

Minutes of the Meeting of the Selborne Parish Council held at Selborne Village Hall, Selborne, GU34 3JW on Wednesday 15 November 2017 commencing at 8.00pm



PRESENT: Cllr Dr Ravenscroft in the Chair, Cllr Mrs Palmer (Vice-Chair), Cllrs Ashcroft, Masson, Earney and Smith. Also present: five members of the public, Mrs Hayley Carter Clerk and Mrs Sue Hobbs Locum Clerk.

17/192 TO RECEIVE AND ACCEPT APOLOGIES FOR ABSENCE

Apologies were received from Cllrs Mrs Irwin-Brown (personal), Mrs Briggs (work), Rooke (work), Mrs Bardino (work), Miss Clay and Mrs Bennett. A proposal was received, seconded and voted in favour of accepting the apologies for absence received.

RESOLVED: That the apologies for absence received be accepted.

(Power used: Local Government Act 1972 s85)

17/193 TO RECEIVE DECLARATIONS OF DISCLOSABLE PECUNIARY INTERESTS ON ITEMS ON THE AGENDA

No declarations of interest were received.

(Power used: Localism Act 2011 and the Relevant Authorities (Disclosable Pecuniary Interests) Regulation 2012)

17/194 TO APPROVE DISPENSATIONS FOR DISCLOSABLE PECUNIARY INTERESTS UNDER SECTION 33 OF THE LOCALISM ACT 2011

The Locum Clerk advised this item was not required for this meeting.

17/195 TO RECEIVE RESOLUTION TO SUSPEND STANDING ORDERS TO ALLOW MEMBERS OF THE PUBLIC PRESENT TO RAISE QUESTIONS ON ISSUES NOT INCLUDED IN THE AGENDA

A proposal was received, seconded and voted in favour of suspending Standing Orders to allow the members of the public present to speak.

RESOLVED: That Standing Orders be suspended to allow the members of the public present to speak.

PUBLIC QUESTION TIME

A member of the public reported that the repairs to the Oakhanger play area are taking a long time. Playsafe, the original supplier of the equipment is making the repairs. Mrs Hobbs had been sorting it out and apparently they were awaiting a specialist paint needed. The Clerk said she would follow it up and find out when the repairs would be completed.

A second member of the public asked for an update on both traffic and The Queens. He raised a concern that The Queens is now being converted 'piecemeal'. The Chairman pointed out that these items are on the agenda and

would be discussed later. Cllr Mrs Palmer proposed that these two items were moved up the agenda so they would be discussed sooner. This was seconded and agreed.

17/196 TO RECEIVE RESOLUTION TO RESUME STANDING ORDERS

A proposal was received, seconded and voted in favour of resuming Standing Orders to allow the meeting to continue.

RESOLVED: That Standing Orders be resumed to allow the meeting to continue.

17/197 TO RECEIVE AND APPROVE MINUTES OF THE PREVIOUS MEETING HELD ON 18 OCTOBER 2017 (COPIES TO ALL COUNCILLORS 31 OCTOBER 2017)

Cllr Miss Clay asked that the last sentence of paragraph 2 of 17/173 be removed. She also requested that an alteration be made to the September minutes so that in the final paragraph of 17/141 the first sentence simply read 'Cllr Miss Clay proposed that the proposals for Blackmoor traffic calming projects be made to HCC.'. A proposal was received, seconded and voted in favour of accepting the minutes as a true record of the meeting, together with the amendments made.

RESOLVED: That the minutes of the meeting held on 18 October 2017, together with the amendments, be accepted.

(Power used: Local Government Act 1972 Schedule 12 Para 41(1))

17/198 TO RECEIVE AND APPROVE MINUTES OF THE PREVIOUS MEETING HELD ON 24 OCTOBER 2017 (COPIES TO ALL COUNCILLORS 31 OCTOBER 2017)

A proposal was received, seconded and voted in favour of accepting the minutes as a true record of the meeting.

RESOLVED: That the minutes of the meeting held on 24 October 2017 be accepted.

(Power used: Local Government Act 1972 Schedule 12 Para 41(1))

17/199 TO RECEIVE CLERK'S REPORT WITH UPDATED INFORMATION REGARDING ONGOING ISSUES (FOR INFORMATION ONLY)

The Clerk's Report had been circulated to all Members prior to the meeting and was noted.

Cllr Ashcroft requested that his name be removed from the project suggested for the footpath and kissing gate near to Wheelwrights and Dorton.

17/200 TO RECEIVE AND APPROVE PAYMENT OF ACCOUNTS

HALC	Planning Training	Chq 300142	£ 48.00
Mrs S L Hobbs	Locum Clerk Oct 17 Admin services = £965.00 Mileage = £91.44 Postage = £6.72	Chq 300143	£1063.16
Cllr Mrs M Palmer	Postage = £4.02	Chq 300144	£ 17.02

	Inkjet = £13.00		
ClIr Miss J Clay	Queens ACV printing	Chq 300145	£ 17.00
Miss G Lewis	Queens ACV letter distribution	Chq 300146	£ 25.00
P J Grace	Rectify cow damage Selborne recreation ground	Chq 300147	£ 780.00
Royal British Legion	Poppy Appeal (wreaths for Selborne and Blackmoor services)	Chq 300148	£ 34.00
P J Grace	Grass Cutting	Chq 300149	£ 379.20
Premier Grounds and Garden Maintenance	Waste removal	Chq 300150	£ 72.00

A query was raised with regards to the payment to rectify cow damage as the livestock owner's insurance would cover it. Mrs Hobbs said she had been advised when speaking to the loss adjuster that it is primarily the land owner's responsibility so the Parish Council should pay it and then reclaim the money. It was agreed to hold back that payment so the invoice could be sent directly to the insurance company.

ClIr Dr Ravenscroft wished to note that the £72 was to clear up garden waste that residents had dumped.

A proposal was received, seconded and voted in favour of accepting the accounts with this amendment.

RESOLVED: That payment of the accounts with this amendment between 18 October and 15 November be approved.

(Power used: Local Government Act 1972 Schedule 12 Section 151)

17/201 PLANNING APPLICATIONS

ClIr Ashcroft highlighted that he would not participate in this item, as he is a dual-hatted Councillor as a Member of EHDC's Planning Committee.

- (i) **SDNP/17/05251/LIS – 9 Blackmoor House, Sotherington Lane, Selborne, GU33 6DA. Listed building consent: internal alterations and the replacement of the corrugated plastic covering of the rooflight with glass and the removal of the felt covered asbestos from front door with subsequent upgrading to make the door FDS30 compliant**

The Council had NO OBJECTION to this application.

- (ii) **SDNP/17/05254/FUL – Temple Manor, Sotherington Lane, Selborne, GU34 3LR. Conversion of existing agricultural barns to form one residential dwelling and one self-contained annexe. Change of use from agricultural to residential dwelling house (Use Class C3)**

ClIr Mrs Palmer left the meeting as she did not want to take part in discussions owing to the fact the applicant is her niece's husband.

It was agreed that while there was NO OBJECTION to the application, concern should be raised with the case officer regarding the lack of a Listed Building Consent application and whether the application complies with policy SD41 of the Pre-Submission Local Plan and whether it fits with Blackmoor Estate's Whole Estate Plan.

CLlr Mrs Palmer returned to the meeting.

(iii) 31862/005 – Hillbrow Bungalow, Oakhanger Road, Oakhanger, GU35 9JU. Increase in roof height to provide first floor accommodation above garage, conversion and extension to garage to provide habitable accommodation

NO OBJECTION to this application.

(iv) SDNP/17/05362 – The Caravan Paddock to the rear of Seale Cottage, Gracious Street, Selborne, GU34 3JE. Variation of Condition 3 of planning permission SDNP/15/01444/FUL (allowed on appeal APP/Y9507/W/15/3136248) to allow a change in external materials to be used in the construction of the building

CLlr Mrs Palmer proposed that the Parish Council respond as follows:

Planning application SDNP/17/05362	The Caravan
Paddock to the rear of Seale Cottage	Gracious Street, Selborne GU34
	3JE

Selborne Parish Council **OBJECTS** to the above planning application as follows:

Given the extreme sensitivity of the site in terms of the Conservation Area and the landscape, it was entirely appropriate for the Inspector to impose Condition 3 and require the external materials to be approved by the local planning authority, and the development to be carried out **in accordance with** those approved details. *(our emphasis)*

The Inspector's Decision Letter stated that this development will be a generally low, single storey 4-bed dwelling and annex of contemporary design **using a mix of timber cladding material and brickwork** with either flat or single sloping roofs, an element of which will be a "green" roof. *(our emphasis)*

He states that these materials would also help reduce the effects of the development when viewed from public vantage points to the west.

He judges the benefits of the development to include "the removal of unsightly agricultural buildings that form the prominent foreground to the listed buildings when viewed in context with the listed buildings from the west." The unsightly buildings included corrugated metal.

Even the applicants agreed. In justifying their original application, their submission said that:

The combination of materials (dark stained timber cladding & brick) selected are commonly used on both agricultural and domestic buildings throughout the village. These materials and the architectural detailing will give a distinct feel to the building appropriate to its setting.

The materials to be used, for example dark stained timber cladding and brick base will reflect Selborne's agricultural building traditions of the past and through weathering will harmonise the building with the site. The dwelling is designed to be a 'backdrop' to the landscape

Following the LPA's refusal, the applicants' Statement of Case (Para 2.3) to the Inspectorate, argued that the design of the proposals seeks to reflect the character of the site and its surrounding buildings and **take account of the constraints of the site insofar as landscape and heritage designations.** The proposal is predominantly single storey, and staggered through the site, **with high quality design** and a very strong onus on sustainability, **utilising materials constant with the Village of Selborne and the immediate surroundings.** (*our emphasis*)

They also said that removal of the ramshackle agricultural buildings (including tin roofs) that harmed the visual appearance of the site, the Conservation Area and the landscape setting, would be a benefit, should the appeal succeed. So corrugated metal was deemed to be a Bad Thing, and timber and brick a Good Thing.

The Inspector accepted these arguments and the appeal succeeded with conditions, including Condition 3.

To backtrack now on Condition 3 would undermine the basis upon which the planning appeal was allowed. The approval of the external materials by the local planning authority was key to the grant of planning permission at appeal. It was fundamental to the Inspector's Decision that the materials to be used were "a mix of timber cladding material and brickwork with either flat or single sloping roofs, an element of which will be a "green" roof". If additional weather-proofing is thought to be required, a material such as lead or bitumen could be considered for use beneath or behind the timber.

It stretches the imagination to think that corrugated metal for roofs and rear walls could take proper account of the constraints of the site insofar as landscape and heritage designations are concerned, or be described as 'high quality design' or 'materials constant with the village of Selborne and the immediate surroundings. What kind of a design uses corrugated metal as an enhancing backdrop to a beautiful landscape?

The Inspector was right to impose Condition 3. It was entirely right for the local

planning authority to approve timber and brick as appropriate materials to be used in a Conservation Area within a national park. The backdrop to the landscape is the 'green apron' encircling the Hanger, and the site in question sits on that green apron. Corrugated metal roofs and walls could not conceivably contribute towards the conservation and enhancement of the natural beauty of the area. The views to and from the Hanger would be harmed, as would the views from FP13 running alongside the site, as would the amenity of the residents of Hunters Lodge.

Accordingly, the Parish Council **OBJECTS** to the application and requests that Condition 3 be neither removed nor varied.

Cllr Masson seconded Cllr Mrs Palmer's proposal and it was voted and agreed that this response be submitted.

17/203 TO RECEIVE PLANNING DECISIONS REPORT

- (i) **SDNP/17/04503/TCA - Lythe House, Selborne Road, Selborne, GU34 3JA.** White poplar (twin trunked) – fell. **RAISE NO OBJECTION.**
- (ii) **SDNP/17/04193/FUL – Woodacre, Gracious Street, Selborne, GU34 3JE.** Split the site into two plots, while retaining the existing house 'Wood Acre', create one new detached two storey self-build dwelling, plus associated garage, workshops and access. **REFUSED.**
- (iii) **SDNP/17/03389/HOUS – Bellevue, Gracious Street, Selborne, GU34 3JB.** Single storey extension to rear of kitchen/breakfast room and insertion of dormer to garage roof slope. **APPROVED.**
- (iv) **56577/005 Heathfield House, Oakhanger Road, Shortheath Common, Bordon, GU35 9JT.** Two storey side and rear extension, new pitched roof to replace flat roof. **APPROVED**
- (v) **52232/003 – 7 Plantation Way, Whitehill, Bordon, GU35 9HD.** Lawful development certificate proposed. **PERMITTED**
- (vi) **SDNP/17/04749/TCA – The Plantation, Huckers Lane, Selborne.** Various trees to pollard / coppice / fell. **RAISE NO OBJECTION**

AT THIS POINT ITEMS 17/208, 17/209 AND 17/215 WERE MOVED AS EARLIER PROPOSED.

A proposal was received, seconded and voted in favour of the Locum Clerk being invited to take the minutes for the following two agenda items, as the Parish Clerk had an interest in the issues for discussion.

17/208 TO CONSIDER AN APPLICATION FOR THE SELBORNE ARMS TO BE REGISTERED AS AN ASSET OF COMMUNITY VALUE (ACV)

It was noted that the item was included in the agenda, by request from a member of the public, in an attempt to ensure that Selborne retained a pub in the village. A proposal was received, seconded and voted in favour of deferring this item indefinitely.

RESOLVED: That the suggested registration of The Selborne Arms as an Asset of Community Value (ACV), is deferred indefinitely.

(Power used: Localism Act 2011 s87)

17/209 TO CONSIDER THE RESPONSES TO THE PUBLIC CONSULTATION EXERCISE TO CANVASS VIEWS ON A POSSIBLE ACV DESIGNATION FOR THE QUEENS AND AGREE NEXT STEPS

The Chair invited Cllr Mrs Palmer to present the outcome of the recent public consultation as to whether the Queens should be registered as an ACV. Cllr Mrs Palmer reported that of the 225 consultation letters sent to the community in Selborne, a total of 95 responses had been received, resulting in a response rate of 42.2%. Of the responses received, 62 were in favour of the ACV registration (65.26%), 30 were not in favour (31.57%) and three were undecided (3.17%).

Cllr Mrs Palmer therefore asked for Members to approve the pursuit of the ACV application and in anticipation, a meeting had been arranged with John Geoghegan EHDC to be held on Friday 17 November 2017. A proposal was received, seconded and voted in favour of the ACV application being pursued further, following the positive outcome of the public consultation.

RESOLVED: That the application to register The Queens as an ACV is pursued further with EHDC.

(Power used: Localism Act 2011 s87)

The Parish Clerk resumed her role at the Council table.

17/215 TO RECEIVE TRAFFIC WORKING GROUP UPDATE

Cllr Mrs Palmer began by asking for permission for the Working Group to go ahead and apply for CIL money from the SDNP. She explained the Clerk had spoken to Amanda Gallagher, Senior Parliamentary Assistant to Damian Hinds, who had found out about the possibility of applying for this money and was willing to attend a meeting with a group in the village including Parish Councillors to put together an application for this money to undertake the two stages of the Atkins project which have been consulted on already. The Clerk explained that Selborne had no CIL money of its own but the SDNPA has the discretion to distribute CIL money as it sees fit to smaller villages with negligible amounts of housing development in prospects. She explained that Mrs Gallagher wanted a wider group than just the Parish Council as fundraising would be involved and Parish Councils are banned from taking part in fund raising exercises. The Clerk had therefore suggested also including Speedwatch, the School and representatives from Gilbert White's House and the Oates Museum. Cllr Ashcroft suggested that as the Clerk knew most of the people in the village that she should write to invite them and liaise with people who should attend. Cllr Mrs Palmer seconded this and it was agreed. The meeting has been set for Friday 17 November at 9.30am in the private room of the Selborne Arms as there are only about two weeks to get the application in.

Mr Youngs asked if, in the absence of any Oakhanger councillors, he could give an update on traffic calming in Oakhanger. He reported that the meeting had been

postponed, that not enough information had been given to enable consultation with the village and more was needed. The work had originally been commissioned by Eastleigh Borough Council, then changed to Havant Borough Council and now new Highway engineers are involved. The work had therefore been postponed and would not be done in time for the relief road going in. Cllr Mrs Briggs would report further at the following meeting.

17/203 TO RECEIVE QUOTATION FOR GRASS CUTTING AT OAKHANGER PLAY AREA (REFERRED FROM COUNCIL 20 SEPTEMBER 2017)

A quote of £35 per cut had been received from P J Grace to undertake the work inside the fenced area fortnightly as they do with Selborne Recreation Ground. This was accepted but the Clerk was asked to ensure no strimmers are used around the wooden equipment or fence posts as it damages the wood.

RESOLVED: That the quote is accepted and P J Grace is asked to go ahead with the grass cutting.

17/204 TO DISCUSS DOG BIN PROVISION AT OAKHANGER PLAY AREA (REFERRED FROM COUNCIL 20 SEPTEMBER 2017)

The bin on the green next to the bus shelter is emptied by EHDC. A member of the public asked for signs to be put up asking people to use the bin by the bus shelter. People are not picking up their dog waste and, on the grounds of nuisance and public health, this should be taken up with EHDC. Mr Youngs offered to show the new Clerk around and go over the issues so that she can look into the situation further.

RESOLVED: Clerk to arrange meeting with Mr Youngs.

17/205 TO DISCUSS AND APPROVE APPLICATION FOR HCC MATCH FUNDING FOR SUPERFAST BROADBAND PROVISION

Cllr Masson reported that the whole of Selborne has superfast broadband now except Huckers Lane. As it is up to the residents to make an application for match funding, they need to be made aware that the match funding exists. Selborne Parish Council should put a notice in the Parish Magazine and King's World so people know they can make their own applications.

Cllr Dr Ravenscroft proposed that Cllr Masson write this article and place it in King's World which covers Blackmoor and Oakhanger. Cllr Masson agreed

RESOLVED: That Cllr Masson write an article to go in both Selborne's Parish Magazine and King's World.

17/206 TO RECEIVE CLLR EARNEY'S REPORT RE: ALLOTMENT SITE (REFERRED FROM COUNCIL 20 SEPTEMBER 2017)

Cllr Earney had met with Mrs Trish Oliver on site at the Recreation Ground allotments. The disabled plot is rotting. It is not a full-size plot and was originally in-fill. Also, the occupant does not wish to continue. The plot should be dismantled, flattened and grassed, although Mrs Oliver would like the bench and paving slabs to remain. The Clerk was asked to write to the occupant to request

written notice that they no longer wish to continue and to ensure they have removed anything they wish to keep from the site.

RESOLVED: That the disabled plot be removed subject to confirmation from the current occupant that they do not wish to continue.

It was noted by the Clerk that there is now one empty plot at the Recreation Ground and three empty plots at Goslings. Could an advertisement go in the Parish Magazine to find new occupants?

RESOLVED: Clerk to place advertisement in the Parish Magazine.

17/207 TO RECEIVE CLLR MRS BENNETT'S REPORT RE: THE RIGHT OF WAY OVER BARNFIELD

In the absence of Cllr Mrs Bennett it was proposed, seconded and agreed that this be deferred to the next meeting

RESOLVED: That this be deferred to the meeting on 20 December 2017

17/210 TO RECEIVE SUGGESTIONS FOR ANNUAL PARISH ASSEMBLY GUEST SPEAKERS

Cllr Mrs Palmer proposed Doug Jones from Buriton. A member of the SDNPA, he is the representative for the Parish Councils of East Hampshire and would be able to tell us what the SDNPA has been doing recently. This was seconded and agreed.

RESOLVED: Clerk to write to invite Mr Jones to speak.

17/211 TO DISCUSS PROVISION OF ST THOMAS' DAY BREAD

Cllr Dr Ravenscroft requested that money be provided by the Parish Council to cover the shortfall for pensioners who receive the bread. This was proposed, seconded and voted in favour.

RESOLVED: To provide money to cover the shortfall.

17/212 TO RECEIVE AND APPROVE DRAFT RESPONSE TO THE ELECTORAL CHANGES RECOMMENDED BY THE BOUNDARIES COMMISSION

Cllr Dr Ravenscroft declared an interest.

Cllr Mrs Palmer outlined the Boundary Commission's Draft Proposal, which is to remove Blackmoor from Selborne and give it to Whitehill Hogmoor and Greatham. Selborne would be joined with Binsted and Bentley and have two district councillors to cover the enlarged area.

Cllr Mrs Palmer proposed the paper she had drafted be submitted as the Parish Council response. Cllr Masson seconded. Four votes in favour. Cllrs Ashcroft and Smith abstained.

RESOLVED: To submit the response shown in Appendix A to the Boundaries Commission.

17/213 TO DISCUSS THE AGE CONCERN VILLAGE AGENT SCHEME

This was about making people aware of what facilities are available. A suggestion was made that they be invited to come along to the Annual Parish Assembly

RESOLVED: Clerk to invite Age Concern to speak at the Annual Parish Assembly

17/214 TO DISCUSS LENGTHSMAN'S TASKS

The Clerk advised that she had walked the length of Selborne with Cllrs Ashcroft and Earney to see what had been done and what remained to be done that afternoon and so had a new list of work to be done. However, as the requested job had not been completed in Oakhanger this should be done first. £580 of the £1000 budget has already been spent, with only £420 remaining, of which £250 should be spent on rights of way. The contractor had requested a meeting on-site to go over the required work on the Recreation Ground. The Clerk explained that the reason they had stopped after 13 hours of work clearing Selborne High Street (removing 17 bags of waste) was because one of the contractors had been hit by a car wing mirror and left badly shaken and bruised. The Clerk was asked to ensure the accident had been reported to the police on 101.

17/216 REPORTS AND ISSUES (FOR INFORMATION ONLY)

East Hampshire Parish Charter between EHDC and HAPTC was given to Cllr Earney to scan in and circulate by email.

17/217 DATE OF NEXT MEETING

The next meeting will be held on Wednesday 20 December 2017 at Oakhanger Village Hall, Oakhanger, GU35 9JU, commencing at 7.30pm. A meeting of the Finance Committee will be arranged shortly to begin setting the budget for 2018-19.

The meeting closed at 10.30pm.