeting on Monday evening to finalise the letter for submission to the clerk on Tuesday 15th. The letter will then be sent by Special Delivery to arrive in time for the deadline on the 16th August.

Cllr Ravenscroft showed councillors a number of photographs, which have been sent to the county showing soil being imported into the site. Also much of the water from the pond on the farm has been moved in order to fill the reservoir.

b) **Selborne**

Traffic Scheme. Deferred until Mr. Soutar has produced the definitive plan.

c) **Blackmoor**

Blackmoor Play Area. – (Cllr Coles declared a personal interest) Cllr Coles reported that the playground has now been fully opened and they have added an extra bench for seating. He thanked the parish council for their grant.

Item 6 - Parish Plan. Cllr Chapman to organize the placement of an advertisement in the parish magazines, for volunteers to help with the formation of the Parish Plan.

Item 7- Rights of Way and Dog Fouling. Cllr Ashcroft requested that the parish council asks EHDC if they can supply dog poo bags in convenient locations to try and stem the dog mess around the parish. It was agreed that the clerk would speak to EHDC and request dog poo bins and bags for the Car Park at Selborne, the Plestor, the entrance to Shortheath Common and Huckers Lane.

Item 8 - Standing Orders. Deferred to next meeting for councillor's to consider the standing orders, which had been distributed with the meeting agenda.

Item 9- The South Downs Management Plan and the revised AONB Planning Guidelines.

These two documents were (jointly) launched for 4 months' public consultation at the 'State of the South Downs' conference held in Chichester on 22 June. The Management Plan will be the published statement of public policy for the AONB. All local authorities, statutory undertakers, farmers, landowners etc and anyone who has an opportunity to affect the Sussex Downs and East Hants AONBs will be invited to sign up to / buy into and deliver it. Cllr Palmer explained that the Crow Act made it a statutory responsibility of AONB bodies to have a management plan but it had been hastily constructed which is the purpose behind this consultation. The document deals with the management of the AONB and therefore aims to channel all funding that comes in to the area and channel it towards the objectives of the plan. The South Downs Joint Committee will be responsible for managing the plan. It was agreed that before the parish council would pass comment that all councillors would have the opportunity to read through the document and the planning guidelines. Clerk to obtain 4 further copies and circulate. The item will then be considered at the next meeting.

Item 10 – Finance

a) Current Financial Position. The Clerk confirmed that the Parish Councils current financial position as of Monday 7th August 2006 was

i) Lloyds Account	£2003.10cr
ii) Alliance & Leicester Account	£20528.61cr

b) It was agreed that the following payments which had been requested since the last meeting be **APPROVED:**

- i) £Xxx.xx Mrs. L Coney (Clerks wages Jul)
- ii) £35.57 Mrs. L Coney (Clerks expenses June)

Item 11 – Correspondence. The Clerk listed in the agenda all items of correspondence received since the last meeting. Clerk to write to Cllr Dutton (correspondence number 105) with a list of dates of future PCs meeting for Mr Dutton to consider attending.

Item 12 – Any other Business.

- a) Request from Christine Rushton - For the Flower Festival in Selborne September 8/9/10th, she requested permission to have a scarecrow and poster on The Plestor advertising the event. It was agreed to permit this and clerk to write to Christine accordingly. The letter should also include a request to remove the said advertising as soon as possible after the event to prevent the signage littering the village.
- b) Cllr Keohane asked if it was permissible for councillors to claim the cost of a free black ink cartridge from the council once a year to cover the costs of the ever growing amount of printing required with agendas, minutes and so on being e-mailed to councillors. Clerk to investigate.

Item 13– Date and Place of next meeting.

The next meeting is on Wednesday 13th September 2006 at 8:00pm at Selborne Village Hall.

The meeting closed at 9:35pm

Date.....

Chairman.....

Appendix A

SELPC/090806

**Minutes of the Meeting of Selborne Parish Council Planning Committee
held in Blackmoor Village Hall on Wednesday 9th August 2006 at 7:00pm**

Present: Mr. P Chapman Chairman
Mr. W Oliver
Mrs. C Keohane
Miss J Thoms (7:15pm)
Mrs. L Yeomans
Mr. D Ashcroft. (7.30pm)
Mrs. M Palmer

Mrs. L Coney Clerk

Also present were 0 members of the public, and 0 representatives of the press.

Item 1 – Apologies for absence

Apologies for absence were received from, Cllr Chisholm, and Cllr Carter.

Given the fact that the chairman of the planning committee Cllr Chisholm had expressed that he was unavailable for the next few months, it was agreed by all present to pass the chair to Cllr Keohane.

On completion of item 1 the meeting recessed to allow members of the public to speak on any matter prior to the re-commencement of the meeting.

There were no members of the public present.

Item 2 - Disclosure of Pecuniary and other interests.

The Chairman reminded members who had an interest to disclose, in relation to any item included in the agenda for this meeting, that it was their duty to do so at the appropriate agenda item. (As required to be disclosed by Section 94(1) of the Local Government Act 1972; and in accordance with the Parish Councils Order 2001)

Item 3 – Report from planning meeting with Daryl Philips. August 2nd.

Cllr Chapman reported that Mr Philips had been very open and was keen that parish councils play an important part in decision making in planning. Mr Philips stated that he is looking for consistency in decision-making, and will be rolling out a planning training programme for parish councillors over the coming autumn. He said that the parish will, in future, get a report on why planning permission was granted in instances when the parish objects. Mr Philips did state however that the system does not work the other way round. If the parish says no objection but the district issues a refusal we will just receive the refusal notice.

Chapel Farm.

Cllr Chapman went through the history of the site from 1980 onwards and pointed out what appeared to be a catalogue of errors throughout regarding the export of clay, the haul road and more recently the reservoir.

Mr Philips explained that the reservoir had been subject to a number of false rumours. He clarifies that the planning department had not made an error in not issuing the refusal notice within the 28 days as the application for PDO was not valid in the first place and therefore did not need a refusal notice. Keith Oliver had asked the applicant for more information to make the application valid, which they acknowledged but failed to provide, so the district did not need to respond. They have reviewed this however and PNOs have tightened up as a result.

With regard to the appeal that Chapel Farm have lodged against EHDCs enforcement order – the decision for whether there is agricultural need is difficult because in law there is no determining authority. So arguments should look at firstly agricultural need and then the size of the reservoir and bund. He also said that Health and Safety have been very informative and helpful to the district in this matter.

Bells Cottage.

Mr Philips was happy that this was an error on the part of the case officer in just accepting the comments of highways without thinking through the implications to the planning permission and the applicant. The condition requiring a turning circle has now been removed.

Sotherington Hop Kilns

Lesley Wells has been asked to carry out a full audit of the site. Mr Philips pointed out that there are some items such as the metal railings, which are not worth pursuing. Keith Oliver has spoken to the developer about the painting and this will

be followed up. Mr Philips also felt the floodlighting is totally unacceptable – there is some legitimate lighting in the short term whilst construction is carried out but the luminous bollards are not allowable and Lesley Wells will pursue this issue. He also stated that there would be an appeal on the latest application for 4 houses on the site, which had been refused earlier this summer.

Toilets

Mr Philips felt embarrassed about the way this was handled. The normal procedure is that drawings go to NW Area for consultation and then they are submitted as a planning application. Confusion arose that after Brian Redwood had taken advice in house, the first application was withdrawn. Subsequently when it appeared on the draft agenda for January NW Area the chairman of the committee removed it thinking it had already been consulted upon. (but of course the plans had changed) so therefore Mr Reed and Mr Redwood went to the next step and put it in as a planning application. Needless to say this prompted an in house review of procedures.

Red Tin Bungalow.

This is a long since closed issue for EHDC but going through it with Mr Philips what stood out was the need for legal statutory declarations in applications such as this should they ever arise again. These issues have to be dealt with in a professional way. He stated that planning policy at the time permitted the inclusion of the garage which on a site visit the officers were happy with.

Oak Tree Farm.

Mr Philips went through the calculations with Cllrs Oliver and Chapman to show how the planning officers had concluded that there was no issue with the overall size of the property.

Whites Cottage

Mr Phillips was not prepared for discussion on this as it was omitted from the original agenda. However after Cllr Oliver outlined the case he gave us his opinion on the situation. The application was reviewed under the (old) local plan and because of the site & the fact that part of the garage was to be outside the settlement boundary it was put to the planning committee who voted to allow the development. The fact that the Inspector was reviewing the site in the enquiry into the 2nd revision of the Local Plan was legally irrelevant. Mr Phillips indicated that this application could have been handled differently by the Parish Council, e.g. enough written representation for objectors (PC) to have spoken at the Planning Committee meeting.

Item 4 – Planning matter arising.

Dates of future meetings were agreed as follows:

All dates are Wednesdays and the meetings on the 2nd Wednesday of the month co-incide with the main Parish Council meetings but are held half an hour beforehand.

Meeting on the 4th Wednesday of the month should last no longer than 1.5 hours.

2006

September 13th (7.30pm) (PC meeting will start at 8pm)	Selborne Village Hall
October 11th (7pm)	Oakhanger Village Hall
November 8th (7pm)	Blackmoor Village Hall
December 13th (7.30pm) (PC meeting will start at 8pm)	Selborne Village Hall

2007

January 10th (7pm)	Oakhanger Village Hall
February 14th (7pm)	Blackmoor Village Hall
March 14th (7.30pm)	Selborne Village Hall
April 11th (7pm)	Oakhanger Village Hall
May 9th (7pm)	Blackmoor Village Hall
June 13th (7.30pm)	Selborne Village Hall
July 11th (7pm)	Oakhanger Village Hall

All meeting on the 4th Wednesday of the month to be held at 7:30pm at Blackmoor Village Hall
23rd August, 27th September, 25th October, 22nd November, 24th January 2007, 28th February, 28th March, 25th April, 23rd May, 27th June, & 25th July.

Item 5 – Planning applications

F.30265/001/CAT. Prune one holly tree. Old Thatch, Gracious Street, Selborne. NO OBJECTION

F.27523/002/FUL First Floor Extension and conservatory to rear. Lassams, Oakhanger Road, Oakhanger. NO OBJECTION
F.30294/004/FUL Replacement garage and alterations to entrance and driveway. Galley Hill Cottage, Galley Hill, Selborne. NO OBJECTION
F.34895/010/CAT. Prune One Beech Tree. The Old Mill, High Street, Selborne, Alton NO OBJECTION
F.49692/CAT/SG. Fell One conifer. Corner Cottage, 4 Maltbys, Selborne, Alton. NO OBJECTION
F.29533/005/CAT/SG. Fell one yew; prune one holly tree. Cowpen Cottage. Selborne Road, GU34 3JA
NO OBJECTION. SPC support this application as there is concern about the stability and deteriorating condition of what appears to be a ancient wall out of which the yew tree is growing.

Item 6 - Planning Results.

F.22921/026/FUL. One modular unit and relocation of emergency water tank. MOD land north of the Warren, Oakhanger Road, Oakhanger. **NOTICE OF PERMISSION**.
F.32226/003/CAT. Fell one Lawson Cypress adjacent to the northern boundary in the front garden. Kates Cottage, High Street, Selborne. **NO OBJECTION**.
F.31026/002/CAT Prune back one poplar in the rear of the property. Paddock Burn, High Street, Selborne. **NO OBJECTION**.
F.22110/002 & F.22110/003/LBC. Single Storey extension to rear after demolition of lobby, addition of workshop and dormer window. **WITHDRAWN BY APPLICANT**
F.39339/002/CAT. Pollard one ash tree at front of property. Oak House, Gracious Street, Selborne. **NO OBJECTION**
F.28682/005. Single storey extension to rear following demolition of conservatory and porch to front. Fountain House, Fountain Road, Selborne. **NOTICE OF PERMISSION**

Item 7 - Any Other Business. *In accordance with Local Council Administration there will be no resolution made on matters arising from this item. If action is required the matter will be placed upon a future agenda.*

- 1) Cllr Thoms appealed for more councillors to come out to site visits to look at applications. She said it was incredibly frustrating trying to get enough people to go on site visits. Cllr Keohane suggested that rather than trying to get 4 councillors together at once she may like to organize councillors to go out in pairs so they can go at different times as and when peoples schedules permit.
- 2) Cllr Ashcroft asked where councillors have to make comments on applications or if the decision of objection or no objection sufficient. The clerk replied that councillors are encouraged to pass as many constructive comments as possible as it gives the case officer more to work with.

Item 8 - Date and Place of next meeting. – Wednesday 23rd August 2006 at Blackmoor Village Hall 7:30pm

The meeting closed at 8pm

Signed
Chairman of planning

Date