

Minutes of the meeting of Selborne Parish Council held at Blackmoor Village Hall, Honey Lane, Blackmoor, GU33 6BS, on Wednesday 19 April 2017 commencing at 7.30pm



PRESENT: Cllr Dr Ravenscroft in the Chair, Cllr Mrs Palmer (Vice-Chair), Cllrs Ashcroft, Mrs Bennett, Miss Clay, Earney, Masson and Smith. **Also present:** four members of the public and Mrs Sue Hobbs Locum Parish Clerk.

17/074 TO RECEIVE AND ACCEPT APOLOGIES FOR ABSENCE

Apologies were received from Cllr Rooke for personal reasons. A proposal was received, seconded and voted in favour of accepting the apologies received.

RESOLVED: That the apologies for absence be accepted.

(Power used: Local Government Act 1972 s85)

17/075 TO RECEIVE CLLR MASSON'S DECLARATION OF ACCEPTANCE OF OFFICE

Cllr Masson duly signed his Declaration of Acceptance of Office, which was witnessed and signed by the Locum Clerk and he joined the Council table.

(Power used: Local Government Act 1972 s83(4))

17/076 TO RECEIVE DECLARATIONS OF DISCLOSABLE PECUNIARY INTERESTS ON ITEMS ON THE AGENDA

Cllr Masson declared his interest in item 17/054(ii) on the agenda. A proposal was received, seconded and voted in favour of accepting the Declaration of Disclosable Pecuniary Interest received.

RESOLVED: That the Declaration of Disclosable Pecuniary Interest received be accepted.

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

17/077 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.

17/078 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

Mr Pead and Mr Scott spoke about the recent works undertaken at Selborne recreation ground, which included projects to erect a zipwire, a basketball hardstanding and outdoor table tennis table. The traversing wall and poles would be installed in May 2017. With regard to landscaping, the Selborne Recreation Ground Committee had made the clearance

of brambles, nettles and other unsuitable scrub a priority, to help improve the amenity. The importing of free topsoil over the recent Easter weekend was intended to help provide a wildflower area, to improve the appearance of the boundary to the recreation ground. Both Mr Pead and Mr Scott invited Members to visit the recreation ground to assess the improvements made.

An enquiry was received as to where the large blocks had been sourced and Mr Pead responded that the Committee hoped they could be incorporated in the play area, but were felt to be unsuitable. However the Committee hoped to be able to set them in the ground near the basketball court. Another enquiry was received regarding the marking of hazards within the recreation ground, to which Mr Pead replied that although the pre-school leader hasn't commented about safety issues, he would contact the contractor to arrange hazard warning lights for safety purposes, if necessary.

A query was raised as to where the topsoil originated from and Mr Scott replied that it had come from his garden, where he was having an extension to his home built. Mr Scott apologised for any distress caused by his transportation of the topsoil, he is a volunteer for the Committee and has been involved in much practical work at the recreation ground, as he wished to contribute to the local community. A query was raised whether the topsoil was contaminated and whether a health and safety risk assessment had been completed. It was noted that not all topsoil purchased from builders' merchants is contamination-free and that it can cost approximately £60.00 per tonne. Mr Pead had accompanied Mr Scott and ensured that a banksman walked ahead of the tipper vehicle, to ensure it was driven at slow speed. The height of the topsoil load in the vehicle was kept deliberately low to ensure good visibility. Mr Scott was accompanied at all times when the excavator was in use. A written risk assessment was not produced, the Committee members had used their judgement whilst the work was in progress, as it would be difficult to interpret such a risk assessment on paper. Mr Scott commented that the intention was to replicate what is already present at the recreation ground boundary.

Reference was made to the recreation ground strategy document and the Committee wishes to incorporate an area of natural play. The Committee is aware that accidents do happen, but that there is a trend away from traditional play areas and equipment provision and that natural environments are encouraged. Mr Pead and Mr Scott agreed to send a copy of the strategy document and a site plan to the Locum Clerk.

Mr Scott read from a statement to all Members present, to make them aware that he had met Cllr Ashcroft on site and that he had been subjected to threatening behaviour by Cllr Ashcroft.

It was noted that for future reference, the Committee should have sought permission from Selborne Parish Council to conduct the works undertaken over the Easter weekend, which would have avoided any confusion as to legitimacy of the activity. As members of the Committee, Mr Pead and Mr Scott acknowledged this requirement and it was noted that communication between the Committee and the parish council could have been improved, however the action was taken with the very best of intentions.

It was confirmed that planning permission would not have been required for the provision of play equipment and that the intention was to level the topsoil to a depth of 10mm. A concern was raised regarding protection for the shallow ditches and the pooling of ditch

water and Mr Pead confirmed that the Committee intended to erect a temporary fence. It was confirmed that the topsoil and debris needed sifting to pick out any large stones, which was ongoing.

A request was received that the minutes of the Committee meetings should be circulated to Selborne Parish Council Members in the future, to keep the information channels open and to provide a transparent audit trail of actions undertaken. It was agreed that these would be sent via the parish council's e-mail address.

Cllr Ashcroft asked if contractor's public liability insurance was in place and Mr Scott declined to answer in view of his statement. Mr Scott was not engaged as a contractor to undertake works, but as a volunteer member of the Committee. An enquiry was received as to whether the volunteers were covered by the parish council's insurance policy, to which the Locum Clerk responded that this was probably the case.

Mr Pead and Mr Scott agreed to undertake emergency security of the recreation ground site as soon as possible and the Locum Clerk was asked to refer this issue to the next Council meeting to be held on 17 May 2017. A member of the public thanked the Committee and the parish council for providing play facilities for the benefit of parishioners.

Another member of the public spoke about the possibility of alternative sources of funding for road traffic projects within Oakhanger and that more information may be available from HCC, for which Cllr Mrs Irwin-Brown may be able to provide an update in due course.

17/079 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.

17/080 TO RECEIVE AND APPROVE MINUTES OF THE PREVIOUS MEETING HELD ON 15 MARCH 2017

A proposal was received, seconded and voted in favour of accepting the minutes as a true record of the meeting held on 15 March 2017.

RESOLVED: That the minutes of the meeting held on 15 March 2017 be accepted as a true record of the meeting.

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

17/081 TO RECEIVE UPDATED INFORMATION REGARDING ONGOING ISSUES (FOR INFORMATION ONLY)

Traffic Working Group - the Locum Clerk advised that a letter had been sent to Graham Wright, HCC Strategic Transport, which had been acknowledged and which advised that due to the period of 'purdah' leading up to the HCC elections, a fuller response would be provided after 4 May 2017. Cllr Earney referred to an incident which occurred earlier in the day due to speeding traffic.

Village Design Statement (VDS) – Mr Liddle had advised that the VDS had been submitted to the SDNPA and information was awaited as to how the public would be able to make observations online.

17/082 TO RECEIVE AND APPROVE MINUTES OF THE SELBORNE ANNUAL PARISH ASSEMBLY HELD ON 12 APRIL 2017 (IF AVAILABLE)

The Locum Clerk advised that the minutes had yet to be produced, due to the Easter weekend. The Chair noted that some eighteen members of the public attended and the presentations made were well received.

17/083 TO RECEIVE AND APPROVE PAYMENT OF ACCOUNTS

HMRC	PAYE 2016-17	Chq 300090	£ 264.44
HALC	HR fees	Chq 300091	£ 180.00
Mrs S L Hobbs	Locum Clerk March 17	Chq 300092	£1096.84
HALC	Annual fee & NALC subscription	Chq 300093	£ 374.00
P J Grace	Grass cutting at The Plestor & Play Park	Chq 300094	£ 223.20

A comment was received that the invoice for the Locum Clerk was higher than expected. The Locum Clerk advised that the invoice included travel expenses and any stationery items purchased. An enquiry was received whether the new signatories to the parish council's accounts had been registered with the bank, which was being progressed. A further enquiry was received regarding the third quarter of the 2016 – 2017 accounts being reported to a Council meeting. The Locum Clerk advised that she had an appointment to meet with Selborne Parish Council's Internal Auditor on 26 April 2017, who would be better placed to provide this information at the financial year end.

A proposal was received, seconded and voted in favour of approving the payment of accounts as presented.

RESOLVED: That payment of the accounts as presented between 16 February 2017 and 15 March 2017 be approved.

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

17/084 PLANNING APPLICATIONS

As Cllr Ashcroft is a Member of East Hampshire District Council's (EHDC) planning committee, he did not participate in the discussion.

(i) SDNP/17/01019/FUL – Woodacre, Gracious Street, Selborne, GU34 3JE. Detached two storey dwelling plus associated garage, workshops and access. Cllr Mrs Palmer read from a draft statement regarding this application. A discussion was held and alterations made. A proposal was received, seconded and voted in favour to object, as follows:

'The planning application lacks justification in planning terms. The application to build a house within the garden of the existing house at Woodacre relies for its justification on the fact that it would be sited in the garden of the existing dwelling, calling this garden 'previously developed land'. This argument is no longer valid in planning terms: the advice

in Planning Policy Statement 3 (PPS3 - Housing) that the garden or gardens of a house could be considered as 'brownfield land' or PDL was rescinded 6 or 7 years ago because of the harm that that policy had caused to the character of settlements up and down the country. So the justification offered for this planning application cannot be defended.

'Certainly most of the site is within the Settlement Policy Boundary but this does not mean that the land *should* be developed, as the SDNPA and Inspectors have often commented. Indeed the proposed building and its separate associated garage and workshop would cause harm to the character of this part of Selborne.

'Even were that not the case, Woodacre and its environs is to be removed from Selborne's SPB next year in any event, when the SDNPA's Local Plan is adopted. This is now a material consideration that needs to be taken into account. The proposed development would increase the domestic appearance of this rural location of the village just at a point when the National Park Authority is doing its best to conserve and enhance the historic, rural appearance of Wood Lane by pulling in the SPB more tightly and well away from this area of Selborne.

'Furthermore, the planning application is not justified in terms of 'need'. The proposal for a house, garage and workshop in the grounds of 'Woodacre' does nothing to address the housing need in the National Park which is focused upon affordable housing, as required by Government Circular 2010. The only potential benefit of this planning application would be the financial benefit to the applicant.

'Conservation Area. Woodacre lies within Selborne's Conservation Area. **S72 of the 1990 Act** deals with the General duty as respects Conservation Areas in the exercise of planning functions and requires that "*special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.*"

'The NPPF attaches equal importance to the conservation of historic assets and requires decision makers to have special regard to the desirability of preserving and enhancing the character and appearance of Conservation Areas.

'Policy CP30 of the JCS states that *development proposals must conserve and where possible enhance the District's historic environment.* **CP30 c)** seeks to: *Conserve and enhance and maintain the District's heritage assets and their setting, including Listed Buildings, Conservation Areas, Scheduled Ancient Monuments, archaeological sites and Historic Parks and Gardens.*

'The heritage asset in this case is Selborne's **Conservation Area**. The Conservation Area Designation Document describes the village as *'linear in form with narrow winding streets, areas that provide a strong sense of enclosure and a number of good quality historic buildings.'*

'The landscape and its relationship with the nearby Hanger and open countryside is a distinctive feature of the **Conservation Area**. It is the combination of a strong landscape setting, many historic buildings, narrow winding streets and lanes, the use of local materials and varied viewpoints and spaces that combine successfully to create the attractive character and setting of Selborne. The proposed house would interfere with the natural beauty of the landscape and the setting of the Hanger, to the detriment of both.

'Harm to the Landscape. Policy CP29 of the JCS states that *'proposals should harmonise with the general character of the (town or) village in which it is set and should easily assimilate into the landscape.'* The application fails that test. The character of the natural beauty of the landscape would be irreparably harmed. The impact of the proposed development is clear.

'Already, many trees on the site have been felled so it is now more open than it was. The new house and its associated garage and workshop would intrude into the landscape due to their height, bulk and scale which would be out of kilter with the existing low-level houses. Views from Gracious Street to the Hanger would be compromised; when seen from FP13, from Love Lane, from Wood Lane, from the Ewell and from the Hanger. The new buildings would be visually prominent and intrusive in the landscape, to the detriment of the internationally famous natural beauty of the area.

'The sense of rural tranquillity that currently exists in Wood Lane would be harmed by the introduction of the new buildings. From all the viewpoints mentioned, the buildings would block views of the current low-density edge to the village. The proposed garage and workshop building, which extends marginally outside the SPB, would tower above the adjacent sunken lane, Wood Lane, introducing a sizeable and intimidating bulk, domestic in nature, above what is now a valued and attractive rural lane that is much used for recreation. .

'Wood Lane is an unmade track; it is an ancient sunken lane; it is not a lane in the traffic and transport sense. It is a popular route for walkers and horse-riders and has for centuries been an important link to the Hanger.

'The proposal inevitably means that the sub-standard access to the site would carry an increase in vehicular traffic, albeit a small increase, that could interfere with the safety and convenience of other users of the footpath. The proposal would therefore conflict also with **JCS Policy CP31**.

'Conflict with the Selborne Village Design Statement and with the Local Landscape Character Assessment. The NPA's Settlement Boundaries Report makes reference to the importance of **Village Design Statements** and **LLCAs**.

'The proposed development is at odds with the **Selborne VDS** which seeks to protect the open spaces and the sunken lanes in and around the village. The following extracts from its Guidelines are relevant:

- *The linear form of the settlement to be maintained by limiting backland development;*
- *Inappropriate infilling development could erode the character of the settlement;*
- *Sunken lanes must be protected from the consequences of development and modern traffic.*

'The **Selborne LLCA** includes the statement that:

It is important that, within its' current SPB, its' traditional linear character should be maintained by limiting back-land development, respecting the existing street pattern and resisting any further estate-like housing development which would suburbanise the village. Selborne Parish Council therefore maintains that the proposed development would further suburbanise this end of the village and would have a damaging impact on the setting of the Hanger, on the characteristic views up to and from the Hanger and would harm the local landscape character.

'**Public benefit.** Having regard to the **Conservation Area** as a whole, the degree of harm to this part of the designated area would be significant. In this context, the NPPF requires such harm to be weighed against the public benefits of the proposal. The public benefits are minimal in this case and seem only to be to the financial benefit of the applicant. Such limited benefit would not outweigh the harm to the **Conservation Area**.

'**Conclusion.** In summary, Selborne Parish Council objects to the revised planning application on the grounds that it is not justified in planning terms; it would have an adverse impact on the character and appearance of the **Conservation Area** and the setting of the village. It is in direct conflict with **s.72 of the 1990 Act**; it is in conflict with the **NPPF**; it is in conflict with **Government Circular 2010** which focuses housing development in National Parks on affordable housing; it is in conflict with **Local Plan JCS Policies CP29, CP30 and CP31**; it is in conflict with the **Selborne Village Design Statement** and it is in conflict with the **Selborne Local Landscape Character Assessment**. A proposal was received, seconded and voted in favour of objecting to the application, as per Cllr Mrs Palmer's draft statement with amendments as agreed. **OBJECT.**

(ii) **SDNP/17/01610/TCA – Dowlings, Huckers Lane, Selborne, GU34 3JN. T1 ash – crown reduce height by 4 metres and selective reduction by 2 metres on various over-extended laterals (finishing height 28 metres and canopy spread 15 metres).** Cllr Masson withdrew from the meeting whilst this item was discussed. A proposal was received, seconded and voted in favour of raising no objection. **NO OBJECTION.** Cllr Masson re-joined the meeting.

(iii) SDNP/17/01080/FUL – Wick Hill Farmhouse, Wick Hill Farm Lane, Hartley Mauditt, GU34 3BP. Change of use of eastern extension to function rooms and overnight accommodation serving outdoor activity centre: change of use of first floor of southern extension to artists’ studio: internal and external alterations to eastern and southern extensions. Cllr Mrs Palmer read from a draft statement regarding this application:

‘Selborne Parish Council objects to the applications. Our reasoning is as follows. The issues raised in the Appeal Inspector’s Decision Letter dated 26 January 2016, following an appeal hearing in December 2015 have not been addressed. The very same features that the Appeal Inspector identified as unacceptable are still there in the latest plans.

‘A plan, Drawing no. 01E, dated 06/2012, showing “Proposed revised elevations” suggests that a number of alien features were proposed for removal at that time. The drawing included removal of the external staircase from the gable end, removal of a door above on the west elevation and its replacement with boarding; removal of a window and door on the east elevation; removal of a window and a full height screen gable on the west elevation; provision of shutters to barn doors on the west elevation, and removal of a dormer window on the courtyard north elevation. These alterations would have gone some way towards restoring the agricultural vernacular appearance of the listed building, yet all these features are still in situ, without shutters to the barn doors, in Drawing no. WHF/204, dated January 2017. This Drawing is submitted as part of the current application.

‘In dismissing the 2015 Appeal, the Inspector found that the main issues were:

- a) the effect on the significance of the listed building and on the character and appearance of the surrounding countryside; and
- b) whether the benefits of the proposed uses outweigh any identified harm.

‘With regard to the effect on the listed building and countryside, a previous Inspector had identified “the significance and special interest of the listed building as relating to its age, construction, materials and detailing” adding that “the oast provides a distinctive appearance, and the agricultural background, design, materials and scale of the building are important aspects that contribute to the listed building’s special interest and significance”.

‘The 2015 Inspector agreed with the earlier Inspector. His January 2016 Decision Letter states that “At roof level, although a clock tower feature, hayloft window, gablet and chimneys are as previously approved, new projecting dormer windows and rooflights have been introduced that affect all elevations. There is also an external stair to a first floor door at the end of the extension, and additional ground floor windows in the south, west and east elevations.”

‘The Inspector considered that “they likewise give rise to an overly domestic appearance that emphasises the size of the extension, albeit that size is now approved. The combined effect of these detailed elements would be to detract from a simple agricultural vernacular

appearance, and accentuate the perceived scale of the extension in relation to the attached historic structure.” He found that the proposal “would detract from rather than preserve its architectural and historic interest, harming the significance of the designated heritage asset. ‘This results in conflict with policy CP30 of the East Hampshire District Local Plan: Joint Core Strategy 2014 and with policy HE10 of the East Hampshire Local Plan Second Review 2006 which seek to prevent such impacts.

‘In the context that the scale of the extension has been approved, the detailed works would have only a minor effect on the wider landscape. However, vernacular building features contribute to the rural character and appearance of the locality, and arising from the proposed alterations there is a degree of conflict with policy CP6 of the Core Strategy which seeks to safeguard existing character.

‘As to the benefits, the Inspector pointed out that “the NPPF identifies that, when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation. This applies including where, as in this case, the harm to an asset’s significance would be less than substantial.”

‘It seems clear to us that the current proposal would continue to have a detrimental effect on the significance of the listed building and, albeit to a lesser extent, on the character and appearance of the surrounding countryside.

‘It would be less than credible to suppose that there could be a wider public benefit arising from the proposed recreational activities, such that would outweigh the harm to the heritage asset. Whenever there is a conflict between the first and second statutory purposes of a National Park, the Sandford Principle comes into play and the conservation and enhancement (our emphasis) of the natural beauty, wildlife and cultural heritage of the area takes precedence. A series of policies in the JCS seek to ensure both the protection of the National Park and the primacy of the need to do so.

‘The 2015 Inspector noted that the evidence does not establish that the proposed uses could not be introduced into the building with a lesser degree of detracting external alteration. He also found that the degree of harm to the significance of the listed building was not outweighed by the benefits and that the proposal was not in accordance with the development plan.

‘The Parish Council agrees with the 2015 Inspector and also considers that the effect of the proposed elevations in drawing number WHF/204 renders the planning application unacceptable. Accordingly, and for the reasons given in this letter, the Council objects to the application’. A proposal was received, seconded and voted in favour of objecting to the application as per Cllr Mrs Palmer’s draft statement. **OBJECT.**

(iv) SDNP/17/01081/LIS - Wick Hill Farmhouse, Wick Hill Farm Lane, Hartley Mauditt, GU34 3BP. Change of use of eastern extension to function rooms and overnight accommodation serving outdoor activity centre: change of use of first floor of southern extension to artists' studio: internal and external alterations to eastern and southern extensions. Cllr Ashcroft was asked to notify Selborne Parish Council if the application was referred to the EHDC Planning Committee in the future. A proposal was received, seconded and voted in favour of objecting to the application. **OBJECT.**

(v) SDNP/17/01664/TCA – Wheelwrights, Gracious Street, Selborne, GU34 3JB. T1 yew – fell. A proposal was received, seconded and voted in favour of raising no objection. **NO OBJECTION.**

(vi) SDNP/17/01773/TCA – Lothlorien, Huckers Lane, Selborne, GU34 3JN. Leylandii – fell. A proposal was received, seconded and voted in favour of raising no objection. **NO OBJECTION.**

SDNP/17/01306/FUL – 12 Goslings Croft, Selborne, GU34 3HZ. Retrospective application for change of use of outbuilding from ancillary use to independent dwelling. Cllrs Miss Clay and Mrs Palmer spoke about the application and made the following observations:

Selborne Parish Council objects to this application for the following reasons.

The application is incomplete as there are no detailed plans nor is a full Design and Access statement submitted with the application. It is therefore not possible to see what changes to the building will be required to bring it up to standard from its current permission as a timber outbuilding for storage and occasional use for friends and relatives, to full permanent living accommodation.

The planning application effectively applies for permission under the policy advice contained in PPS3, whereby back gardens to properties could be considered as brownfield land or previously developed land (PDL) and were therefore suitable locations for development. That advice was rescinded some six or seven years ago for the reason that it was causing harm to the character of settlements up and down the country. PPS3 no longer exists and has been superseded by the NPPF which does not provide for such a policy. Therefore the principle of allowing development in the back garden at 12 Goslings Croft is not acceptable nor justifiable in policy terms.

The pre-application guidance from the planning officer dated 21/2/17, says the following: *In summary it is my view that a change of use planning application is unlikely to be supported to convert the existing outbuilding into a new dwelling and I would not encourage the submission of such an application.*

There is no extra parking shown on the site itself, which will therefore mean more cars parked on the road. Permanent housing as opposed to occasional use of an outbuilding, even for a one-bedroomed property, necessitates more cars for friends, family, deliveries etc. This is a quiet road where children play and regularly cross the road to join the footpath to the village school and the countryside. Extra cars parked on the street can cause additional hazard. A proposal was received, seconded and voted in favour of objecting on the grounds provided by Cllrs Miss Clay and Mrs Palmer. **OBJECT.**

(vii) **SDNP/17/01729/TCA – Selborne Church of England Primary School, School Lane, Selborne, GU34 3JA. T1 sycamore – reduce lateral spread by two metres to sustainable growth points, finishing length two to three metres. Hazel group 1 – reduce lateral spread by two metres, finishing length one metre and reduce height three to four metres. A proposal was received, seconded and voted in favour of raising no objection. NO OBJECTION.**

(viii) **SDNP/17/01267/LIS – Fishers Cottage, Gracious Street, Selborne, GU34 3JF. Lifting cobbles and stones in courtyard of a garden of a listed building, re-laying and introducing some specially selected new stones and material in places where cobbles have shattered. A proposal was received, seconded and voted in favour of raising no objection, providing the Conservation Officer is involved in the process. NO OBJECTION, PROVIDING THE CONSERVATION OFFICER IS INVOLVED IN THE PROCESS.**

(ix) **SDNP/17/01712/HOUS – 6 Maltbys, Selborne, GU34 3LT. Single storey extension to side following demolition of conservatory. A proposal was received, seconded and voted in favour of raising no objection. NO OBJECTION.**

17/085 TO RECEIVE PLANNING DECISIONS REPORT

(i) **SDNP/17/00410/TCA – The Nutleys, High Street, Selborne, GU34 3LQ. Apple 1 - Prune back to previous pruning points by pruning approx 30% all the way round. Reduce crown height by 1.5 to 2 metres leaving a finished crown height of 5.5 metres and a finished crown spread (radius) of 5 metres. Remove crossed limbs to thin crown. No removal of major branches required. Apple 2 and 3 - Prune back to previous pruning points to maintain good form, to leave a finished crown height of 3 metres and a finished crown spread of 3 metres. Apple 4 - Prune back to existing original espalier shape and reduce crown height by approx. 1 metre leaving a finished crown height of 2 metres and a finished crown spread (radius) of 2.5 metres, to match height of supports. Apple 5 - Prune back to existing original espalier shape and reduce crown height by approx. 1 metre leaving a finished crown height of 2.8 metres and a finished crown spread (radius) of 2 metres, to match height of supports. Apple 6 and 7 - Prune back to existing original espalier shape and reduce crown height by approx. 1 metre leaving a finished crown height of 3 metres and a finished crown spread (radius) of 3 metres, to match height of supports. Pear 1 - Reduce crown height by 20%. Reduce height by 1 metre leaving a finished crown height of 4 metres and a finished crown spread (radius) of 3 metres and remove dead branches. A proposal was received, seconded and voted in favour of raising no objection. RAISE NO OBJECTION.**

(ii) **SDNP/17/00167/LIS – Rose Cottage, High Street, Selborne, GU34 3JS. Listed Building Consent for replacement windows and exterior joinery, recovering roof including introduction of thermal insulation and renewal of guttering and rainwater goods. APPROVED.**

(iii) **SDNP/17/00416/TCA – Myrtle Cottage, Hastards Lane, Selborne, GU34 3LB. Apple tree in rear garden – fell. RAISE NO OBJECTION.**

(iv) **SDNP/17/00527/ADV – The Queens Hotel, High Street, Selborne, GU34 3JJ. Display of non-illuminated advertisement hoarding to front. APPROVED.**

17/086 TO DISCUSS ONGOING PLANNING TRAINING PROVISION FROM EHDC

The Locum Clerk advised that training opportunities for Councillors, particularly for planning issues, were available from EHDC, Hampshire Association of Local Councils (HALC) and neighbouring parishes. Councillors expressed interest in attending training events with Councillors of neighbouring parishes and the Locum Clerk was asked to explore these opportunities further.

17/087 TO DISCUSS POTENTIAL APPLICATION FOR THE QUEENS HOTEL TO BE REGISTERED AS AN ASSET OF COMMUNITY VALUE

It was highlighted that the previous application to register The Queens Hotel as an Asset of Community Value (ACV) with EHDC was refused due to the reference to it being a hotel, rather than a public house. It was noted that its prime use had been as a pub. EHDC had registered three pubs in 2016. A previous resolution had been received not to pursue the application further, but following the Council meeting held on 9 March 2017, it was clear that members of the public wished for a new application to be made. Cllr Masson commented that he was happy to make further enquiries regarding this issue. Cllrs Miss Clay and Mrs Palmer agreed to provide the necessary information to the Locum Clerk to enable a new application to be made as soon as possible. A proposal was received, seconded and voted in favour of Selborne Parish Council making a new application to register The Queens as an ACV, with Cllr Ashcroft abstaining from the vote.

RESOLVED: That Selborne Parish Council makes a new application to EHDC to register The Queens Hotel as an Asset of Community Value.

(Power used: Localism Act 2011 s87)

17/088 TO RECEIVE REQUEST FOR GRANT FUNDING FROM SELBORNE PAROCHIAL CHURCH COUNCIL (PCC) FOR MAINTENANCE AT ST MARY'S CHURCHYARD (REFERRED FROM COUNCIL 15 MARCH 2017)

Discussion followed regarding the grant made to the Selborne PCC in the previous financial year and it was noted that £500.00 was granted. A proposal was received, seconded and voted in favour of providing a grant of £500.00.

RESOLVED: That a grant of £500.00 be made to the Selborne PCC.

(Power used: Local Government Act 1972 s137)

17/089 TO DISCUSS LENGTHSMAN'S TASKS

Following the meeting held on 15 March 2017, Members had asked for this issue to become a standing item on the parish council's agenda. Discussion followed regarding ditch clearance, which is generally the responsibility of landowners, particularly in terms of insurance cover. A list of tasks including the repair of the kerbstones at the Plestor were discussed, which it was thought may require the advice of the Conservation Officer. A proposal was received, seconded and voted in favour of the Locum Clerk contacting the Conservation Officer for advice, prior to any instructions being given to the Lengthsman.

RESOLVED: That the Locum Clerk contacts the Conservation Officer for advice regarding the repair of the kerbstones at the Plestor.

A proposal was received, seconded and voted in favour of Councillors providing the Locum Clerk with a list of items requiring the Lengthsman's attention.

RESOLVED: That Councillors provide the Locum Clerk with a list of items requiring the Lengthsman's attention.

17/090 TO DISCUSS POTENTIAL PROJECTS FOR FUNDING FROM THE HCC SMALL GRANTS SCHEME

It was noted that the Small Grants Scheme requires match funding from applicants and a number of potential projects were discussed. The possible projects included works required to the footpath and kissing gate at the rear of Wheelwrights and a path adjacent to Dorton's Cottage, which may qualify for a contribution from the National Trust. An enquiry was received as to whether freely available materials might be available and Cllr Ashcroft agreed to pursue this issue further. Cllrs Miss Clay, Ashcroft and Earney offered to work up a prioritised list of projects and present the project briefs to a further Council meeting for consideration.

17/091 TO DISCUSS AND APPROVE REQUEST FOR TRAINING SUPPORT FOR OAKHANGER RECREATION GROUND VOLUNTEER (COPY TO ALL COUNCILLORS 11 APRIL 2017)

A request had been received from Mr Chris Youngs, for Selborne Parish Council to fund his attendance at a one-day training course, to inspect the play equipment at Oakhanger recreation ground on a voluntary basis. It was noted that Mr Pead had received similar training to enable him to inspect the play equipment at Selborne recreation ground. A proposal was received, seconded and voted in favour of Selborne Parish Council providing training support for Mr Youngs, as requested.

RESOLVED: That Selborne Parish Council agrees to providing training support for Mr Youngs, to enable him to inspect the play equipment at Oakhanger recreation ground.

17/092 TO RECEIVE INFORMATION FROM THE TRAFFIC WORKING GROUP, TO INCLUDE AN UPDATE RE: THE HAM BARN ROUNDABOUT

Cllr Miss Clay commented that there had been very little further progress made with the ongoing issues. However a meeting with HCC officers had highlighted that there would be alterations to the A3 road and the Traffic Working Group would continue to pursue Selborne Parish Council's views and concerns. Cllr Miss Clay agreed to draft a letter for the Locum Clerk to send to HCC regarding the Ham Barn roundabout.

17/093 REPORTS AND ISSUES (FOR INFORMATION ONLY)

- (i) **To receive request from Markwell's Wood Watch to support objection to planning application SDNP/16/04679 – Markwell's Wood, Forestside, Stoughton, for oil development (response required by 11 May 2017, copies to all Councillors 6 April 2017).** After some discussion, Cllr Mrs Bennett suggested that a letter of support be sent to Markwell's Wood Watch for its work to protect the area.
- (ii) **To receive East Hampshire District Council (EHDC) Planning Development Management documents (copies to all Councillors 11 April 2017).** This item was noted.

17/094 DATE OF NEXT MEETING

The next meeting scheduled to take place was the Annual Meeting of the Council to be held on Wednesday 17 May 2017 at Selborne Village Hall, commencing at 8.00pm.

17/095 TO RECEIVE RESOLUTION TO EXCLUDE MEMBERS OF THE PUBLIC AND PRESS FROM CONFIDENTIAL MATTERS TO BE DISCUSSED 'THAT IN VIEW OF THE CONFIDENTIAL/SPECIAL NATURE OF THE BUSINESS ABOUT TO BE TRANSACTED, IT IS IN THE PUBLIC INTEREST THAT THE PUBLIC AND PRESS BE TEMPORARILY EXCLUDED AND THEY ARE INSTRUCTED TO WITHDRAW'

A proposal was received, seconded and voted in favour of excluding the public and press from the meeting.

RESOLVED: That the public and press be excluded from the meeting.

(Power used: Public Bodies (Admission to Meetings) Act 1960 s2)

17/096 TO RECEIVE AND APPROVE PROGRESS REGARDING RECRUITMENT OF PARISH CLERK

Some interest had been received in the post, however Members felt that further advertisement was necessary and the local publications would include the notice in their next editions. A proposal was received, seconded and voted in favour of the application closing date being extended to 31 May 2017 and that advertisements be placed in the Alton Herald for two weeks and that HALC and SSALC display the advertisements with the revised closing date. The updated hard copy advertisement would also be produced and an enquiry made with the website provider to display the same. The interview panel would be appointed at the next meeting to be held on 17 May 2017.

RESOLVED: That the closing date for applications is extended to 31 May 2017 and that advertisements be included in the Alton Herald for two weeks and that HALC and SSALC display the advertisements with the revised closing date.

The meeting closed at 10.10pm.